

ORDER OF BUSINESS

REGULAR MEETING OF CITY COUNCIL

MONDAY, SEPTEMBER 26, 2011 AT 6:00 P.M.

1. Approval of Minutes of the regular meeting held on September 12, 2011.

2. Public Acknowledgements

PRESENTATION: Award - Great Places in Canada – Broadway Avenue

3. Matters Requiring Public Notice

**a) Evergreen Neighbourhood Development
Proposed Closure of Range Road 3045 Between Keedwell Street and Agra Road
(File No. CK. 6295-011-6)**

Attached is a copy of an excerpt and attachments referred to therein from the minutes of meeting of City Council held on August 17, 2011 regarding the above matter. City Council resolved that consideration of the matter be deferred until such time as the Administration reports on the timing of the completion of the temporary extension of McOrmond Road.

The following is a report of the General Manager, Infrastructure Services Department dated September 20, 2011:

- “RECOMMENDATION:**
- 1) that Option 1, the accelerated construction of McOrmond Drive between Evergreen Boulevard and Agra Road be approved, to facilitate the closure of Range Road 3045 between Keedwell Street and Agra Road;
 - 2) that a post budget increase in the amount of \$3,750,000 to 2011 Capital Project 655 - Arterial Road – McOrmond be approved;
 - 3) that the \$3,750,000 post budget approval be funded from the Arterial Road Reserve; and

- 4) that Range Road 3045 remain open and maintained by the City using dust palliation until construction of Option 1 is completed, in October 2012.

BACKGROUND

City Council, at its meeting held on August 17, 2011, during Matters Requiring Public Notice, considered a report of the General Manager, Infrastructure Services Department, dated August 5, 2011, advising that a request had been made by the Community Services Department, Land Branch, as the developer of the Evergreen Neighbourhood, to close Range Road 3045, between Keedwell Street and Agra Road to relocate a 138 kV SaskPower line which is currently located west of Range Road 3045, to allow for further development of the Evergreen Neighbourhood.

Council resolved that consideration of the matter be deferred until such time as the Administration reports on the timing of the completion of the temporary extension of McOrmond Drive.

REPORT

To facilitate the closure of Range Road 3045 and provide users of this road with a safe and convenient alternative, the Infrastructure Services Department considered two options for the construction of McOrmond Drive between Evergreen Boulevard and Agra Road.

Option 1 – Accelerate the construction of the two-lane paved extension of McOrmond Drive from 2015 to 2012

Construction of the two-lane paved extension of McOrmond Drive, from Evergreen Boulevard to Agra Road, is currently in the 2015 Capital Plan. Option 1 proposes that construction be accelerated to 2012, in order to provide an alternate access route for those who currently use Range Road 3045. If approved, the extension would be completed in October 2012, at an estimated cost of \$3,750,000, including street lighting. Range Road 3045 would remain open until construction is completed and the extension is opened to traffic. As a result, the 138 kV SaskPower line would not be relocated to the Range Road 3045 right-of-way until October 2012.

Option 2 – Construct a temporary two-lane gravel extension of McOrmond Drive

Constructing a temporary two-lane gravel extension of McOrmond Drive would be a more expensive alternative, as the permanent paved roadway would still be required at a later date. In order to minimize the additional costs, it would be built to the final design

alignments and elevations as the paved extension. If approved, completion of this option would be scheduled for July 2012, at an estimated cost of \$1,750,000, including street lighting. Approximately \$150,000 of the \$1,750,000 would be “throw away” costs. To facilitate traffic while construction is in progress, Range Road 3045 would remain open until construction of the temporary gravel road is complete and opened to traffic. As a result, the 138 kV SaskPower line would not be relocated to the Range Road 3045 right-of-way until July 2012.

In both Options, the existing 138kV SaskPower line scheduled for relocation runs through the Evergreen Neighbourhood and, due to its location, would prevent the Land Branch from selling approximately 50 lots that will be ready for sale in 2011. This would result in an approximate \$5,700,000 delay in revenue received through the sale of these lots. There are no schedule impacts with SaskPower to delay the relocation of the 138kV line to October or July 2012.

Summary

Option 1

Estimated Completion Date – October 2012
Estimated Cost - \$3,750,000
Estimated “Throw Away” Cost - \$0

Option 2

Estimated Completion Date – July 2012
Estimated Cost - \$1,750,000
Estimated “Throw Away” Cost - \$150,000

The Administration is recommending Option 1, and that a post budget increase in the amount of \$3,750,000 to 2011 Capital Project 655 - Arterial Road – McOrmond, to be funded from the Arterial Road Reserve, be approved;

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is sufficient funding within the Arterial Road Reserve for a post budget increase of \$3,750,000 to Capital Project 655 - Arterial Road – McOrmond.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.”

**b) Proposed Closure of Portion of Public Right-of-Way
Avenue K South, North of 20th Street West and the CPR Railway
(File No. CK. 6295-011-2)**

Attached is an excerpt from the minutes of meeting of City Council held on August 17, 2011, and attachments referred to therein, regarding the above matter. City Council resolved that consideration of the matter be deferred and that the Administration report at that time on the effect, if any, the proposed closure will have on the neighbouring property.

The General Manager Infrastructure Services will provide a verbal report.

4. Unfinished Business

5. Reports of Administration and Committees:

- a) Administrative Report No. 17-2011;
- b) Legislative Report No. 11-2011;
- c) Report No. 13-2011 of the Planning and Operations Committee;
- d) Report No. 8-2011 of the Land Bank Committee; and
- e) Report No. 15-2011 of the Executive Committee.

6. **Communications to Council – (Requests to Speak to Council regarding reports of Administration and Committees)**

7. **Communications to Council (Sections B, C, and D only)**

8. **Question and Answer Period**

9. **Matters of Particular Interest**

10. **Enquiries**

11. **Motions**

12. **Giving Notice**

13. **Introduction and Consideration of Bylaws**
Bylaw No. 8973 - The False Alarm Fees Amendment Bylaw, 2011

14. **Communications to Council – (Section A - Requests to Speak to Council on new issues)**

3a)

The following is an excerpt from the minutes of meeting of City Council held on August 17, 2011.

MATTERS REQUIRING PUBLIC NOTICE

4c) **Evergreen Neighborhood Development**
Proposed Closure of Range Road 3045 between Keedwell Street and Agra Road
(File No. CK. 6295-1)

The following is a report of the General Manager, Infrastructure Services Department dated August 5, 2011:

- “RECOMMENDATION:**
- 1) that Council consider Bylaw 8955, The Street Closing Bylaw, 2011 (No. 8);
 - 2) that the City Solicitor be instructed to complete the closing and obtain title in the name of the City of Saskatoon.

REPORT

A request has been made by the Community Services Department, Land Branch, as the developer of the Evergreen Neighbourhood, to close Range Road 3045, between Keedwell Street and Agra Road. The closure is required to relocate a 138 kV SaskPower line, currently located west of Range Road 3045, to allow for further development of the Evergreen Neighborhood.

The adjacent property owners that will be affected by this closure are Agriculture Canada and the University of Saskatchewan, who own farm land adjacent to Range Road 3045; and a resident who lives at the south west corner of the intersection of Range Road 3045 and Agra Road. The University of Saskatchewan has no objections to the closure, as they have an alternate access to their property, located east of Range Road 3045. Agriculture Canada requires the use of Range Road 3045 until such time as McOrmond Drive is constructed to their entrance, located north of Agra Road. The farm equipment they typically use is too large to travel through city streets. Agriculture Canada has indicated that they have no objection to the closure of Range Road 3045, as long as they have access to their property. The Administration is, therefore, willing to enter into an access agreement with Agriculture Canada, to allow them to use Range Road 3045 until McOrmond Drive is constructed to their entrance. The resident located at the corner of Range Road and Agra Road has been notified by letter and telephone of the proposed closure and, to date, has not expressed opposition. The residents in Willowgrove Neighbourhood, located adjacent to Range Road 3045, have also been informed of the proposed closure

Excerpt – Matters Requiring Public Notice
City Council Meeting
Wednesday, August 17, 2011
Page Two

Plan 126-0083-001r001 (Attachment 2) shows alternate routes for those located north of Agra Road, as well as the location of the future extensions of McOrmond Drive and Fedoruk Drive.

POLICY IMPLICATIONS

There are no policy implications.

OPTIONS

No other options were considered.

PUBLIC NOTICE

Public Notice is required for consideration of this matter, pursuant to Section 3b) of Policy C01-021, The Public Notice Policy. The following notice was given:

- Advertised in the StarPhoenix on the weekends of August 6 and August 13, 2011;
- Posted on the City Hall Notice Board on Thursday, August 4, 2011;
- Posted on the City of Saskatoon website on Thursday, August 4, 2011; and
- Flyers distributed to affected parties on Thursday, August 4, 2011.

ATTACHMENTS

1. Copy of Bylaw 8955;
2. Plan 126-0083-001r001; and
3. Copy of Public Notice.”

The City Clerk distributed copies of the following letters:

- *Janet Crouch, Chair, Hamlet of River's Edge Board, dated August 10, 2011, submitting comments and attaching a petition containing approximately 64 signatures in favour of keeping Range Road 3045 from Keedwell Street to Agra Road open and accessible;*
- *Lorraine Sturgeon dated August 16, 2011, submitting comments;*
- *Ken and Elsie Rosaasen dated August 16, 2011, submitting comments; and*
- *Cindy Moleski and Howard Crossman dated August 16, 2011, submitting comments.*

General Manager, Infrastructure Services Gutek presented his report.

Excerpt – Matters Requiring Public Notice
City Council Meeting
Wednesday, August 17, 2011
Page Three

Ms. Janet Crouch, Chair, Hamlet of River's Edge Estates, distributed copies of a map highlighting the areas of concern. She indicated that SaskPower has advised her that it is not a requirement to close Range Road 3045 in order to install power lines. She asked that a safe and efficient road be made available to residents before closing this portion of roadway.

Mr. Ken Rosaasen, resident at River's Edge, suggested that large truck signage be placed on Range Road 3045 and that McOrmond Road be finished ahead of the closure because of it being a main access route. He expressed the opinion that the current alternate route is not reasonable.

Mr. Tavis McPherson, resident at River's Edge, expressed that he is looking for a safe route and that money should be spent making Range Road 3045 a safe route.

Ms. Lorraine Sturgeon, resident at River's Edge, indicated that she submitted an informal petition containing approximately 64 signatures in favour of keeping Range Road 3045 from Keedwell Street to Agra Road open and accessible.

Mr. Dwayne Sturgeon, resident at River's Edge, questioned why the road needs to be closed for power lines.

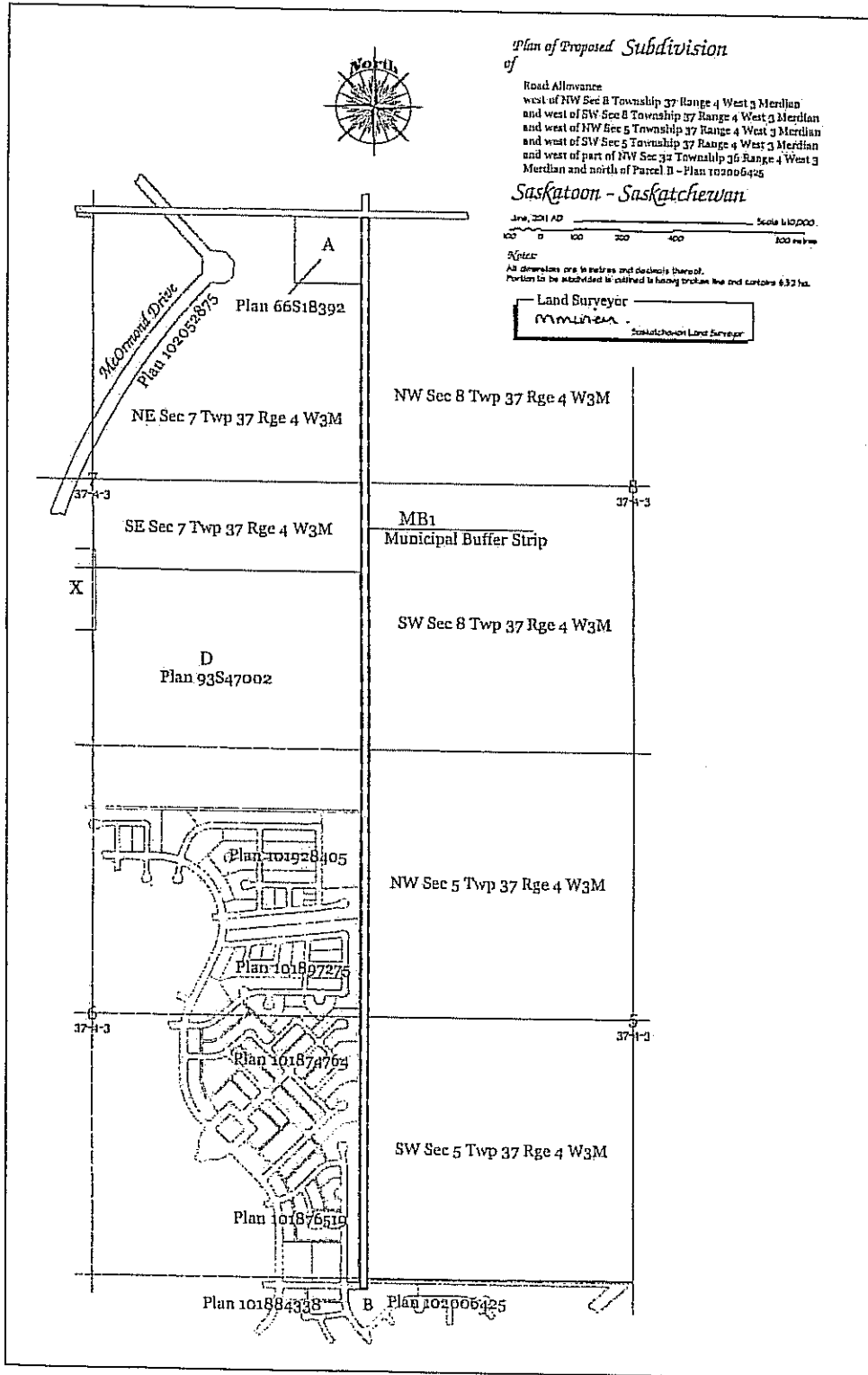
General Manager, Infrastructure Services Gutek responded to questions of Council and provided a suggested solution regarding the alternate routes. He also indicated that Range Road 3045 could possibly remain open to traffic until the McOrmond Road extension to Agra Road has been dealt with, although it may delay the sale of some lots in Evergreen.

Moved by Councillor Dubois, Seconded by Councillor Heidt,

THAT consideration of the matter be deferred until such time as the Administration reports on the timing of the completion of the temporary extension of McOrmond Drive.

CARRIED.

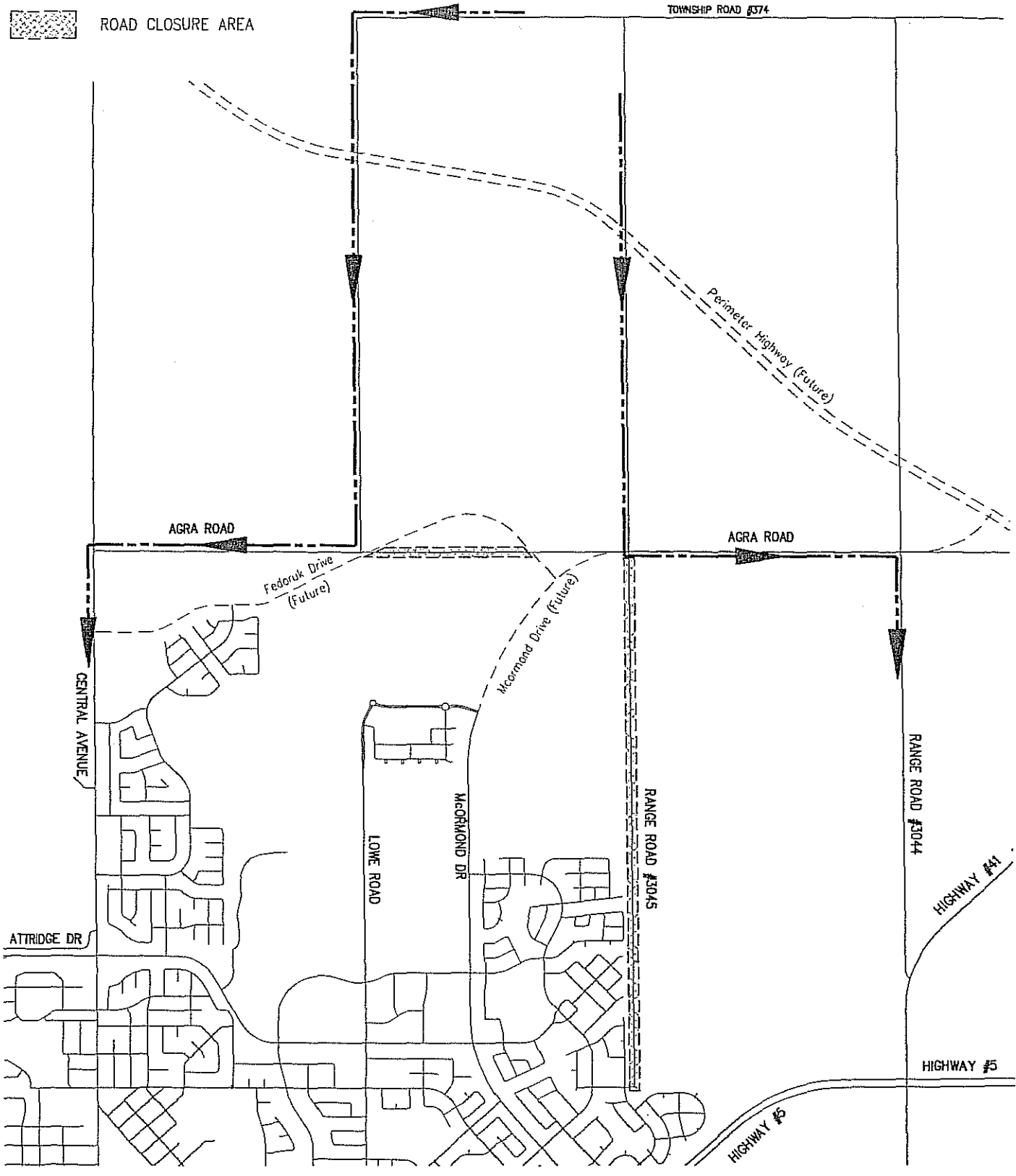
Schedule "A"





ROAD CLOSURE AREA

TOWNSHIP ROAD #374



| PLAN DESCRIPTION/REVISIONS | |
|---|--|
| 4 | |
| 3 | |
| 2 | |
| 1 | |
| DRAWN BY <u>JMR</u> | |
| DATE <u>2011-JUL-28</u> | |
| SCALE : HOR. <u>NTS</u> VERT. <u> </u> | |



PROPOSED DETOUR ROUTES
FOR CLOSURE OF RANGE ROAD #3045
BETWEEN KEEDWELL ST & AGRA ROAD

| | |
|------------------------------------|------------------|
| APPROVED | |
| GENERAL MANAGER <u>[Signature]</u> | |
| ENGINEER <u>[Signature]</u> | |
| ENGINEER <u>[Signature]</u> | |
| PLAN NO. | 126-0083-001r001 |



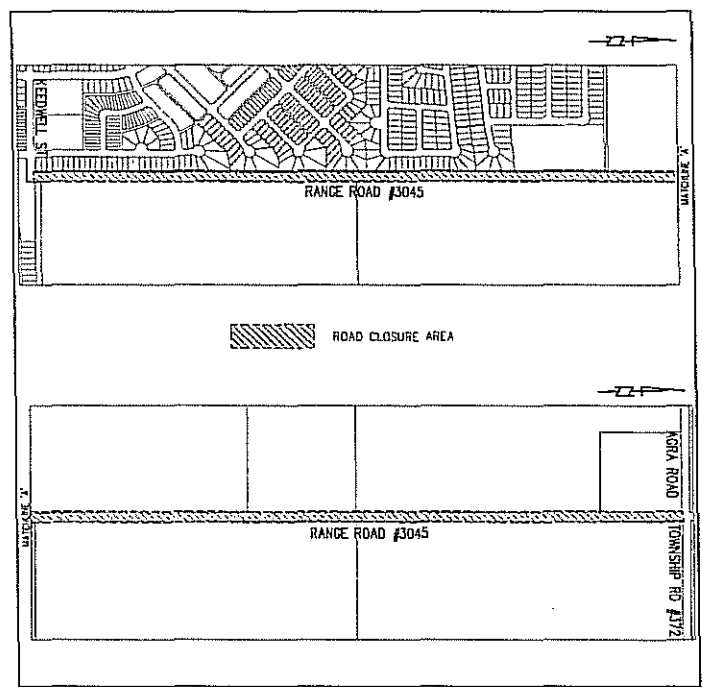
Public Notice



PERMANENT CLOSURE: EVERGREEN NEIGHBOURHOOD DEVELOPMENT PROPOSED CLOSURE OF RANGE ROAD 3045 BETWEEN KEEDWELL STREET TO AGRA ROAD

A request has been made by the Land Branch, Community Services Department to close Range Road 3045 between Keedwell Street to Agra Road. The closure is required to relocate a 138 kV SaskPower power line that is currently located west of Range Road 3045. The power line relocation is required to allow for further development of the Evergreen Neighbourhood.

Notices have been sent to parties affected by this closure.



INFORMATION – Questions regarding the proposal may be directed to the following:
Infrastructure Services Department, Transportation Branch)
Phone: 975-3145 (Shirley Matt, P.Eng)



Public Meetings

City Council will hear all submissions on the proposed closure and all persons who are present at the City Council meeting and wish to speak on Wednesday, August 17, 2011, at 6:00 p.m. in City Council Chambers, City Hall, Saskatoon, Saskatchewan.

Written Submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerks Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5

All written submissions received by the City Clerk by 10:00 a.m. on Wednesday, August 17, 2011, will be forwarded to City Council.

RECEIVED
AUG 11 2011
CITY CLERK'S OFFICE
SASKATOON

OFFICE OF THE
AUG 10 2011
MAYOR

August 10, 2011

Hamlet of River's Edge
c/o Janet Crouch
704B Broadway Ave
Saskatoon SK S7N 1B4

His Worship the Mayor and Members of City Council
c/o City Clerk's Office
City Hall
222 Third Avenue North
Saskatoon SK S7K 0J5

To City Council:

Subject: **Public Notice - Permanent Closure: Evergreen Neighbourhood
Development, Proposed Closure Of Range Road 3045 Between
Keedwell Street To Agra Road**

It has come to our attention the proposed closure of range road 3045 from Keedwell Street to Agra Road. Our Hamlet of River's Edge has 14 families, with 17 children and 54 residents. This does not include the surrounding farming residents also affected.

We request to speak at the council meeting on August 17, 2011.

By closing this road, our residents will be impacted by:

- increased response time for fire, ambulance and police services,
- limited access into the city to two longer routes with unsafe intersections and road conditions,
- limited budget to maintain perimeter access roads, and
- increased transportation costs.

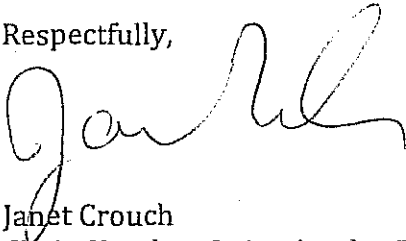
During spring runoff, the **only** road remaining open into the city from our Hamlet is range road 3045. The other roads are often closed up to a month or more.

In addition, we need you to be aware this is the main city access road for our Hamlet residents and farming community. It is used for:

- commuting to our jobs and businesses,
- driving our children to their schools, child care providers and recreational activities, and
- accessing our shopping area of University Heights providing food and services.

We urge the city council to act by keeping the range road 3045 from Keedwell Street to Agra Road open until better access into the city is provided.

Respectfully,



Janet Crouch
Chair, Hamlet of River's Edge Board

Email: janetcrouch@yourlink.ca
Telephone: Home 373-5203
Cell 220-5218

cc: RM of Corman Park
Councillor Bev Dubois - Ward 10

Petition to Keep Range Road 3045 From Keedwell Street to Agra Road Open and Accessible

RECEIVED
 AUG 17 2011
 CITY CLERK'S OFFICE
 SASKATOON

| | |
|---------------------------------|---|
| Petition summary and background | <p>This petition is in response to the City of Saskatoon Public Notice to close range road 3045 from Keedwell Street to Agra Road. Our Hamlet of River's Edge and the surrounding farming community use this road as our main access into the city. The road provides our residents access to our schools, our shopping district and our commute for work. The closing of range road 3045 also endangers our safety as a Hamlet for fire service, ambulance service and police service to protect our residents.</p> <p>Our remaining alternate access into the city is limited to two routes, which are not well maintained. One road is used primarily by construction vehicles in developing the Evergreen neighborhood and the other is unsafe during the spring runoff. We are asking to keep range road 3045 open until a better access into the city is constructed, such as McOrmand Drive.</p> |
| Action petitioned for | <p>We, the undersigned, are concerned residents of the Hamlet of River's Edge and the surrounding farming community who urge the city council to act by keeping the range road 3045 from Keedwell Street to Agra Road open until better access into the city is provided.</p> |

| Printed Name | Signature | Address | Comment | Date |
|----------------|--------------------|----------------------|--------------|-------------|
| Elsie Rosaasen | <i>[Signature]</i> | 26 River's Edge Lane | | Aug 15/11 |
| Ken Rosaasen | <i>[Signature]</i> | 56 Rivers Edge Lane | | Aug 15/2011 |
| LAURIE DAVIE | <i>[Signature]</i> | 34 RIVER EDGE | 2200 EAK STE | Aug 15 |
| Nancy Chappell | <i>[Signature]</i> | 31 RIVERS EDGE | | Aug 15/2011 |
| Dave Seymour | <i>[Signature]</i> | 18 Rivers edge | | Aug 15/11 |
| Lackie Seymour | <i>[Signature]</i> | " " | | Aug 15 |
| Rick Schuber | <i>[Signature]</i> | 1 " " | | Aug 15 |

Subm. Hnd by Janet Crouch.

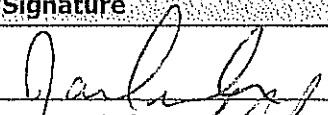


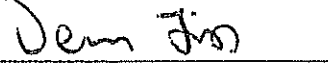
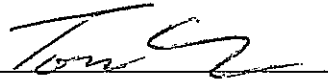
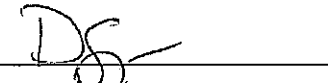
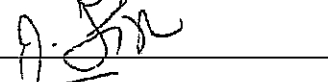
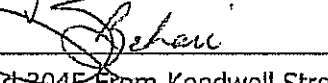
6295-P11-6

| Printed Name | Signature | Address | Comment | Date |
|-----------------------------|---------------|--------------------------------|---------|-------------|
| CHRISTY NYHOLT | | Suite 205 Bldg 302 Nelson Road | | Aug 16/2011 |
| Joycie Freimark | | Box 74 GBS 600RR6 | | Aug 16/11 |
| BRENDA KWIATKOWSKI | | | | Aug 16/11 |
| LES COYURE | | EAGLE RIDGE | | Aug 16/11 |
| C. Wells | | Eagle Ridge | | Aug 16/11 |
| J. Müller | | Eagle Ridge # 22 | | Aug 16/11 |
| P. Hennel | | Eagle Ridge # 22 | | Aug 16/11 |
| Candace Frank ^{CO} | CANDACE FRANK | 21 Eagle Ridge Rd | | Aug 16/11 |
| Annette Pilipiak | | 2 Eagle Ridge Rd | | Aug 16/11 |
| PAUL ASER | | 15 Eagle Ridge Rd. | | Aug 16/11 |
| Wendy Sabro | | " " " " | | " |
| Randy Schentag | | 74 Eagle Ridge Rd | | " |
| Dorabie Wilson | | 13 Eagle Ridge Rd | | " |
| Joshua Chappin | | 43 Rivers edge lane | | " |
| Deanna Birdsall | | 26 Rivers Edge lane | | Aug 16/11 |

Petition to Keep Range Road 3045 From Keedwell Street to Agra Road Open and Accessible

Petition to Keep Range Road 3045 From Keedwell Street to Agra Road Open and Accessible

| | |
|---------------------------------|---|
| Petition summary and background | <p>This petition is in response to the City of Saskatoon Public Notice to close range road 3045 from Keedwell Street to Agra Road. Our Hamlet of River's Edge and the surrounding farming community use this road as our main access into the city. The road provides our residents access to our schools, our shopping district and our commute for work.</p> <p>The closing of range road 3045 also endangers our safety as a Hamlet for fire service, ambulance service and police service to protect our residents.</p> <p>Our remaining alternative access into the city is limited to <u>one</u> route which is not maintained and is used primarily by construction vehicles in developing the Evergreen neighborhood. We are asking to keep this road open until a better access into the city is constructed, such as McOrmand Drive or Fedoruk Drive.</p> |
| Action petitioned for | <p>We, the undersigned, are concerned residents of the Hamlet of River's Edge and the surrounding farming community who urge the city council to act by keeping the range road 3045 from Keedwell Street to Agra Road open until better access into the city is provided.</p> |

| Printed Name | Signature | Address | Comment | Date |
|----------------|---|--------------------------|-------------------------------|------------|
| Janet Crouch |  | Box 0 site 609 s town SK | Need safe access to city | Aug. 8/11 |
| Cindy Molesti |  | 94 Riversedge Lane | " | " |
| Howard Rossman |  | 94 Riversedge Lane | Need safe access to city | 8/11 |
| VERN Fior |  | 91 Rivers edge Lane | " | " |
| Tony Yeager |  | 31 Rivers Edge Lane | " | " |
| Diane Seymour |  | 18 Rivers Edge Lane | Safe + most direct | Aug 8 2011 |
| Joan Fior |  | 91 Rivers edge lane | Need a safe + most direct way | Aug 8/11 |
| Sonja Behari |  | 86 Riversedge Lane | Need a maintained safe route | 8 Aug |

Petition to Keep Range Road 3045 From Keedwell Street to Agra Road Open and Accessible

route

| Printed Name | Signature | Address | Comment | Date |
|----------------------------|-----------------------------------|----------------------------------|---|----------------------|
| JOHN CHOMYN | <i>John Chomyn</i> | 40 RIVERS EDGE LANE | | Aug 15/11 |
| Lisette McPherson | <i>Lisette McPherson</i> | 64 Rivers Edge Lane | Box 8 STK 359 RR6 site 609 saskatoon, SK | Aug 15/11 |
| Lorraine Sturgeon | <i>Lorraine Sturgeon</i> | 59 Rivers Edge Lane | P.O. Box 1403 | Aug 15/11 |
| Daniel Sturgeon | <i>Daniel Sturgeon</i> | 59 Rivers Edge Lane | P.O. Box 1403 | Aug 15/11 |
| Daniel Sturgeon | <i>Daniel Sturgeon</i> | 59 Rivers Edge Lane | | Aug 15/11 |
| JOHN GERMS | <i>John Germs</i> | Box 13 site 600 RR6 | | Aug 16/11 |
| Donna Germs | <i>Donna Germs</i> | " | | " |
| J. Germs Sr. | <i>J. Germs Sr.</i> | Box 69 site 600 RR6 | | " |
| Toni Duh | <i>Toni Duh</i> | Box 7 site 600 RR6 | | August 16/11 |
| Adam Duh | <i>Adam Duh</i> | Box 7 site 600 RR6 | | August 16/11 |
| Pauline Anderson | <i>Pauline Anderson</i> | 903 Gray Ave. | | August 16/11 |
| Ashley Duh | <i>Ashley Duh</i> | Box 7 site 600 RR6 | | August 16/11 |
| Darren Duh | <i>Darren Duh</i> | Box 7 Site 600 RR# 6. | | Aug 16/11 |
| MARY Duh | <i>Mary Duh</i> | Box 7 Site 600 RR# 6 | | August 16/11 |
| Brenda Benson | <i>Brenda Benson</i> | Box 3065 Preston Crossing/PO. | | Aug 16, 2011 |

Petition to Keep Range Road 3045 From Keedwell Street to Agra Road Open and Accessible

| Printed Name | Signature | Address | Comment | Date |
|------------------|-------------------------|---|---------|-----------|
| Matt Stabner | <i>Matt Stabner</i> | 1625 Agra Rd | | Aug 16/11 |
| Angela Archer | <i>Angela Archer</i> | 1625 Agra Rd | | Aug 16/11 |
| Dean Alfret | <i>Dean Alfret</i> | Hollowcore Plant | | Aug 16/11 |
| Stuart Henderson | <i>Stuart Henderson</i> | Hollowcore Plant | | Aug 16/11 |
| Rob Chelack | <i>Rob Chelack</i> | Hollowcore Plant | | Aug 16/11 |
| William HART | <i>William HART</i> | Hollowcore Plant | | Aug 16/11 |
| Randy Altman | <i>Randy Altman</i> | Hollowcore | | Aug 16/11 |
| Brandon Martin | <i>Brandon Martin</i> | Hollowcore | | Aug 16/11 |
| Ryan Trebire | <i>Ryan Trebire</i> | 1210 Rose Ave | | Aug 16/11 |
| Lisa Peters | <i>Lisa Peters</i> | 1 Eagle Ridge Rd. Eagle Ridge | | Aug 16/11 |
| Greg Petan | <i>Greg Petan</i> | 1 Eagle Ridge Rd | | Aug 16/11 |
| Dennis Pilipich | <i>Dennis Pilipich</i> | 2 " " " | | Aug 16/11 |
| Waylon Jabusch | <i>Waylon Jabusch</i> | Site 600 Box 86 RR6 Saskatoon SK | | Aug 16/11 |
| CONNIE JABUSCH | <i>Connie Jabusch</i> | Site 600 Box 14 R.R.#6 Saskatoon SK | | Aug 16/11 |
| Brenden Freeden | <i>Brenden Freeden</i> | 441-302 Nelson Rd Saskatoon SK S7S 1N9 | | Aug 16/11 |

Petition to Keep Range Road 3045 From Keedwell Street to Agra Road Open and Accessible

| Printed Name | Signature | Address | Comment | Date |
|---------------|----------------------|----------------|--|----------|
| BOB BEHARI | <i>LB Behari</i> | 86 RiversEdge | Safe Access | Aug 8/11 |
| Ray Behari | <i>Ray Behari</i> | 86 RiversEdge | City should care about the residents it plans on absorbing | Aug 8 |
| VISHAL BEHARI | <i>Vishal Behari</i> | 86 RIVERS EDGE | Safe ACCESS & well maintained Roads | Aug 8 |
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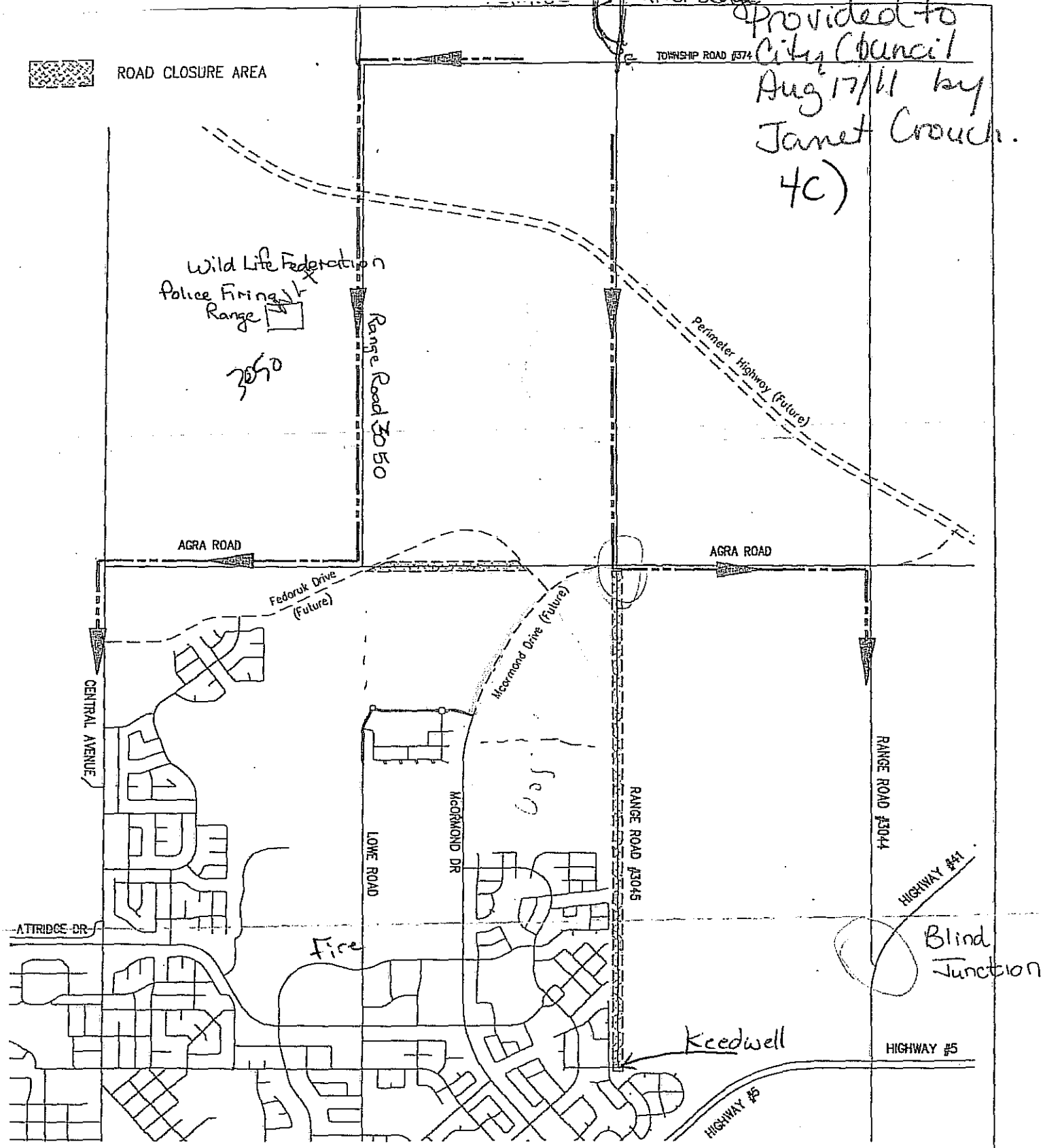
Petition to Keep Range Road 3045 From Keedwell Street to Agra Road Open and Accessible

6295-011-6 p.7

provided to
City Council
Aug 17/11 by
Janet Crouch.
4C)



ROAD CLOSURE AREA



| |
|---------------------------------------|
| PLAN DESCRIPTION/REVISIONS |
| |
| |
| |
| DRAWN BY <u>JMR</u> |
| DATE <u>2011-JUL-28</u> |
| SCALE: HOR. <u>NTS</u> VERT. <u> </u> |



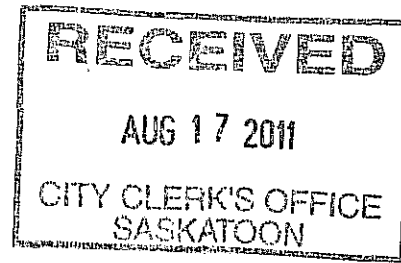
City of Saskatoon
Infrastructure Services Department

PROPOSED DETOUR ROUTES
FOR CLOSURE OF RANGE ROAD #3045
BETWEEN KEEDWELL ST & AGRA ROAD

| |
|----------------------------------|
| APPROVED |
| GENERAL MANAGER |
| ENGINEER |
| ENGINEER |
| PLAN NO. <u>126-0083-001r001</u> |

August 16, 2011

Lorraine Sturgeon
Box 1403
Saskatoon SK S7K 3P7
955-2174



His Worship the Mayor and Members of City Council
c/o City Clerk's Office
222 Third Avenue North
Saskatoon SK
S7K 0J5

To City Council:

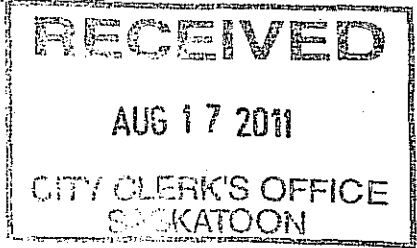
**Subject: Public Notice: Permanent Closure: Evergreen Neighbourhood
Development, Proposed Closure Of Range Road 3045 Between Keedwell
Street To Agra Road**

I would like to respond to the letter dated August 3, 2011 regarding the permanent closure of Range Road 3045. It is important that you are cognizant of the impact this closure will cause the residents of the Hamlet of River's Edge and of the surrounding farm community. You need to be aware that this new proposed closure will affect my daily access to food, health services, schools and emergency services.

Your alternate routes, range roads 3044 and 3050, are not options at this time as I value my family's safety. These two routes have deteriorated in the ten years I have lived here. Personally, the condition of these roads have caused safety issues for my family and friends: such as floods causing detours, washboard conditions making them difficult to drive, protruding rocks which cause damage to vehicles, improper road height causing winter snow drifting, large trucks and equipment ruining the integrity of the road and many more examples. We, as a community, have addressed our concerns about these roads to the city in the past with minimal results.

Our only safe route into the city is range road 3045. We appreciate all the effort to make this road drivable with regular maintenance. I would like to thank Bev Dubois for listening to our concerns and helping us obtain a safe and reliable route. It is unfortunate that so much time and effort was used to establish a dependable route in order for it to be inaccessible.

Late late letter for Public Notice
Matter 4c)



August 16, 2011

His Worship the Mayor and Members of City Council
c/o City Clerk's Office
City Hall
222 Third Avenue North
Saskatoon SK
S7K 0J5

To City Council:

Subject: Public Notice: Permanent Closure: Evergreen Neighbourhood Development,
Proposed Closure Of Range Road 3045 Between Keedwell Street To Agra Road

The recent letter from the City of Saskatoon informed us of the proposed closure of Range Road 3045 from Keedwell Street to Agra Road. We would like to file our objection to this closure as the need for the permanent closure has not been clearly articulated, appears to be premature, and it will adversely impact us and our neighbours in Rivers Edge Estates and the surrounding farm community.

The stated reason for the closure is the need for the construction of a high voltage power line. Discussions with Wilf Leduc, SaskPower construction supervisor of Evergreen indicated to us that there has been no order even submitted to SaskPower by the City of Saskatoon to move the line. As well, SaskPower would not close a road for power line construction. We called other individuals in the Ministry of Highways and Infrastructure to confirm that a permanent road closure is not a requirement for powerline construction.

Admittedly, the rapid growth of the City of Saskatoon creates planning challenges. The planning maps indicate that McOrmond Drive will be extended to the intersection of Agra Rd and RR 3045. This extension could be fast tracked and made a priority as it could then maintain reasonable access to the City for us and our neighbours.

The letter from the City suggests the alternative routes via RR 3050 and Agra Rd or by RR 3044. Both of these options are very unsatisfactory as alternative routes of access to the City. The access via Agra Rd where there was no requirement that it be kept open to traffic during construction has left it in shambles from the construction equipment during a wet year. There are also large rocks protruding between the Wildlife Centre and Central Avenue. Both roads need a clay cap and major gravelling to make them passable, even after a moderate amount of rainfall. Are these roads in the plan for long term use, or will Fedoruk Drive with limited access greatly reduce their traffic volume? The RR 3044 between Highway 41 and Agra Rd has flooded in five places during the spring run off and after major rains in each of the past two years. Clearly, major upgrading cost would be necessary to have these roads as reasonable access roads. RR 3044 also has an extremely dangerous turn off from Highway 41 when making a left turn, as there is no turning lane. Has the City approached the Ministry of Highways and Infrastructure to request a turning lane be provided for RR 3044?

Other letters from our Hamlet have communicated the problems of City access and the flooded roads that necessitated detours. Indeed, RR 3045 was recently improved and graveled, thanks to the City and the work of Bev Dubois. We did appreciate that upgrade.

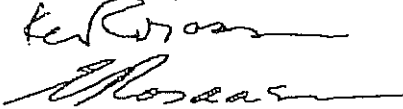
We are aware that the residents of Willow Grove where their property backs RR 3045 are petitioning the City for reduced traffic on RR 3045 as individuals have gone so far as to place barriers on the road with a road closed sign! The road has recently been treated with dust retardant and a very low speed limit of 50 K has been posted. The complaints were for dust, traffic and especially heavy trucks. There are provisions to place weight limits on these roads, and improving the signage for the weight limits could perhaps alter the truck traffic patterns.

These concerns and suggestions have been communicated by telephone to Mike Gutek he has been very direct and professional in his responses.

We think the groups doing the housing and other developments would also welcome the early completion of McOrmond Drive to the junction of Agra Rd and RR 3045, especially if the weight restrictions on RR 3045 were enforced.

Please delay the closure of RR 3045 and time the closure with the opening of McOrmond Drive.

Respectfully,

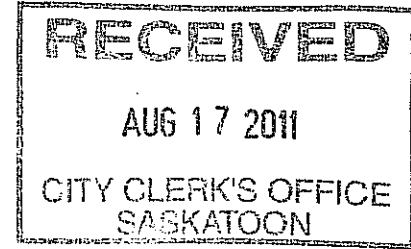


Ken and Elsie Rosaasen
Residents of Rivers Edge Estates

late letter for Public Notice Matter 4c)

August 16, 2011

His Worship the Mayor and Members of City Council
c/o City Clerk's Office
City Hall
222 Third Avenue North
Saskatoon SK
S7K 0J5



To City Council:

I would like to bring to your attention the condition of the two roads you refer to in the agenda as alternative routes given to those living north of Agra Rd.

Firstly, 3044 is NOT an option for anyone out here. It is not a level crossing. 3044 approaches Highway 41 at an odd angle and then at the last minute appears to end without meeting the highway. This is because it is lower than the highway and makes an abrupt and blind turn into the highway. You cannot see it – it is a blind intersection (I don't even want to call it an intersection). It has no signage and no lighting. It is very hard to find during the day and impossible at dusk or night. Asking us to come home from the city that way is putting our lives in danger. I would ask each of you to take this drive to the Hamlet of Riversedge Estates at night before suggesting to us that it is a safe route – please be very careful if you do, I don't want to put your lives at risk either.

Agra Rd would work if you put the resources into fixing it that you put into 3045 last year. You would have to build it up and gravel it.

McCormond Rd is the route we prefer to use – it will be replacing the now extinct Lowe Rd, which was our preferred route into the city.

If you cannot complete McCormond Rd now (even just building the base with gravel for the time being), or fix Agra Rd now, then please wait until you can do so before you close down RR3045.

Yours truly,
Cindy Moleski
Howard Crossman
94 Riversedge Lane
Saskatoon, Sk.

3b)

The following is an excerpt from the minutes of meeting of City Council held on August 17, 2011:

MATTERS REQUIRING PUBLIC NOTICE

- 4a) **Proposed Closure of Portion of Public Right-of-Way
Avenue K South North of 20th Street West and the CPR Railway
(File No. CK. 6295-011-2)**
-

REPORT OF THE CITY CLERK:

“Attached is a copy of an excerpt from the minutes of meeting of City Council held on May 9, 2011 and attachments referred to therein regarding the above matter. Council passed a motion that the hearing be adjourned to the July meeting of City Council.

Also attached is a copy of a letter from Brenda Schlosser, Saskatchewan Housing Corporation, dated June 28, 2011, advising that a representative from Saskatchewan Housing Corporation will be present to answer any questions.”

General Manager, Infrastructure Services Gutek presented his report.

Mr. Rick Mackie, owner of an adjoining property to the proposed closure, indicated that he has no issue with the closure but has concerns regarding removal of the sidewalk and boulevard at the front of his property for two parking spots, that it would decrease the value of his property.

A representative from Saskatchewan Housing Corporation responded to questions of Council.

Moved by Councillor Heidt, Seconded by Councillor Lorje,

THAT consideration of the matter be deferred until the next meeting, and that the Administration report at that time on the effect, if any, the proposed closure will have on the neighbouring property.

CARRIED.

The following is an excerpt from the minutes of meeting of City Council held on May 9, 2011:

MATTERS REQUIRING PUBLIC NOTICE

- 4c) **Proposed Closure of Portion of Public Right-of-Way
Avenue K South north of 20th Street West and the CPR Railway
(File No. CK. 6295-011-2)**
-

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Infrastructure Services Department dated April 28, 2011:

- RECOMMENDATION:**
- 1) that Council consider Bylaw 8933;
 - 2) that the Administration be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
 - 3) that upon closure of the portion of right-of-way, as shown in Plan 240-0042-011r002, it be sold to Saskatchewan Housing Corporation for \$25,995, plus G.S.T.; and
 - 4) that all costs associated with this closure be paid by the applicant.

REPORT

An application has been received from Saskatchewan Housing Corporation to close and purchase a portion of the lane right-of-way adjacent to their property, as shown on attached Plan 240-0042-011r002 (Attachment 1) to create a parking lot.

All agencies, except the Infrastructure Services Department, have indicated that they have no objections or easement requirements with respect to the closure.

The proposed subdivision plan is acceptable to the Infrastructure Services Department, subject to the following conditions:

1. An 8.0 metre wide easement for storm sewer distribution purposes is required in perpendicular width throughout Parcel X, beginning 4.52 metres from the west property line of Parcel X and extending 8.0 metres to 12.52 metres from the west property line; and

2. The parcel to the east of the proposed closure, 222 Avenue K South, is to remain developable, with a 7.5 metre requirement on the frontage for access to the parcel.

Upon closure, the portion of right-of-way will be sold to Saskatchewan Housing Corporation at a purchase price of \$25,995, plus G.S.T. All costs associated with the closure will be paid by the applicant.

PUBLIC NOTICE

Public Notice is required for consideration of this matter, pursuant to Section 3b) of Policy No. C01-021, The Public Notice Policy. The following notice was given:

- Advertised in the StarPhoenix and Sun on the weekends of April 30 and May 7, 2011;
- Posted on the City Hall Notice Board on Friday, April 29, 2011;
- Posted on the City of Saskatoon website on Friday, April 29, 2011; and
- Flyers distributed to affected parties on Thursday, April 28, 2011.

ATTACHMENTS

1. Plan 240-0042-011r002;
2. Copy of Proposed Bylaw 8933; and
3. Copy of Public Notice.”

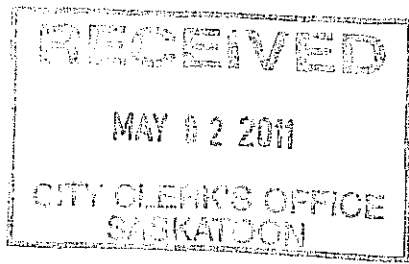
General Manager, Infrastructure Services Gutek presented his report.

Mr. Rick Mackie, owner of 222 Avenue K, property located just east of the proposed closure, expressed concerns regarding closure of the noted property. He asked that the matter be deferred in order to give him more time to review the material.

Moved by Councillor Lorje, Seconded by Councillor Heidt,

THAT the hearing be adjourned to the July meeting of City Council.

CARRIED.



"MATTERS REQUIRING PUBLIC NOTICE"

a) **Proposed Closure of Portion of Public Right-of-Way
Avenue K South north of 20th Street West and the CPR Railway
(File No. 6295-1)**

RECOMMENDATION:

- 1) that Council consider Bylaw 8933;
- 2) that the Administration be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
- 3) that upon closure of the portion of right-of-way, as shown in Plan 240-0042-011r002, it be sold to Saskatchewan Housing Corporation for \$25,995, plus G.S.T.; and
- 4) that all costs associated with this closure be paid by the applicant.

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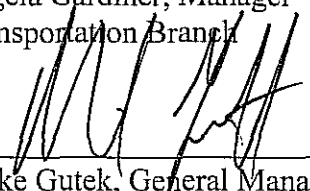
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- Flyers distributed to affected parties on Thursday, April 28, 2011.

ATTACHMENTS

1. Plan 240-0042-011r002;
2. Copy of Proposed Bylaw 8933; and
3. Copy of Public Notice.

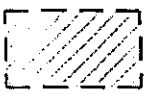
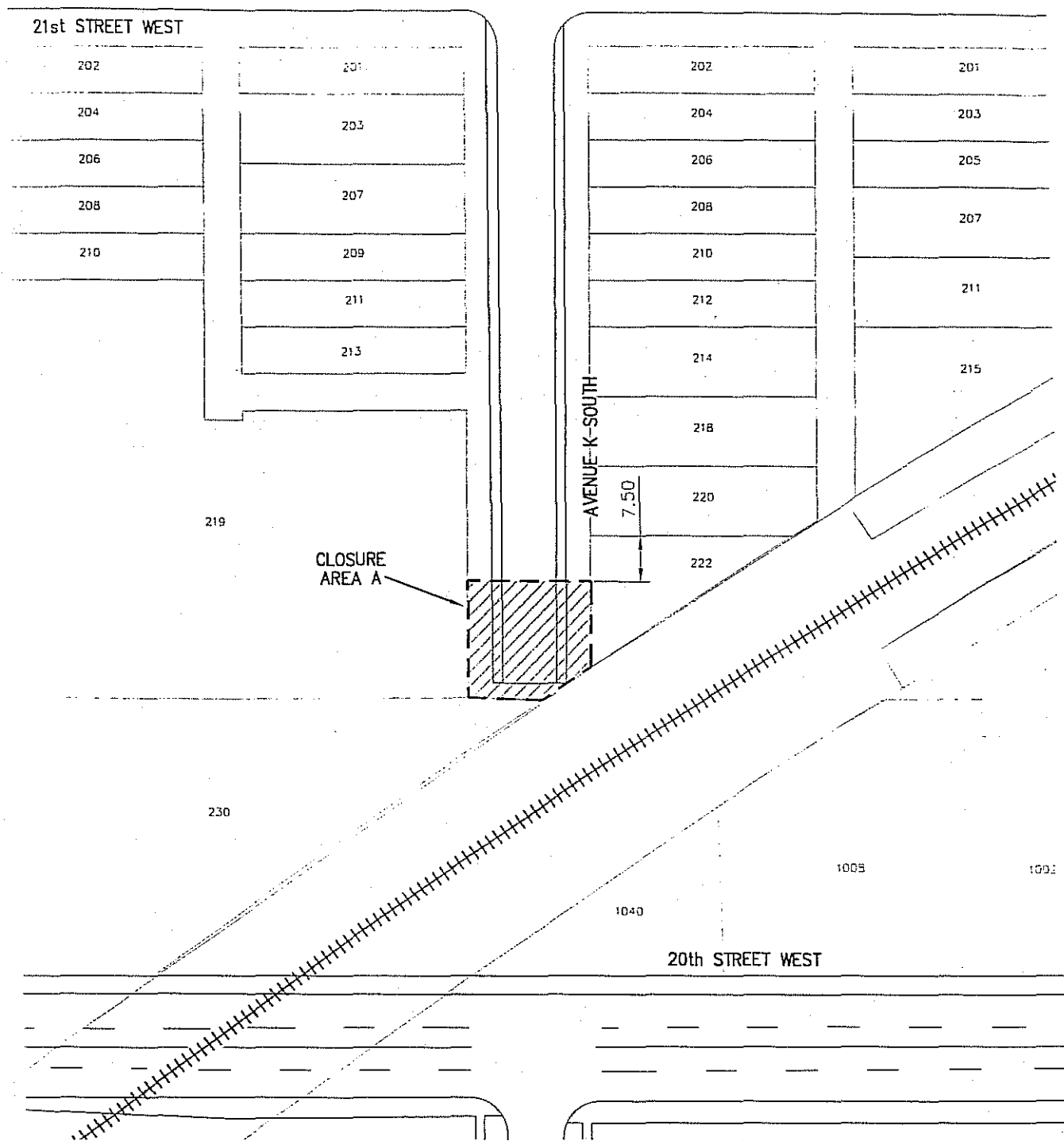
Written by: Shirley Matt, Traffic Safety Engineer, P.Eng
Transportation Branch

Approved by: Angela Gardiner, Manager
Transportation Branch

Approved by: 
Mike Gutek, General Manager
Infrastructure Services

Dated: Apr 28, 11


Copy to: Murray Totland
City Manager



ROAD CLOSURE
 AREA 'A' = 362.92m² (3906.57ft²)

| REVISIONS | |
|-----------|--|
| 1 | |
| 2 | |
| 3 | |

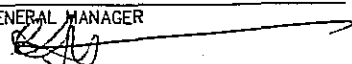
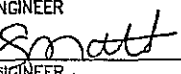
DRAWN BY EDH
 DATE 2009-09-02
 SCALES :
 HOR. 1:500
 VERT. _____



City of Saskatoon
 Infrastructure Services Department

ROAD CLOSURE

200 BLOCK AVENUE K S

| APPROVED | |
|-----------------|---|
| GENERAL MANAGER |  |
| ENGINEER |  |
| ENGINEER | |
| PLAN NO. | 240-0042-011r002 |

BYLAW NO. 8933

The Street Closing Bylaw, 2011 (No. 3)

The Council of The City of Saskatoon enacts:

Title

1. This Bylaw may be cited as The Street Closing Bylaw, 2011 (No. 3).

Purpose

2. The purpose of this Bylaw is to close a portion of Avenue K South between 21st Street West and the CPR Railway, Saskatoon, Saskatchewan.

Closure of Portion of Avenue K South

3. All that portion of Avenue K South between 21st Street West and the CPR Railway, Saskatoon, Saskatchewan, more particularly described as all that portion of Avenue K, Plan I774, lying within the limits of the bold dashed line shown on a Plan of Proposed subdivision by Robert J. Morrison, S.L.S. dated October 6, 2010, and attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

4. This Bylaw comes into force on the day of its final passing.

| | | |
|------------------------|--------|---------|
| Read a first time this | day of | , 2011. |
|------------------------|--------|---------|

| | | |
|-------------------------|--------|---------|
| Read a second time this | day of | , 2011. |
|-------------------------|--------|---------|

| | | |
|-----------------------------------|--------|---------|
| Read a third time and passed this | day of | , 2011. |
|-----------------------------------|--------|---------|

Mayor

City Clerk

Schedule "A"

Plan Of Proposed Subdivision
 showing subdivision of part of
 Avenue K - Reg'd Plan No. 1774
 N.W. 1/4 Sec. 29 - Twp. 36 - Rge. 5 - W3rdMer.
Saskatoon, SASK.
 Scale: 1:300

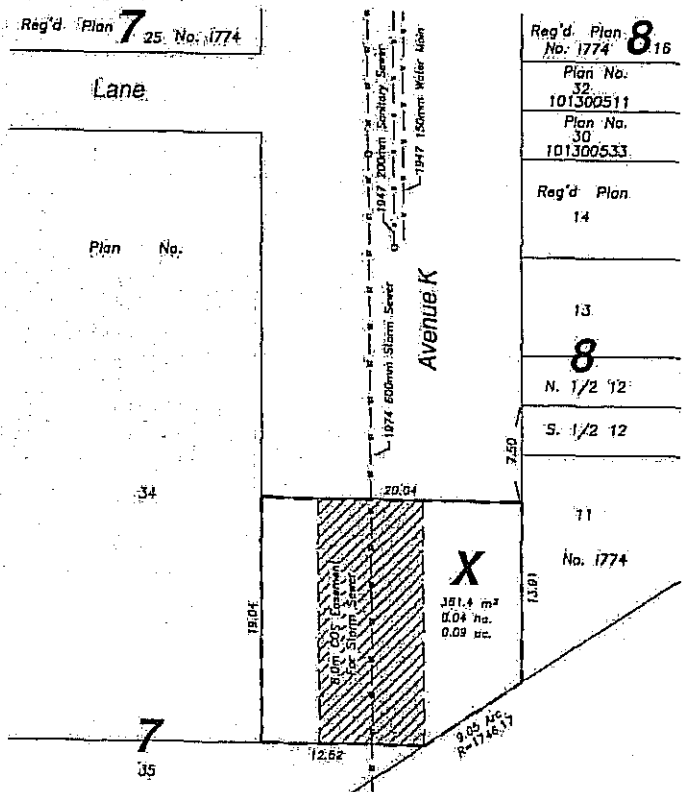
Note:
 Portion to be surveyed is outlined by a heavy broken line and contains 0.04 Hectares more or less.
 Measurements are in metres and decimals thereof.
 Preliminary plan completed October 8th, A.D. 2010.

APPROVED UNDER THE PROVISIONS OF BYLAW
 No. 6537 OF THE CITY OF SASKATOON:

By: *[Signature]*
 SASKATCHEWAN LAND SURVEYOR

Community Services Department

Date



| | |
|---------------------|------------------------|
| Reg'd Plan No. 1774 | 8 ₁₆ |
| Plan No. | 32 |
| | 101300511 |
| Plan No. | 30 |
| | 101300533 |
| Reg'd Plan | 14 |
| | 13 |
| | 8 |
| | N. 1/2 12 |
| | S. 1/2 12 |

Meridian
 Surveys Ltd.
 510155D ex.dwg

bla/gar



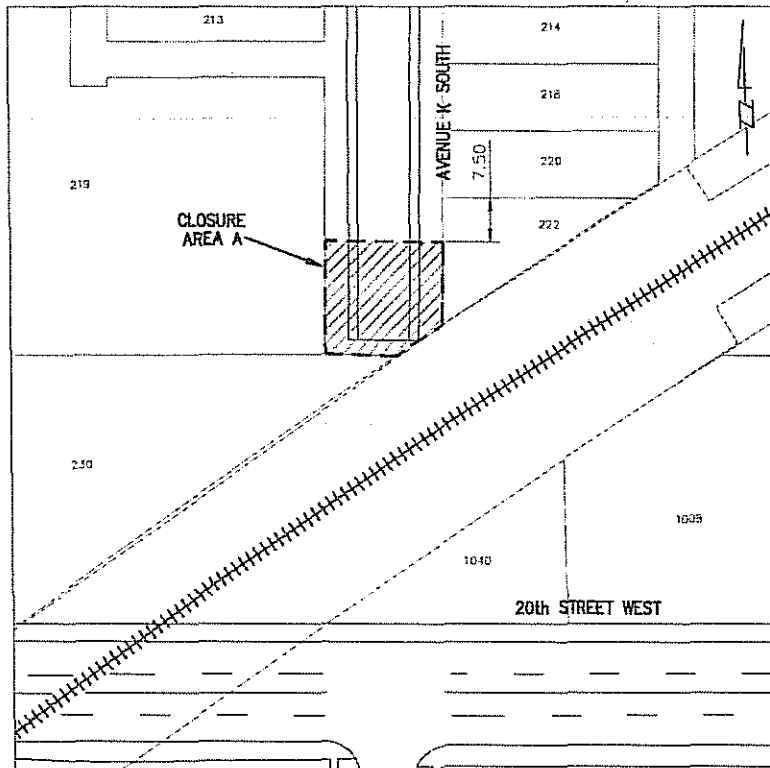
Public Notice



PERMANENT CLOSURE Proposed Closure of Portion of Public Right-of-Way Avenue K South north of 20th Street West and the CPR Railway.

Saskatchewan Housing Corporation would like to purchase the portion of Avenue K South from the City of Saskatoon for \$25,995.00, plus GST. The intent of the closure is to allow for the development of a parking lot.

Notices have been sent to parties affected by this closure.



INFORMATION - Questions regarding the proposal may be directed to the following:

Infrastructure Services Department, Transportation Branch
Phone: 975-3145 (Shirley Matt)

PUBLIC MEETING - City Council will hear all submissions on the proposed closure and all persons who are present at the City Council meeting and which to speak on **Monday, May 9, 2011, at 6:00 p.m. in the Council Chambers, City Hall, Saskatoon, Saskatchewan.**

Written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5

All written submissions received by the City Clerk by 10:00 a.m. on Monday, May 9, 2011, will be forwarded to City Council.

His Worship the Mayor and City Council
The City of Saskatoon

ADMINISTRATIVE REPORTS

Section A – COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between September 1, 2011 to September 14, 2011
(For Information Only)
(Files CK. 4000-5, PL. 4350 and PL. 4300)**

RECOMMENDATION: that the information be received.

The following applications have been received and are being processed:

Rezoning

- Application No. Z10/11: 615 Rosewood Boulevard and N.W. corner of
Rosewood Boulevard and Rosewood Gate North
Applicant: City of Saskatoon Land Branch
Legal Description: Part of N.E. ¼ 18-36-4-W3M
Current Zoning: R1A
Proposed Zoning: RMTN
Neighbourhood: Rosewood
Date Received: August 30, 2011

- Application No. Z11/11: 811 29th Street West
Applicant: Ashley Berrns/Dance Ink Ltd.
Legal Description: Lot 9, Block 44, Plan 101285737
Current Zoning: B2
Proposed Zoning: B1 by Agreement
Neighbourhood: Westmount
Date Received: September 8, 2011

Subdivision

- Application No. 58/11: Pritchard Terrace/Crescent, Sinclair Crescent and Meadows Boulevard
Applicant: Webster Surveys for Arbutus Park Property
Legal Description: Part of N.W. ¼ 17-36-4-W3M
Current Zoning: R1A
Neighbourhood: RMTN
Date Received: September 1, 2011

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Rezoning No. Z10/11
2. Plan of Proposed Rezoning No. Z11/11
3. Plan of Proposed Subdivision No. 58/11

**A2) Land Operations Reserve
(Files CK. 1815-1, PL. 4110-4 and LA. 1815-5)**

- RECOMMENDATION:**
- 1) that the 2011 Land Operations Reserve Limit be based on the annual Operating Budget of the remaining Land Branch Sections (Sales Section and Land Development Section) at an amount of \$2.696 million; and
 - 2) that \$864,000, being the amount in excess of the revised limit of the Land Operations Reserve, be reallocated through a future report to City Council.

BACKGROUND

A land administration fee is assessed on the sale or lease of all Land Bank property to fund the operations of the Land Branch. Six percent is levied on the total sales price of lots/parcels sold and on rental revenue earned. If cost recoveries from the administration fee amount exceed operating

requirements in a year, then the excess is paid into a Land Operations Reserve. If expenditures exceed the cost recovery amount, the shortfall is drawn from the Land Operations Reserve. The purpose of the Land Operations Reserve is to ensure there is no mill rate impact in years when demand is low and land sales revenues are reduced. A limit was established in 2008 for the Land Operations Reserve equal to one and a half times the annual operating budget of the Land Branch. Funds in excess of this amount are transferred from the Land Operations Reserve to the Property Realized Reserve at year end.

City Council Policy C03-003 – Reserves for Future Expenditures provides direction related to the Land Operations Reserve:

22. LAND OPERATIONS RESERVE

22.1 Purpose

To accumulate funds for the purpose of offsetting any operating deficits, incurred in any year, resulting from lower land sales.

22.2 Source of Funds

Provision from the annual Operating Budget equal to any positive amount arising from the year's cost recovery minus operating expenditures for the City's Land Management Program.

22.3 Reserve Balance Limitation

The balance of the Land Operations Reserve shall not exceed one and a half times the annual Operation Budget of the Land Branch. Funds in excess of this amount shall be transferred to the Property Realized Reserve at year end.

22.4 Application of Funds

Funds may be used to finance any deficits arising when operating expenditures exceed cost recoveries for the City's Land Management Program.

REPORT

Effective July 1, 2011, a reorganization of the Land Branch operations resulted in some significant changes with the existing Branch Manager and three staff members from the Real Estate Section being moved to the newly created Corporate Project Team and the Urban Design Section being moved to the Planning and Development Branch. While these operations continue to be funded by Land Administration fee revenues, the changes have resulted in a reduction in the primary Land Branch operating expenditures. With the reduction in the Land Branch's primary operating costs the Administration is recommending the Land Operations Reserve limit be based on the annual Operating Budget excluding the new Corporate Project Team and the Urban Design Section.

Under the formerly structured Land Branch, the 2011 Land Operations Reserve Limit of \$3.560 million was set, based on the requirements in City Council Policy C03-003. With the staffing changes noted above salaries and other operating costs have been reduced resulting in a reduction of the required Land Operation Reserve Limit to \$ 2.696 million in 2011.

OPTIONS

There are no other options.

POLICY IMPLICATIONS

Adoption of the recommendations will not require a change to City Policy C03-003.

FINANCIAL IMPLICATIONS

There are no financial implications at this time.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

A3) Neighbourhood Land Development Fund Financial Information
(Files CK. 1815-1 and LA. 1815-7)

- RECOMMENDATION:**
- 1) that City Council declare an additional \$3.85 million dividend from the Neighbourhood Land Development Fund; and
 - 2) that the \$3.85 million dividend and the \$379,000 contingency fund be allocated through a future report to City Council.

BACKGROUND

The purpose of this report is to outline financial performance to date and identify projected Return on Investment (ROI) for the Neighbourhood Land Development Fund. To date City Council has allocated \$60.25 million dollars to various Capital Projects and Operating Programs.

REPORT

As the two neighbourhoods of Hampton Village and Willowgrove continue throughout the various stages of development, both have flourished as two of the City's preferred living destinations. Sales and development activity in the areas have exceeded expectations of the initial vision and continue to this day. Saskatoon's strong economy, combined with improved neighbourhood amenities and with Saskatoon's continuing positive net migration and the allure of developments nearing completion, helped the Neighbourhood Land Development Fund project higher ROI than originally forecast.

The most recent projected ROI from the Neighbourhood Land Development fund is projected to be \$64.1 million, a \$3.85 million increase from the previous forecast. Various factors have contributed to the increase including improving financing costs from purchasers, market value increase and demand of higher end lots, and lower than expected carrying costs. This is the result of favourable economic conditions during the development time, realizing land value increases and overall projected expenses declining slightly.

The Willowgrove and Hampton Village neighbourhoods are both nearing completion for sales of single family lots. Willowgrove is completely sold out of residential lots. Two Commercial sites remain with one currently being advertised for Request for Proposal (RFP) closing in January 2012. The other is to be advertised for sale by RFP after it is understood the interest in the first site is determined. The sale of these two commercial properties will bring the sales phase to a close for this development within an estimated 10 years, well ahead of its projected 17 year sell-out period. Hampton Village is sold out of inventory and has one phase of single family lots as yet un-serviced,

but are planned to be released in 2012. Special Care Homes –Type II, Pre-Schools and Discretionary Child Care Centres and two multi-family sites on the east side of the neighbourhood also have yet to be released in this market. Despite this remaining inventory, Hampton Village is expected to be complete within 13 years which is four years before its projected 17 year sell-out period.

The neighbourhood pro formas for these developments are prepared using the best known current information, but are only estimates and require certain judgments. While many costs are now fixed in completed areas, others will remain beyond the sell out periods until the neighbourhood vision is fulfilled. Lots currently identified as sold remain at risk of being returned to City inventory causing increased carrying costs. Experience has shown that quick swings in housing demand can occur thereby increasing carrying, marketing and administrative costs.

In addition to the additional dividend, there is currently \$379,000 that was held within the Neighbourhood Land Development Fund as a land valuation contingency. It has been determined that this contingency is no longer required and is available for distribution.

POLICY IMPLICATIONS

There are no Policy implications.

FINANCIAL IMPLICATIONS

Allocation of the funds will be determined in a future report to Council.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

A4) Provincial Cost Sharing Grants – Affordable Housing Programs
(Files CK. 1815-1, CK. 750-4 and PL. 950-21)

RECOMMENDATION:

- 1) that incremental tax abatements for an additional 1,000 rental units be made available under the Rental Land Cost Rebate Program to match funding committed by the Province of Saskatchewan;
- 2) that Innovative Housing Incentive Policy No. C09-002 be amended to set the Maximum Income Limits for the Mortgage Flexibilities Support Program for households with dependents at the same level as the Maximum Income Limit specified by the Saskatchewan Housing Corporation for the provincial Affordable Home Ownership Program and that the Maximum Income Limits for households without dependents be set at \$7,500 below this amount;
- 3) that the Administration be directed to contract out the income screening for the Mortgage Flexibilities Support Program to a qualified individual or organization;
- 4) that the contribution of \$205,794.31 made by Innovative Residential Inc. to demonstrate the success of the Mortgage Flexibilities Support Program be refunded;
- 5) that \$3,677,500 of the \$5 million allocated to the New Rental Land Cost Rebate program on June 23, 2008, be re-allocated to the Innovative Housing Incentive Program and Mortgage Flexibilities Support Program as described in this report;
- 6) that the targets and affordable housing funding allocations described in this report be approved;
- 7) that the Mayor and City Clerk be authorized to execute under the corporate seal, the necessary agreements with the Province of Saskatchewan; and
- 8) that \$2.5 million of funding from the Neighbourhood Land Development Fund previously assigned to the Affordable Housing Reserve be released for reallocation through a future report to City Council.

BACKGROUND

During its June 23, 2008 meeting, City Council approved the creation of the New Rental Land Cost Rebate Program and set aside funding of \$5 million for the creation of 1,000 new rental units under this program. The program provides a capital grant of \$5,000 per unit and a five-year incremental property tax abatement for the construction of purpose-built rental housing. By 2010 the program was fully subscribed and funding was committed for 1,000 new units under the program. Most of these units are currently under construction and many of them will be complete by the end of 2011.

During its June 22, 2009 meeting, City Council approved a new affordable ownership housing incentive called the Mortgage Flexibilities Support Program (MFSP). This program provides a 5 percent down payment grant to eligible low- and moderate- income households towards the purchase of a new home in a designated project. The grant is financed from the Affordable Housing Reserve. The municipal and library property tax on the homes sold under the MFSP is directed back to the Affordable Housing Reserve until the amount of the down payment grant is recovered making the program self-financing. When the MFSP was implemented in 2009, a request was made to the Province of Saskatchewan (Province) asking that the education portion of the property tax also be directed to the Affordable Housing Reserve so that the down payment grants could be recovered sooner.

The income limits for the MFSP have been tied to the provincial Maximum Income Limits (MILs) for housing assistance, which have been \$52,000 for households with dependents and \$44,500 for households without dependents. These limits haven't changed since 2007.

During its December 20, 2010 meeting, City Council established a strategy to provide an annual allocation from the mil rate to the Affordable Housing Reserve of \$1.5 million. This allocation was to be phased-in over six years at \$250,000 per year. During the phase-in period the difference between the target allocation of \$1.5 million and the current level of support from the mil rate would be back filled from the Neighbourhood Land Development Fund. The first year of this strategy (2011) was completed.

REPORT

In March 2011, the Province announced new funding for housing in Saskatchewan called "The Saskatchewan Advantage Housing Plan" (Plan). Contained in the Plan are five new programs:

- 1) Headstart on a Home;
- 2) Affordable Home Ownership;
- 3) Rental Construction Incentive;

- 4) Investment in Rental Units; and
- 5) Habitat for Humanity Partnership.

The City of Saskatoon (City) was the first municipality in Saskatchewan to apply for these new funding programs and has received approval and confirmation for the following:

1. \$3,677,500 under the Rental Construction Incentive

The Rental Construction Incentive (RCI) shares the cost of incentives with municipalities for purpose-built rental housing. The RCI provides a grant of up to \$5,000 per rental unit to municipalities with incentive programs for the construction of new rental units. The municipality must provide a matching incentive of an equal or greater amount, which can be in the form of a cash grant or property tax abatement.

The City's existing Rental Land Cost Rebate Program meets all the criteria of the new provincial program. The City has been approved for provincial funding of \$3,677,500 for 874 of the units that have already been approved under the City's program. The only units that didn't qualify were those units that were already complete by April 1, 2011, or that had received other provincial funding. This will result in a cost recovery of \$3,677,500, which can be re-allocated to the Innovative Housing Incentive Program (Capital Grants) and the MFSP. This will reduce the need for the City to allocate other sources of funds to the affordable housing reserve over the next two years depending on capital grant allocation amounts per year.

2. \$5,000,000 for New Rental Units

The City has also been approved for funding of \$5 million for an additional 1,000 rental units under the provincial RCI to be completed between 2012 and 2015. The Administration is recommending that the City's Rental Land Cost Rebate Program be extended to fund an additional 1,000 units to take advantage of this cost-sharing arrangement. The City's contribution will be in the form of a five-year incremental property tax abatement and the Province will provide the \$5,000 cash incentive per unit.

A condition of the Provincial funding requires that the units be maintained as rentals for at least five years. The City has a 15 year requirement that we will continue to enforce.

The vacancy rate in Saskatoon has risen since dipping to below 1 percent in 2008, and we now have a balanced market (3.4 percent) due in part to the City's housing initiatives. However, to maintain a balanced market in a time of population growth, new rental units will need to continue coming on stream over the next few years. The extension of the Rental Land Cost Rebate Program for 1,000 additional units over the next four years will help to keep up with anticipated growth.

3. \$2,000,000 Under the Provincial Affordable Home Ownership Program

The Affordable Home Ownership Program (AHOP) allows the City to receive a grant equivalent to five years of the education portion of the property tax on an affordable home purchased by a low- or moderate- income household. The grants are to a maximum of \$5,000 per unit. The municipality must provide this grant along with its own contribution, equivalent to at least five years of the municipal portion of the property taxes to the homebuyer in the form of a down payment grant.

The City's MFSP meets all the criteria for cost sharing under the new provincial AHOP program. The City has been approved for the provincial grant for up to 400 homes sold under the MFSP with possession dates between April 1, 2011, and December 31, 2015. This grant totalling \$2 million will allow the City to recover the down payment grants after approximately five years of directing the municipal and library property tax to the Affordable Housing Reserve.

The 135 homes that were sold under the MFSP before April 1, 2011, as well as 15 homes in Pleasant Hill Village, that are eligible for provincial funding under a previous program will not be eligible for cost sharing under the provincial AHOP program. The City will need to allocate funding from within the Affordable Housing Reserve to these 150 units equivalent to five years of the education portion of the property tax to ensure that the down payment grants on these homes can be recovered in five years from the redirection of the municipal and library property tax to the Affordable Housing Reserve.

To launch the MFSP and demonstrate its success, Innovative Residential Inc. made a contribution equivalent to the education portion of the property tax on the first 50 of these 150 units. This contribution totalling \$205,794.31 can now be refunded to Innovative Residential Inc.

The success of this program has resulted in private homebuilders redirecting some of their profits towards similar incentive programs. Although private builders are not prepared to be the exclusive providers of such incentive programs, it is expected that they will match or better the number of units assisted through these types of incentive programs.

New Maximum Income Limits (MILs) for the Mortgage Flexibilities Support Program

To be eligible for the provincial AHOP program, the City is required to set specific household Maximum Income Limits (MILs) for affordable home ownership, which can be up to the level set by the Saskatchewan Housing Corporation (SHC), which will be \$60,000 for 2011 and may be adjusted from time to time if housing costs change.

The current MILs have not changed since July 2007, despite rapidly rising housing prices in Saskatoon since that time. The Administration has reviewed the cost of purchasing a home in Saskatoon, as well as the housing needs of households with and without dependents. Saskatoon has the highest housing prices in the province, and households with less than \$60,000 in annual income have very few housing choices. It is recommended that the annual income limits for households with dependents be the same as the MILs set by the province for the AHOP program and that the limit for households without dependents be \$7,500 less.

This recommendation would raise the limits for the MFSP to \$60,000 (households with dependents) and \$52,500 (households without dependents). These limits will apply to new projects approved under the MFSP. The income limits for affordable rental housing are not changing at this time.

Income Screening for MFSP

The SHC has been providing income screening and home ownership training for the City's MFSP; however, SHC has informed the City that it will no longer be providing these services for new projects approved under the MFSP. Therefore the City will need to take on these responsibilities.

The homeownership education will continue to be available online from SHC, and the City's responsibility will be limited to ensuring that all households applying for down payment grants have completed the homeownership training prior to their application being accepted.

The income screening component is more involved and requires specialized skills and training. It is recommended that the City outsource the income screening function and cover the cost of this service from the provincial AHOP grant. It has been estimated that the cost to contract out income screening should amount to about \$2,000 per year.

Summary of Affordable Housing Targets and Funding 2012 to 2016

The City has received funding commitments from the Province totalling \$10.67 million. Five million dollars must be committed towards 1,000 new rental units. Two million dollars must be directed towards the City's MFSP (400 units). The recovered funding from rental projects is \$3.67 million. This funding can now be redirected to other projects and continue the City's Affordable Housing Programs for the next few years. The Administration is recommending the following allocation of this recovered funding:

| | |
|--|--------------------|
| MFSP: Education Portion of Property Tax for 150 units: (Includes \$205,794 refund to Innovative Residential Inc.) | \$ 705,794 |
| Innovative Housing Incentives (capital grants) | <u>\$2,971,706</u> |
| Total: | <u>\$3,677,500</u> |

The funding that the City will receive from the Province for currently approved projects under the Rental Land Cost Rebate Program will fund the City's affordable housing incentives for a period of two years (2012 to 2013) at the current level of \$1.2 million per year. This funding will allow the City to offer capital grants under the Innovative Housing Incentives Policy No. C09-002 to support approximately 75 new units per year of the following types of affordable housing:

| | |
|--|-------------------|
| Affordable Rental Housing (35 units) | \$ 500,000 |
| Affordable Ownership Housing (30 units) | \$ 570,000 |
| Shelters/Transitional Housing (10 units) | <u>\$ 130,000</u> |
| Total Annual Capital Funding | \$1,200,000 |

Prior to receiving Provincial Funding, the following table illustrates the current funding strategy by the City to 2016:

| Year | Amount | Sources | Target |
|-------------|------------------------|----------------|--------------------|
| 2008 – 2010 | \$2.5 million per year | Nghd Land Dev. | 500 units per year |
| 2011 | \$2.5 million | Nghd Land Dev. | 500 units |
| | \$1.25 million | Nghd Land Dev. | |
| | \$250,000 | Mil Rate | |
| 2012 | \$2.5 million | Nghd Land Dev. | 500 units |
| | \$ 1 million | Nghd Land Dev. | |
| | \$500,000 | Mil Rate | |
| 2013 | \$750,000 | Nghd Land Dev. | 500 units |
| | \$750,000 | Mil Rate | |
| 2014 | \$500,000 | Nghd Land Dev. | 500 units |
| | \$1 million | Mil Rate | |
| 2015 | \$250,000 | Nghd Land Dev. | 500 units |
| | \$1.25 million | Mil Rate | |

Future funding of \$1.5 million per year would have been funded from the mil rate.

The following table shows how the new Provincial Funding, coupled with City Funding will contribute towards the housing target of 500 units per year to the end of 2016:

| Year | Amount | Sources | Program | Target (in units) |
|------|----------------|--------------------------|-------------------|-------------------|
| 2012 | \$250,000 | Mil Rate | | |
| | \$1.2 million | Prov Grant Cost Recovery | Capital Grants | 75 |
| | \$1.25 million | Prov Grant RCI | Rental Rebate | 250 |
| | \$400,000 | Prov Grant AHOP | MFSP | 80 |
| | 0 | Private Builder | Private Incentive | 80 – 100 |
| 2013 | \$250,000 | Mil Rate | | |
| | \$1.2 million | Prov Grant Cost Recovery | Capital Grants | 75 |
| | \$1.25 million | Prov Grant RCI | Rental Rebate | 250 |
| | \$400,000 | Prov Grant AHOP | MFSP | 80 |
| | 0 | Private Builder | Private Incentive | 80 – 100 |
| 2014 | \$250,000 | Mil Rate | | |
| | \$571,706 | Prov Grant Cost Recovery | Capital Grants | 35 |
| | \$1.25 million | Prov Grant RCI | Rental Rebate | 250 |
| | \$400,000 | Prov Grant AHOP | MFSP | 80 |
| | 0 | Private Builder | Private Incentive | 80 – 100 |
| 2015 | \$250,000 | Mil Rate | | |
| | Unknown | Unknown | Capital Grants | unknown |
| | \$1.25 million | Prov Grant RCI | Rental Rebate | 250 |
| | \$400,000 | Prov Grant AHOP | MFSP | 80 |
| | 0 | Private Builder | Private Incentive | 80 – 100 |

Additional affordable housing units are also expected from community-based organizations with no financial assistance from the City. These units also contribute towards the goal of 500 new units per year.

OPTIONS

1. Approve the recommendations outlined in this report.
2. Make changes to the targets and income limits recommended in this report.
3. Make no changes to current housing policy or programs. This would limit the City's ability to take advantage of the provincial cost sharing programs.

Your Administration is recommending Option 1.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The City has been approved for \$10.7 million in cost sharing from the Province for affordable and rental housing incentives. Accepting this funding will have the following impact:

1. The \$3,677,500 approved by the Province for current rental projects will free up the same amount of funds within the Land Cost Rebate Program of the City's Affordable Housing Business Plan. It is proposed that \$2,971,706 of these funds be reallocated to the affordable housing incentives program from 2012 to 2013 inclusive. It is also proposed that \$705,794 be redirected to the Mortgage Flexibilities Support Program as described in item 3 on page 3 and 4 of this report.
2. The \$2 million approved by the Province to support down payment grants for the MFSP will reduce the number of years that it will take to recover the down payment grants to about five years. This means that the property tax revenue from affordable housing projects will enter the City's general funding stream sooner.
3. The \$5 million approved by the Province for future rental incentives for 1,000 new units will result in forgone tax revenue on these units for a period of five years.
4. The outsourcing of income screening for the MFSP mortgage will require an outlay of approximately \$2,000 per year for a period of five years beginning in 2011. This will be funded through the Mortgage Flexibilities Support Program.
5. The provincial funding will allow the City to redirect the following funds from the Neighbourhood Land Development fund, which was allocated to the Affordable Housing Reserve (December 2010) in 2012 to 2015:

| | |
|--------|------------------|
| 2012 | \$1,000,000 |
| 2013 | \$750,000 |
| 2014 | \$500,000 |
| 2015 | <u>\$250,000</u> |
| Total: | \$2,500,000 |

With the desired amount in the Affordable Housing Reserve fully provided for over the next two to three years, your Administration is recommending that the \$2.5 million be released for reallocation through a future report to City Council.

6. There are two limitations placed on the funding from the Province that should be noted. First, no condominium conversions are permitted for five years, for properties supported by the Rental Incentives Program. This will be enforced by the City of Saskatoon, whereby we currently prohibit conversions for 15 years under our rental incentives program. Secondly, all funding allocations from the Province must be used in the year specified. No carry-over of funds from year to year is allowed. Your Administration considers this to be a reasonable condition, and given our previous experience with cash flows related to the Affordable Housing Program, we are prepared to manage accordingly.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

Section B – CORPORATE SERVICES

B1) Contract Award Report
May 1, 2011 to August 31, 2011
(Files CK. 1000-1 and CS. 1000-1)

RECOMMENDATION: that the information be received.

REPORT

In accordance with Policy C02-030, Purchase of Goods, Services and Work, your Administration is required to report three times a year on the award of contracts and requests for proposals between \$50,000 and \$100,000. The attached report has been prepared detailing the contract awards for the period May 1, 2011 to August 31, 2011.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

ATTACHMENT

1. Contract Award Report – May 1, 2011 to August 31, 2011

Section E – INFRASTRUCTURE SERVICES

E1) Request for Sole Source Parking Enforcement and Document Services; Impound Lot Security and Administration; Impounding Bylaw Enforcement Services; and Red Light Camera Services Contracts Canadian Corps of Commissionaires (File CK. 5000-1)

- RECOMMENDATION:**
- 1) that the following contracts be sole sourced to the North Saskatchewan Division of the Canadian Corps of Commissionaires:
 - a) Parking Enforcement and Document Services;
 - b) Impound Lot Security and Administration;
 - c) Impounding Bylaw Enforcement Services; and
 - d) Red Light Camera Services;
 - 2) that all of the contracts commence February 1, 2011, and be in effect for five years; and
 - 3) that the City Solicitor be instructed to prepare the necessary contracts for execution by His Worship the Mayor and the City Clerk, under the corporate seal.

REPORT

The Canadian Corps of Commissionaires has provided parking enforcement services to the City for over 30 years. Recently, these services have expanded to include the following services:

- Security and administrative services at the Impound Lot, which includes 24-hour maintenance and monitoring of the lot; receiving and releasing impounded vehicles; processing payments; inspecting vehicles; and conducting stolen vehicle checks;
- Impounding Bylaw (Bylaw 8640) enforcement services, which includes wheel clamping and arranging for seizure of vehicles which have been identified as having outstanding parking tickets; and
- Review and processing of red light camera violations, which includes reviewing and processing violations, processing summary offences, financial reporting and attending court on behalf of the City.

The five-year contract for the provision of parking enforcement and document services expired on November 30, 2010.

The Administration is recommending that the contracts for Parking Enforcement and Document Services; Impound Lot Security and Administration; Impounding Bylaw Enforcement Services; and Red Light Camera Services be sole sourced to the North Saskatchewan Division of the Canadian Corps of Commissionaires for five years for the following reasons:

- Commissionaires are fully trained and are aware of all City policies and procedures regarding parking enforcement and document serving. Therefore, no expense or time would be lost through training of new personnel;
- They are recognized by citizens as officials who enforce parking and serve documents;
- They are trained to a nationally standardized program that meets the requirements of the Canadian General Standards Board Regulations and hold quality assurance accreditation;
- The Corps of Commissionaires provides similar services to other cities in western Canada such as Victoria, Calgary, Red Deer and Regina;
- All Commissionaires have obtained St. John's Ambulance First Aid and CPR certification;
- An excellent working relationship exists between the Corps of Commissionaires and the City of Saskatoon;
- The Corps provides \$10,000,000 general liability insurance, \$5,000,000 non-owned automobile insurance and a \$50,000 employee dishonesty bond;
- They have received customer service and conflict avoidance and resolution training;
- The Commissionaires are comprised of individuals who have often had previous experience in law enforcement, which is an asset in performing the duties required by the City of Saskatoon; and
- Previous contracts between the City of Saskatoon and the Corps of Commissionaires have been awarded on a sole source basis.

The Canadian Corps of Commissionaires is a national not-for-profit organization, which provides employment opportunities, predominately to individuals who have served in the military or a police force. It does not receive any government operating grants. Except for some administrative costs, all funds received for services performed are distributed to their members. The Board of Governors that oversees the policies and regulations of the Commissionaires is composed of local volunteers.

OPTIONS

One option could be to tender for these services, however, the Administration does not recommend this in light of the benefits stated above.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The approximate annual values of the contracts with the Corps of Commissionaires for 2010, 2011 and 2012 are as follows:

| | 2010 | 2011 | 2012 |
|--|--------------------|--------------------|--------------------|
| Parking Enforcement and Document Service | \$840,000 | \$866,000 | \$875,000 |
| * Impound Lot | \$219,000 | \$226,000 | \$229,000 |
| * Red Light Camera | \$45,000 | \$46,000 | \$47,000 |
| * C.O.P.E. Squad (vehicle seizures) | \$135,000 | \$139,000 | \$141,000 |
| | \$1,239,000 | \$1,277,000 | \$1,292,000 |

* Additional 5% P.S.T. to be applied, effective July 1, 2011.

There is sufficient funding within the Operating Budgets.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

Section F – UTILITY SERVICES

F1) Saskatoon Light & Power Sole Source Purchase Over \$100,000 – Electricity Meters (Files CK. 1000-2 and WT. 2000-1)

- RECOMMENDATION:**
- 1) that the purchase of 5,800 electricity meters from Elster Metering, a Division of Elster Canadian Meter Co. Inc., for \$660,300.86 including taxes be approved; and,
 - 2) that the Purchasing Manager be authorized to issue the Purchase Order to Elster Metering for this purchase.

BACKGROUND

Saskatoon Light & Power (SL&P) requires the purchase of residential and commercial electricity meters for the remainder of its 2011 annual meter replacement program. This item is included in the approved 2011 Capital Budget. SL&P has made sole source purchases of Elster electricity meters since 2008. Elster meters are best suited for the present and future metering requirements for the Utility.

REPORT

The purchase of these meters is a continuation of the ongoing replacement of the Utility's electro-mechanical meters. The old meters often fail accuracy requirements as mandated by Measurement Canada. The new electronic meters are significantly more robust and accurate and can provide much more value added information and capabilities to the Utility. Approximately 15% of SL&P's current meter population are Elster electronic meters.

Existing electro-mechanical meters typically slow down over time resulting in reduced revenue for the City and increased difficulties in meeting Measurement Canada accuracy requirements. The replacement of the aging electro-mechanical meters with the more accurate electronic meters will result in increased revenue. The reason for sole sourcing this purchase from Elster Metering is to continue with meters that are compatible with the Elster EnergyAxis communication network, leveraging our existing electronic meter deployment and investment. Elster continues to hold a significant share of the utility marketplace proving their capability as a long term meter supplier. To date, both the performance and pricing of Elster electricity meters have met our expectations.

OPTIONS

Saskatoon Light & Power has selected Elster Metering electricity meters as our Utility standard and as a result no other options were considered.

POLICY IMPLICATIONS

There are no policy implications with respect to this purchase.

FINANCIAL IMPACT

There are adequate funds in the approved 2011 Capital Project #724 for the purchase of these meters. The prices quoted are within budget estimates. A breakdown of the costs is indicated below:

| | |
|--------------------------------|---------------------|
| Elster REX2 and A3Alpha Meters | \$600,273.50 |
| G.S.T. (5%) | 30,013.68 |
| P.S.T. (5%) | <u>30,013.68</u> |
| Total Cost to the City | \$660,300.86 |
| Less G.S.T. Rebate | <u>30,013.68</u> |
| Net Cost to the City | \$630,287.18 |

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENT

1. Elster Metering Canada Quote

Section G – CITY MANAGER

G1) 2010 Report on Service, Savings, and Sustainability: How the City of Saskatoon is Improving its Productivity (Files CK. 430-75 and CC. 100-27)

RECOMMENDATION: that the information be received.

BACKGROUND

City Council, at its meeting of February 7, 2005, adopted the following recommendations:

- “1) that City Council confirm its commitment to continually attempt to increase the corporation’s productivity and efficiency; and,
- 2) that City Council instruct the Administration to prepare a report annually on the efficiencies implemented in the previous year.”

In October 2009, the Canadian Federation of Independent Business (CFIB) released a report entitled “Communities in Boom: Canada’s Top Entrepreneurial Cities in 2009”. That report ranked Saskatoon as Canada’s most entrepreneurial friendly city for 2009. In reaching this conclusion, the CFIB compiled data from various sources, primarily relying on Statistics Canada data, and received input from the CFIB’s membership, which contains over 105,000 business owners across Canada. According to the CFIB, Saskatoon’s ranking is the result of:

- a high concentration of entrepreneurs;
- a high business start-up rate;
- a high level of business optimism and success; and,
- supportive local government tax and regulatory policies.

In addition to these factors, Saskatoon’s ranking is also reflective of City Council’s and the Administration’s commitment to making Saskatoon Canada’s business friendliest city. Saskatoon has been able to accomplish this ranking by striking a balance between the economic, social, and environmental objectives of the community. A thriving and successful entrepreneurial community helps to enhance the quality of life for the residents of Saskatoon.

Despite the importance, prestige, and relevance of the CFIB’s ranking, the Administration believes that it needs to try and quantify how the City of Saskatoon has become more entrepreneurial, creative, and innovative. As a result, Administration prepared a report entitled “2009 Report on Service, Savings, and Sustainability: How the City of Saskatoon is Improving its Productivity”. This report replaces the former “Productivity Improvement Report” that was tabled annually at the request of the Saskatoon and District Chamber of Commerce. The purpose of the Productivity Improvement Report was to highlight key successes that the City of Saskatoon achieved over the course of a particular year.

At its meeting held on June 28, 2010, City Council adopted the following recommendations:

- “1) that City Council adopt the resolution proposed by the Saskatoon Combined Business Group requesting, “That the City of Saskatoon continue to work with the Saskatoon business community to maintain Saskatoon’s position as Canada’s Business Friendliest City over this City Council’s elected term between 2009 and 2012”; and,
- 2) that City Council endorse the “2009 Report on Service, Savings, and Sustainability: How the City of Saskatoon is Improving its Productivity”.”

At its Special Executive Committee meeting held on July 12, 2011, members of the Committee put forward, in part, the following comments:

- “1) Is the Administration doing an internal efficiency review? Information as to savings should be reported out.”

REPORT

The City of Saskatoon continues to seek new and innovative ways to provide existing and emerging programs and services to its citizens. The Administration is always taking a fresh look at how it operates, and how the corporation can become more adaptive and responsive with a focus on exploring and implementing new ways of:

- improving our service;
- increasing our savings; and,
- growing our city in a sustainable way.

The “2010 Report on Service, Savings, and Sustainability: How the City of Saskatoon is Improving its Productivity” (Attachment 1) allows us to properly document the City’s progress in this regard. The business community has encouraged the Administration to publish such accomplishments to demonstrate that we are an innovative and creative government that practices the principles of good business.

The “2010 Report on Service, Savings, and Sustainability” includes information on ways the City is reaching out to our citizens to increase public involvement and engagement in municipal government while tapping into the wisdom of Saskatonians. In addition, it documents the numerous awards and recognition that the City of Saskatoon has achieved throughout the year. For example, Saskatoon was named Canada’s third most business friendly city by CFIB in 2010. Although this is down from our first place ranking in 2009, being in the top 3 out of 100 Canadian

cities continues to demonstrate confidence in Saskatoon as an “entrepreneurial hot spot”.

In order to illustrate the City of Saskatoon’s longer-term achievements in improving productivity, the 2010 report incorporates information from the 2006 to 2009 reports to provide five-year highlights. Copies of the full reports from 2006 to 2009 are available on our website at www.saskatoon.ca (under City Manager’s Office/City Manager’s Reports).

Numerous service improvements, which are reflected throughout the report, have enhanced staff efficiencies and benefited the public. Savings are seen in capital costs, future costs, and/or operating costs, although they may not always translate into direct operational cost savings. There are also many exciting initiatives which contribute to growing Saskatoon in a sustainable way such as the efforts to continue reducing greenhouse gas emissions.

FINANCIAL IMPACT

The projects listed in the 2010 Report on Service, Savings, and Sustainability estimate a savings in excess of \$1.8 million. Highlights from the previous years related to savings include:

- 2009 Report on Service, Savings, and Sustainability: estimated a savings of approximately \$65 million, and the potential to increase revenue by approximately \$3 million annually.
- 2008 Productivity Improvement Report: estimated a savings of over \$389,500 reflected as direct mill rate reductions in the 2009 operating budget estimates.
- 2007 Productivity Improvement Report: estimated a savings in excess of \$1.1 million.
- 2006 Productivity Improvement Report: estimated a savings in excess of \$500,000.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENT

1. 2010 Report on Service, Savings, and Sustainability: How the City of Saskatoon is Improving its Productivity (September 26, 2011)

G2) Second Quarter Results – City of Saskatoon’s 2011 Budget and Business Plan (Files CK. 100-14, x 1700-1, CC. 1700-1 and CC. 100-14)

RECOMMENDATION: that the information be received.

BACKGROUND

The City of Saskatoon has a strong business plan and budget model in place to guide the investment activities, projects, and service levels based on what citizens want and need. In December 2010, City Council approved the City of Saskatoon’s 2011 Budget and Business Plan, entitled “*A New Era, A New Plan, A New Budget*”. The Budget provides the financial plan to support the Business Plan, which in turn, aims to reflect the needs of the community based on City Council and citizen input.

The 2011 Business Plan and Budget identifies key projects and initiatives that the City aims to accomplish, and identifies the financial resources for capital infrastructure projects and day-to-day operations. The Business Plan and Budget achieves the following:

- ties the resources allocated to the various programs, services, and projects to clear and achievable plans;
- integrates the capital and operating budgets to enable more effective management of the City’s financial resources; and,
- combines the operating and capital budgets so that the full costs of funding the City’s business lines are more clearly understood.

The investments, programs, and services in the City of Saskatoon’s 2011 Budget and Business Plan have been developed to support a desirable quality of life in the community based on citizen expectation, balanced with the City’s ability to secure both human and financial resources to deliver the programs and services that the people of Saskatoon rely on each and every day.

REPORT

This report presents the second quarter results for the City of Saskatoon's 2011 Budget and Business Plan as of June 30, 2011. This report is an attempt to be more accountable, transparent, and efficient in the management of the City's financial resources and key projects.

In spring 2010 the City of Saskatoon was awarded the Government Finance Officers Association's, Canadian Award for Financial Reporting for our 2008 statements. The award acknowledges governments that prepare comprehensive financial reports that evidence the spirit of transparency and full disclosure.

Quarterly status updates on the City's Budget and Business Plan will help to ensure that Council and the Administration are aware of emerging budget and business plan issues and challenges, so they can react accordingly. By providing these quarterly reports, this will help the City to mitigate any financial or corporate risks that may result from unplanned events, or new challenges that may emerge throughout 2011.

Highlights of Second Quarter Results

Business Plan

A large majority of the projects identified in the Business Plan are on target. Attachment 1 provides a detailed summary of the status of key projects outlined in the City's 2011 Business Plan as of June 30, 2011. Highlights of these projects and status updates from the first quarter report are noted (by business line) below:

Public Safety

- The design-build proposal for the new Saskatoon Police Service headquarters was approved by City Council, as negotiated with EllisDon Corporation. The design and construction are currently underway, and the basement excavation is planned to start in September.
- The radios for Fire & Protective Services and Utility Services have been purchased.

Land Development

- Servicing of lots has continued in Rosewood, Evergreen, and the Marquis Industrial Area, while lot sales have occurred in Hampton Village, Evergreen, and Rosewood.

- The concept plan for the Kensington neighbourhood will be sent to City Council for approval in fall 2011.

Utilities

- Progress continues on the alternative energy projects:
 - the turboexpander power generator expected to generate electricity for 600 homes with zero emissions – detailed design is in progress;
 - the gas collection system at the Saskatoon Landfill – placement of the landfill earth cover is currently underway; and,
 - the tall wind turbine to generate electricity for up to 600 homes – the wind and environmental assessments are underway and planned to be completed by fall 2011.
- Final design is being completed for the major upgrades to the water reservoir located at Avenue H and 11th Street.
- River crossing pipeline is installed for the new raw water intake and pump house. This facility will provide for the current and future water supply needs of the City.

Transportation

- Circle Drive South Project – all girders on the west side have been installed for the South Bridge, all girders on the 11th Street interchange are installed, and work on girders for Lorne Avenue and Idylwyld overpasses are underway.
- Assessment of short and long-term bus refurbishment has been completed.
- Signal priority system for five intersections have been installed in some buses to improve the transit service between downtown and the University of Saskatchewan – testing of the system will begin in September.

Urban Planning and Development

- 3rd Avenue streetscape work has been substantially completed from 19th Street to 22nd Street.
- The Westmount Local Area Plan was adopted by City Council on June 27, 2011.

- A jointly funded project was approved by the RM of Corman Park Council to undertake a Concept Plan for the south east sector of the Planning District.

Recreation and Culture

- A \$30M contribution from the Frank and Ellen Remai Foundation to the Art Gallery of Saskatchewan was announced. This private donation is believed to be the largest in provincial history, with \$15M allocated toward the capital cost of the building and the additional \$15M directed to enhanced programming for the new facility. This will supplement the project funding previously announced from the Government of Canada and the Province of Saskatchewan.
- Construction is underway for the new Mayfair Pool.

Environmental Health

- The master plan for landfill optimization is complete.

Community Support

- A self-assessment tool for community associations has been developed and is being implemented to ensure accountability for use of grant funds and organizational effectiveness.

Corporate Governance and Finance

- Market data has been gathered and vetted for 2008 - 2010 in preparation for the 2012 property reassessment.

Budget

The City of Saskatoon is fiscally strong, with strong reserves, strong financial statements and strong fiscal policies. It is one of only three cities in the country to receive a “AAA” stable credit rating from Standard & Poors, making it one of the most fiscally responsible cities in Canada. It has maintained this credit rating for 20 years.

The City of Saskatoon’s 2011 Budget provides combined capital and operating investments of approximately \$676 million, with approximately \$351 million going to capital projects, and \$325 million going toward paying for the City of Saskatoon’s operations. As of June 30, 2011, the

City of Saskatoon is projecting an operating budget deficit of \$1.1 million. This represents 0.3% of the total operating budget of \$325 million.

Attachment 1 provides a detailed overview of the City's financial position for the second quarter of 2011. The major budget variances are as follows:

- increased fuel costs (\$1.0M)
- increased firefighter employment costs (\$600,000)
- higher payroll costs (\$500,000)
- road maintenance costs due to spring water drainage issues (\$450,000)
- increased electrical charges at Shaw Centre (\$110,000)

There are some positive variances to offset these items:

- interest revenues and SaskPower franchise fees related to growth (\$820,000)
- increased taxation due to growth and building activity (\$600,000)
- increase in long-term leases for civic-owned property (\$210,000)
- increase in fine revenues through enforcement and parking violations (\$200,000)
- increase in parking revenues (\$240,000)

POLICY IMPLICATIONS

Fuel Stabilization Reserve

The increase in fuel costs continues to be a significant factor in the financial projections for 2011. Fuel was projected to be \$1.1M over expenditure as reported in the first quarter results.

The City currently has a contract in place with PetroCanada for unleaded gas and diesel requirements. The City has also used future pricing. Both methods have proven successful in the past; however, it is impossible to predict fuel prices with any certainty.

At the July 12, 2011, Special Executive Committee meeting regarding the Service Review, the following was resolved:

“that the City establish a Fuel Stabilization Reserve to mitigate the impact of varying fuel rates on the City's annual budgeting and actual results process.”

The establishment of a Fuel Stabilization Reserve will be used to specifically offset the fuel fluctuations and will have a balance sufficient to cover the City's risk. This level is currently being examined. The intent is to transfer an equivalent amount from the existing Revenue

Stabilization Reserve, which currently has a balance of \$3.7M. Future contributions to this reserve will either be through actual year-end results or a planned contribution.

The Administration will outline the details of the policy requirements for a fuel stabilization reserve in a future report to City Council.

FINANCIAL IMPLICATIONS

This report identifies that, at second quarter of 2011 (June 30, 2011), the City of Saskatoon is forecasting a 2011 budget deficit of \$1.1M. The City has closely managed its expenditures and has made preliminary budget adjustments based on the initial forecasted deficit of \$1.4M reported in the first quarter (March 31, 2011).

The Administration will continue to closely monitor and manage the expenditures, and even further cost reductions may need to be explored in various operating programs.

As stated above, the \$1.1M forecasted deficit translates to less than half a percent (0.3%) of the total operating budget of \$325M for the City. This tradition of strong fiscal management further demonstrates why the City of Saskatoon was named “Canada’s Second Best Run City” (*Maclean's Magazine*, July 2009) and why it continues to receive the highest credit rating available.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

COMMUNICATIONS PLAN

Your Administration will continue to provide quarterly updates on the City’s 2011 Budget and Business Plan to keep City Council and the taxpayers informed of the City’s financial position, as well as the progress of key projects over the 2011 budget and business plan cycle.

PUBLIC NOTICE

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

ATTACHMENT

1. 2011 Business Plan Status Report - Second Quarter Results (June 30, 2011).

Administrative Report No. 17-2011
Section G – CITY MANAGER
Monday, September 26, 2011
Page 10

Respectfully submitted,

Paul Gauthier, General Manager
Community Services Department

Marlys Bilanski, General Manager
Corporate Services Department

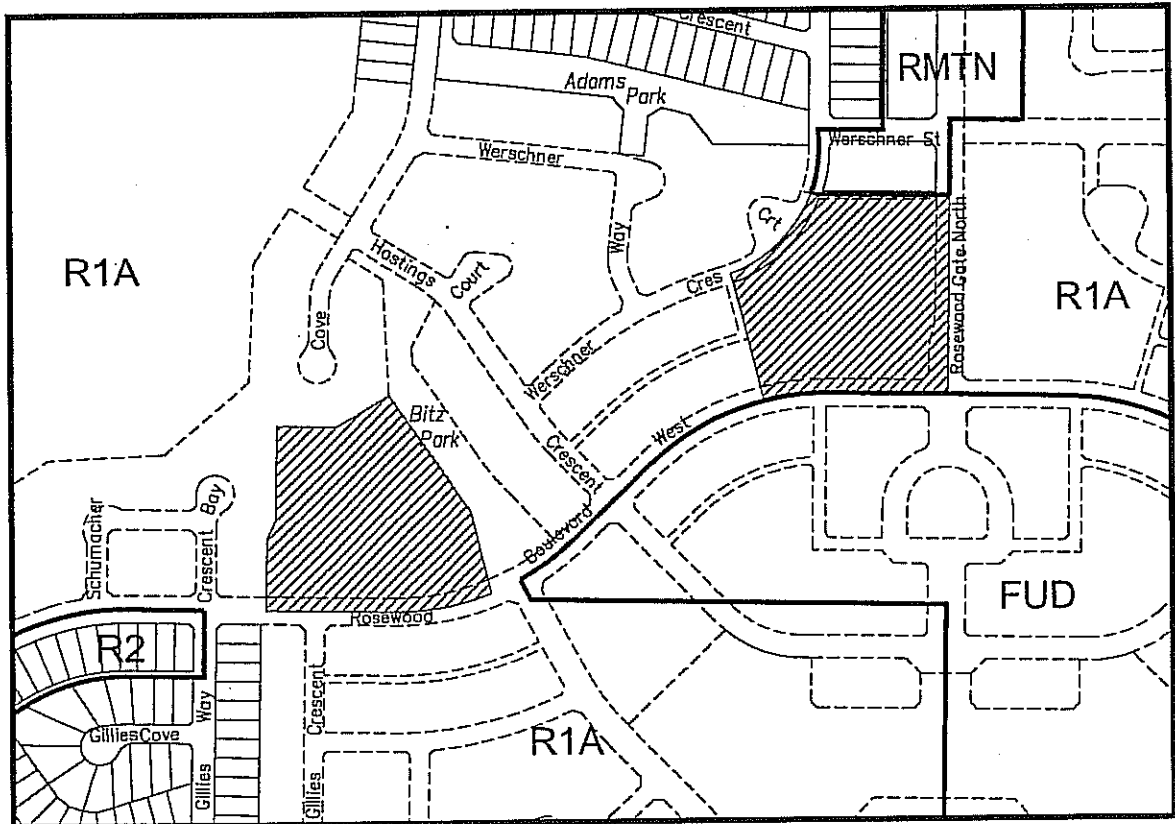
Mike Gutek, General Manager
Infrastructure Services Department

Jeff Jorgenson, General Manager
Utility Services Department

Murray Totland
City Manager

A1

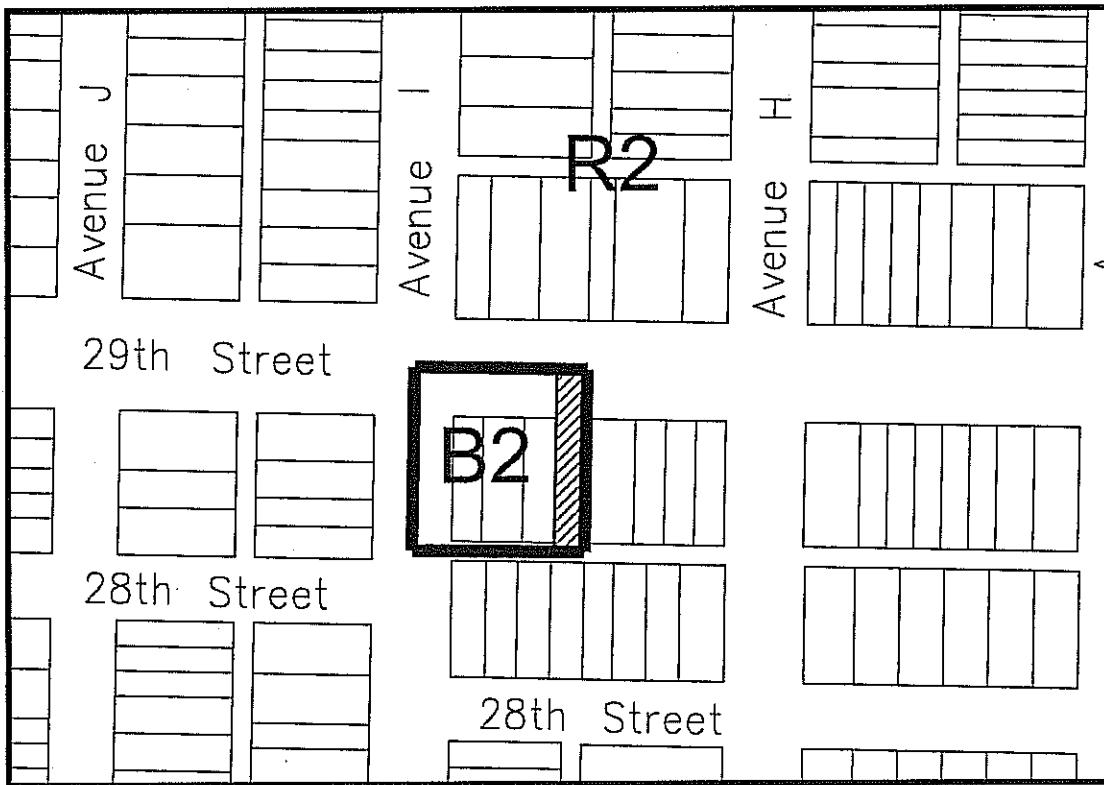
Proposed Rezoning No. Z10/11



PROPOSED REZONING
From R1A to RMTN

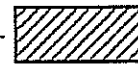


Proposed Rezoning No. Z11/11

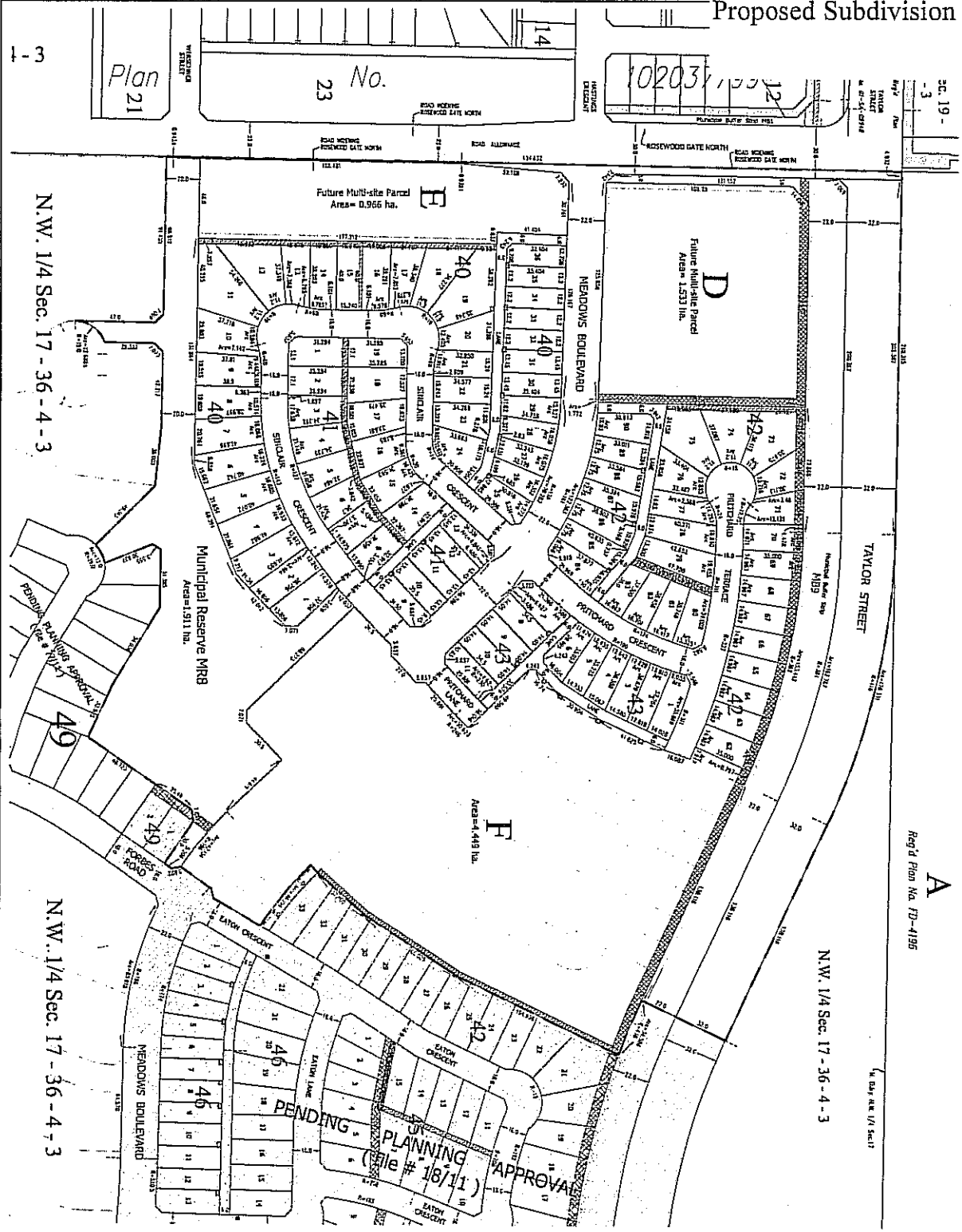


PROPOSED REZONING

From B2 to B1 by Agreement



PL: plan-58-11.dwg



SEC. 19 -
-3

Reg'd Plan No. TD-4195

A

N.W. 1/4 Sec. 17 - 36 - 4 - 3

N.W. 1/4 Sec. 17 - 36 - 4 - 3

N.W. 1/4 Sec. 17 - 36 - 4 - 3

ROSEWOOD
 PLAN SHOWING PROPOSED SUBDIVISION OF PART OF
 N.W. 1/4 SEC. 17 -
 TWP. 36 - RGE. 4 - W.3rd MER.
 SASKATOON, SASKATCHEWAN,
 BY: R.A. WEBSTER, S.L.S.
 2011



R.A. Webster
 Registered Professional Surveyor
 License No. 1011
 Registered, April 18, 2011

1. Existing easements, see attached map.
 2. See Subdivision, Survey, and Some Conditions.
 3. See Subdivision, Survey, and Some Conditions.
 4. See Subdivision, Survey, and Some Conditions.
 5. See Subdivision, Survey, and Some Conditions.
 6. See Subdivision, Survey, and Some Conditions.
 7. See Subdivision, Survey, and Some Conditions.
 8. See Subdivision, Survey, and Some Conditions.
 9. See Subdivision, Survey, and Some Conditions.



ESTABLISHED: CITY OF SASKATOON
 7. Approved under the provisions of Chapter 104, S.S.37 of the City of Saskatchewan.
 Date: _____ A.D. 2011.

 Chief Engineer at the Community Services Department



CONTRACT AWARD REPORT
Contracts \$50,000 - \$100,000
For the period May 1 to August 31, 2011

| <u>Date</u> | <u>Project Title</u> | <u>Department</u> | <u>Contractor/Supplier</u> | <u>Contract Amt</u> | <u>Purchase Method</u> |
|-------------|--------------------------------------|-------------------------|-------------------------------|---------------------|------------------------|
| May 03/11 | Tree Watering | Infrastructure Services | Schwinghammer's Tree Service | \$83,000.00 | Competitive |
| May 04/11 | Boiler Repair | Utility Services | Saskatoon Boiler Mfg. | \$59,033.10 | Sole Source |
| May 09/11 | Small Vehicles | Fire Services | Ens Lexus Toyota | \$62,182.20 | Competitive |
| May 09/11 | Pedestrian Signals | Infrastructure Services | Trafco Canada | \$93,445.00 | Sole Source |
| May 10/11 | Turn Out Gear | Fire Services | Commercial Solutions | \$90,000.00 | Competitive |
| May 14/11 | Pothole Patching | Infrastructure Services | Central Asphalt & Paving | \$50,000.00 | Sole Source |
| May 16/11 | Portable Dry Prime Pump | Utility Services | Canadian Dewatering | \$60,500.00 | Competitive |
| May 18/11 | Cisco Support/Licensing | Corporate Services | Metafore LLP | \$69,865.28 | Competitive |
| May 18/11 | Accessibility Ramps | Infrastructure Services | T.Monz Consulting | \$70,875.00 | Competitive |
| May 18/11 | Cable | Utility Services | Nexans Canada Inc. | \$80,273.25 | Competitive |
| May 20/11 | Boiler Exchange | Utility Services | Black and McDonald Ltd. | \$65,542.05 | Competitive |
| May 30/11 | Pothole Patching | Infrastructure Services | ASL Paving Ltd | \$50,000.00 | Sole Source |
| May 31/11 | Meters | Utility Services | Elster Metering | \$89,273.92 | Sole Source |
| June 01/11 | Steel Pole Repair | Utility Services | Provincial Galvanizing | \$90,203.19 | Competitive |
| June 02/11 | Intersection Repair | Infrastructure Services | ASL Paving Ltd | \$66,481.80 | Sole Source |
| June 08/11 | Roll-off Containers | Utility Services | Universal Handling Equipment | \$50,098.40 | Competitive |
| June 14/11 | Laundry/Storage Building | Infrastructure Services | Buena Vista Construction | \$55,440.00 | Competitive |
| June 21/11 | Pothole Patching | Infrastructure Services | Precision Asphalt | \$62,500.00 | Sole Source |
| June 22/11 | Street Sweeper | Infrastructure Services | Python Mfg. | \$71,251.40 | Sole Source |
| June 27/11 | Evergreen Buffer | Infrastructure Services | Wilco Contractors | \$78,563.10 | Competitive |
| June 28/11 | IP Phones | Corporate Services | WBM Office Systems | \$59,645.00 | Competitive |
| June 29/11 | Smart Cards | Utility Services | BEA Transit Solutions | \$53,064.00 | Sole Source |
| June 30/11 | Traffic Controllers | Infrastructure Services | Econolite Canada | \$68,384.00 | Sole Source |
| June 30/11 | Traffic Control Cabinets | Infrastructure Services | Econolite Canada | \$79,434.30 | Sole Source |
| July 05/11 | Floor Coating at CUC | Infrastructure Services | Star Concrete Floor Treatment | \$70,819.39 | Competitive |
| July 07/11 | Building Standards Office Renovation | Infrastructure Services | Arcee Construction | \$50,000.00 | Sole Source |
| July 07/11 | Roadway Channelization | Infrastructure Services | City Asphalt Paving | \$82,509.00 | Competitive |
| July 11/11 | 3/4 Ton Trucks | Infrastructure Services | Merlin Ford Lincoln | \$82,437.00 | Competitive |
| July 12/11 | Structural Steel Framework | Infrastructure Services | Country West Construction | \$78,603.00 | Sole Source |
| July 12/11 | Shoring System | Infrastructure Services | Graham Construction | \$75,316.50 | Sole Source |
| July 14/11 | Storage Lockers | Infrastructure Services | Shanahan's Ltd. | \$93,701.80 | Competitive |
| July 20/11 | Calcium Chloride | Infrastructure Services | McGills Industrial Services | \$78,000.00 | Competitive |
| July 21/11 | Manhole Installation | Utility Services | Brunners Construction | \$66,276.00 | Sole Source |
| July 21/11 | Bus Repair | Utility Services | BRC Group | \$52,836.31 | Sole Source |

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| | | | | | |
|------------|-------------------------------|-------------------------|------------------------------|-------------|-------------|
| July 27/11 | Trucking Services | Infrastructure Services | Excel Excavating | \$51,030.00 | Sole Source |
| July 28/11 | Tree Pruning | Infrastructure Services | Grant's Tree Service | \$56,700.00 | Sole Source |
| July 28/11 | Tree Pruning | Infrastructure Services | B & B Tree Services | \$60,000.00 | Competitive |
| Aug 03/11 | Mudjacking | Infrastructure Services | Slabmaster Ltd. | \$50,000.00 | Competitive |
| Aug 11/11 | CIS Strategic Plan | Corporate Services | IBM Canada | \$93,240.00 | Competitive |
| Aug 12/11 | Cable | Utility Services | Southwire Canada | \$96,844.00 | Competitive |
| Aug 12/11 | Cable | Utility Services | Prysmian Power Cables | \$98,857.00 | Competitive |
| Aug 16/11 | Tree Maintenance Holliston | Infrastructure Services | Davey Tree Expert Co. | \$83,981.10 | Competitive |
| Aug 16/11 | Tree Maintenance Holiday Park | Infrastructure Services | B & B Tree Services | \$60,067.35 | Competitive |
| Aug 17/11 | Trucking Services | Infrastructure Services | Excel Excavating | \$65,000.00 | Competitive |
| Aug 22/11 | Forcemain Cleaning | Utility Services | Uni-Jet Industrial Pipe Ltd. | \$80,115.00 | Sole Source |
| Aug 31/11 | Sludge Pump | Utility Services | Weir Minerals Canada | \$55,935.00 | Competitive |

ContractAwardattachMayAug11.xls

FI

ATTACHMENT 1



QUOTE

Elster Metering
1100 Walkers Line, Suite 101
Burlington, ON L7N 2G3 Canada
T +1 905 634 4895
F +1 905 634 6705
www.elster.com

Thursday, September 08, 2011
Elster Ref: 42300

TO Brendan Lemke
Saskatoon Light & Power
322 Brand Road
Saskatoon, SK S7K 0J5

| QTY | ELSER STYLE | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|------|-------------|---|------------|--------------|
| 4000 | ZFCW4000000 | REX2 R2S electronic meter, 200A MAX, 240 VAC supply, 1 phase, 3 wire, S-base, form 2s, 4 jaw, w/o links, option board ready. | \$64.31 | \$257,240.00 |
| 500 | ZFCW4A00000 | REX2 R2S electronic meter, 200A MAX, 240 VAC supply, 1 phase, 3 wire, S-base, form 2s, 4 jaw, w/o links, comes with internal disconnect switch and option board ready. | \$131.86 | \$65,930.00 |
| 1000 | ZF532A00000 | REX2 R2S electronic meter, 200A MAX, 120 VAC supply, 3 phase, 3 wire, network, S-base, form 12s, 5 jaw, comes with internal disconnect switch and option board ready. | \$172.00 | \$172,000.00 |
| 250 | ZD3310P8082 | Form 16S ALPHA A3TL electronic demand meter with 128k memory, 1-200 AMP, self-contained, socket base, 120-347 VAC wide range supply, 3 phase, 4 wire Y, 3 element, 7 Jaw. Comes with a 2 channel Load Profile recorder. Equipped as an EnergyAxis A3 ALPHA with EA_NIC and internal antenna. MC approval number AE-1168. | \$341.78 | \$85,445.00 |
| 50 | ZD3210P80L4 | Form 9S ALPHA A3RL electronic meter with 128k memory, 0.1-10 AMP, transformer type, socket base, 120-347 VAC wide range supply, 3 phase, 4 wire Y, 3 element, 13-jaw. Comes with 8 channel internal Load Profile recorder. Equipped as an EnergyAxis A3 ALPHA with EA_NIC and internal antenna. MC Approval number AE-1168. | \$393.17 | \$19,658.50 |

Pricing: All prices are adjusted to the 3rd quarter of 2011.

Sealing: The meters are quoted sealed.

Delivery: The meters will be shipped 4-6 weeks from receipt of the purchase order and all information necessary to process the order.

Payment Terms: Net 30 days.

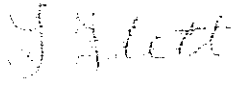
Quotation Validity: The prices quoted are valid for 30 days from the date of this quotation.

Taxes: All taxes are extra where applicable. Elster GST/HST Registration No. 1007682421 RT0001.

Standard Terms: All items are subject to prior sale. Elster standard conditions of sale apply (attached).

Special Terms: If any part of this quotation is awarded to Elster, we reserve the right to make product improvements during the course of the contract, that may result in type or style changes, but which would be approved by your utility and Industry Canada prior to your utility taking receipt of the product.

For Further Information Please Contact:

| | |
|---|--|
|  | Lindsay Flett Technical Support - Electricity T +1 905 634 4895 x107 lindsay.flett@ca.elster.com |
|---|--|

GI

2010 Service, Savings, and Sustainability Report:
How the City of Saskatoon Has Improved its Productivity
With Five-Year Highlights

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2010 Report on Service, Savings, and Sustainability

Introduction

The City of Saskatoon is seeking new, innovative ways to provide existing and emerging programs and services to residents of Saskatoon. The Administration is taking a fresh look at how it operates and how the corporation can become more adaptive and responsive. The City is exploring and implementing new ways of improving our service, increasing our savings, and growing our city in a sustainable way.

In the past, the Administration has simply listed outstanding accomplishments and moved on to the next task. Now, City Administration is taking the time to properly document the innovative and financial achievements it is making toward improving its productivity. This is being done to not only celebrate successes, but also to create a legacy of innovation for others to read and follow.

The business community has encouraged the Administration to publish such accomplishments as a key way of demonstrating to our citizens, and to the larger Canadian and global community, that the City of Saskatoon is an innovative and creative municipal government – one that is in tune with the reality around us and utilizing the principles of good business practices. This is the context for the **2010 Report on Service, Savings, and Sustainability: How the City of Saskatoon is Improving its Productivity.**

Corporate Transformation

A Culture of Innovation and Creativity

The City of Saskatoon is exploring and implementing new ways of improving our service, increasing our savings, and growing our city in a sustainable way. We are working to become more goal-oriented, responsive, and adaptive in our approach to the changing needs of our community.

One of the key deliverables from these initiatives is to create a culture of innovation and creativity within the corporation. This is an environment where staff is well prepared and willing to take on new challenges with new approaches and new strategies.

The City of Saskatoon is seeking new and innovative ways to provide the existing and emerging programs and services to its citizens. The 2010 Service, Savings, and Sustainability Report highlights the results of looking at new approaches to problem solving.

Strategic Plan and Corporate Business Plan and Budgets

In 2010, the City of Saskatoon transitioned to a new strategic planning and business planning process in preparing the 2011 Corporate Business Plan and Budget. This new plan is a departure from the City's traditional planning model, whereby plans were developed on the basis of departmental responsibilities. The change was necessitated by the fact that, in today's new era, City programs and services are interrelated and cross departmental lines. An investment in one program or service can pay significant dividends and provide attributes that benefit the entire community. This new planning process better allocates financial resources to the programs and services provided. The annual Corporate Business Plan and Budget is a key process within the overall strategic planning framework, and will ultimately provide for the alignment between our Community Vision, City Council's 10-year strategic priorities and the day-to-day services and programs that we provide to the citizens of Saskatoon.

To assist in this new plan, the City of Saskatoon launched an engagement process called Saskatoon Speaks. This process is described further within this report, and it was designed to seek citizen input on the issues that matter to them, and how best the City of Saskatoon can take advantage of the opportunities and tackle the challenges that lay ahead. The Community Vision will summarize community perspectives that will provide important input into City Council's new Strategic Plan.

It is anticipated that the new Strategic Plan will guide our city's development over the next 10 to 15 years. Strategic goals will be aligned with the themed areas of discussion that occurred during Saskatoon Speaks, and 10-year strategies and 4-year priorities will guide the City of Saskatoon in working toward realizing the community's vision for Saskatoon.

Community Engagement

An important aspect of being adaptive and responsive is to involve the community on matters affecting them. The 2010 Report on Service, Savings, and Sustainability includes information on ways the City of Saskatoon is reaching out to our citizens to increase public involvement and engagement in municipal government and tapping into the wisdom of Saskatonians.

Five-Year Highlights

The 2010 Report on Service, Savings, and Sustainability also incorporates highlights from previous years (2006 to 2008 Productivity Improvement Reports, and the 2009 Report on Service, Savings, and Sustainability) to illustrate the City of Saskatoon's longer-term achievements in improving productivity. Copies of the full reports from previous years are available on our website at www.saskatoon.ca (look under City Manager/City Manager's Reports).

What Others Are Saying About Us

"Thank you for the long-standing participation and valuable contributions of the City of Saskatoon to the BizPaL service. Saskatoon has worked closely with the province since Saskatchewan initially joined the initiative in late 2005 as the first jurisdiction in the province to implement BizPaL. ... We recognize the value of your ongoing commitment to BizPaL and look forward to working with the City as BizPaL evolves to meet the service needs of the Saskatchewan business community." – Angela Schmidt, Vice President, Competitiveness and Strategy, Enterprise Saskatchewan

"I brought greetings on behalf of the Mayor on Friday at the Provincial Baseball Championship. It was at Geoff Hughes Park in the west end of the city. There was a very large crowd; included in the program was Mr. Geoff Hughes. In his greetings, he specifically spoke of the immaculate care that the City takes with this park in his name. ... He asked me to pass the comments on to the City Administration." – Councillor Bev Dubois

"Just wanted to say how awesome all the outdoor activities are that you offer and how much fun my kids are having collecting Kids Club points." – satisfied mom

"City Manager Murray Totland has brought in experts to train civil servants how to think outside the norm. It was this sort of thinking that helped the City come up with – and risk – turning to a different method of tendering for the South Bridge Project. Totland is pretty confident, based on the nearest competitive bids, that Saskatoon shaved some \$50 million off the price of that contract. That is a worthwhile return on investment." – Gerry Klein, Civic Affairs, The StarPhoenix, May 27, 2010

"I love this size of venue. Kids are going to feel at home here and not get lost in this massive structure. It's going to feel like their place, their pool. And you're going to see a spike in performance, there's no doubt." – Mitch Geller, Chief Technical Operator for Diving Canada, at the Tier II Canadian Diving Championships at the new Shaw Centre (from The StarPhoenix, June 14, 2010)

"From our initial meeting with Kelly [Fitness Specialist at the Shaw Centre], she designed a program for Les and I that would increase our level of function for two very different medical issues. ... We have been motivated to work hard due to the ever challenging programs and positive reinforcements." – satisfied participant

Community Engagement

The City of Saskatoon's Community Engagement Process has become an integral part of civic planning. This process is applied when the Administration or City Council want to gather input or inform the public on specific initiatives, projects, bylaws or other civic matters during early design stages, and/or prior to final recommendations, approval or endorsement.

Community engagement happens with many issues. In 2010, it involved letters informing local residents of construction in their neighbourhood and provided a contact for questions.

"... it was for us an unexpected pleasure to receive...a detailed outline of the 'Construction Work in Your Area' and 'University Drive Median Replacement'. ... A helpful map was on the other side of the sheet, showing in yellow the streets subject to resurfacing. Superb! ... Your memo invited citizens to express any concerns they might have. Instead, amazingly, we are writing to express how proud we are of the people working for your Surface Infrastructure Preservation Unit." – satisfied citizen

Community engagement involved the Saskatoon City News blog which was launched in August 2010 along with other social media tools such as Facebook, Twitter, and YouTube. The blog provides timely updates on City events and projects and encourages residents to log in with their thoughts:

"Have you ever had a more commented-on blog entry than the white water park one? Great initiative using new media. Many young people are disconnected from the political process – with efforts like this blog, you can truly see that young people are actually engaged. Finally, the City is talking to young people using their platform...well done to the crew behind this initiative." – satisfied citizen

Community engagement involved public open houses and online forums to gather opinion on major construction and planning projects:

In May 2010, the City of Saskatoon commissioned a Traffic Bridge Needs Assessment Study to look at options for the future of the bridge. The needs assessment included a community engagement process to gather public input on several options. This input was instrumental in choosing a multi-use, modern steel truss bridge to replace the existing structure, with design elements sympathetic to the heritage and architecture of the existing bridge.

Community engagement involved planning forums and public open houses to gather input on the Saskatoon Culture Plan:

The Culture Planning process began in October 2009 and includes three phases of widespread public consultation and stakeholder input. Phase II included a Cultural Planning Forum held for over 100 arts and cultural stakeholders in March 2010. The event introduced the project to stakeholders and provided an opportunity to collaborate. Phase III began with over 200 residents attending an open house on December 2, 2010, to comment on the draft directions and strategies being proposed for the Saskatoon Culture Plan.

In 2010, the City embarked on the most ambitious community engagement process in the city's history:

Saskatoon Speaks, Shape Our Future

Saskatoon is a fast growing city, and the level of growth experienced over the past decade is expected to continue in the foreseeable future. The City recognized that now was the time to engage its citizens in a community-wide conversation to discuss the city's future and to develop a shared vision to ensure that as the city grows, it remains one of Canada's most attractive, livable, and prosperous cities.

Saskatoon Speaks, Shape Our Future is a community visioning process where citizens told us what matters to them, what they like and value about Saskatoon, what they want to improve, and what they aspire to achieve as Saskatoon grows over the next 50 – 70 years. The end result will be a Community Vision document that summarizes the community's perspectives and will be used as input into the City's overall Strategic Plan and other major civic documents.

In 2010, the City began to engage the community in a variety of conversations as outlined below. The process continued in 2011.

Listen and Learn:

In May 2010, Urban Strategies Inc. and Crosby Hanna & Associates, the consulting firms hired to lead this process, began to gather information on Saskatoon's history, strengths, and challenges to date. From there, interviews were conducted in June with various stakeholders from a cross section of the community. These interviews provided further insight into what Saskatonians really value and what is seen as the city's greatest assets and biggest challenges to members of the community.

Official Launch:

Saskatoon Speaks officially launched September 9, 2010, to a packed house at Galaxy Theatre. It was there that the many aspects of this project were introduced. The first visioning video premiered and the Saskatoon Speaks website was launched. The website includes background information on the major issues facing Saskatoon. It also includes various online questionnaires, an interactive blog, and other social media tools that could be used to carry on an online conversation between citizens using Facebook, Twitter, Flickr, and YouTube.

City Summit #1:

The public consultation aspect of the project began with the Saskatoon Speaks City Summit. The summit kicked off on September 29, 2010, with an evening with Peter Mansbridge. Mansbridge delivered an inspiring keynote address, speaking about the importance of being involved in civic issues and participating in a process like Saskatoon Speaks. Mansbridge emphasized the significance of civic engagement and encouraged everyone to take advantage of this unique opportunity.

Also on stage that night was a panel of inspiring local speakers. Joining MC Richard Brown (CKOM News Talk Radio) was Al Anderson (long-time local business owner), Vera Pezer (Sports Psychologist, U of S Chancellor), Amulya Mohan (recent immigrant from India with a Masters in Human Resources), Jacqueline Cook (University student and Youth Representative at the 2010 G20 Summit in Ontario), and Leanne Bellegarde (lawyer). Each shared their hopes and dreams for Saskatoon and took part in a panel discussion of what makes Saskatoon a great place to live.

The summit continued on October 1 and 2. Both days included presentations on Saskatoon's development to date and seven key themes in which growing cities face challenges and opportunities.

Hundreds of residents came out to the Saskatoon Speaks City Summit to speak up and shape our future. They shared their values and discussed their vision for Saskatoon as the city continues to grow.

Focused Visioning Workshops and Open House:

A series of focused visioning workshops and an open house were hosted from November 30 to December 2, 2010. The workshops and open house provided an opportunity for more detailed discussions. Participants explored and refined emerging vision directions that capture community aspirations and identified a range of possible strategies to achieve them.

Community Voice Toolkit:

For those who wished to have a discussion with other citizens but could not attend any of the public events, Saskatoon Speaks prepared a Community Voice Toolkit for the community to host their own mini Community Voice Sessions with their groups or organizations.

Online Questionnaires:

A series of questionnaires were posted at www.saskatoonspeaks.com in October 2010. Before answering the questions and sharing their vision for the seven themes, citizens could view the same information that was presented at the City Summit through information sheets and PowerPoint presentations posted on the website.

Youth Voice Toolkit:

To ensure the participation of youth in the development of our vision, Saskatoon Speaks also prepared a Youth Voice Toolkit for high schools across the city.

2010 Awards & Recognition

AAA Credit Rating

"Saskatoon has soared to yet another AAA credit rating and stands among the few Canadian municipalities to achieve the high score. The bond rating agency, Standard and Poor's, once again confirmed the City of Saskatoon's AAA rating, making it the 20th consecutive time the City has achieved the highest possible level." – The StarPhoenix, February 25, 2010

Affordable Housing "Best Practice"

CMHC named the City of Saskatoon's 2010 Housing Business Plan as an affordable housing "best practice" in Canada. The plan sets out the City's role in affordable and supportive housing for the year. In 2010, over 350 new affordable ownership, rental, and supportive housing units were facilitated through the plan.

Saskatoon: the Fastest-Growing City in Canada

"The Prairies are rising and Saskatchewan is leading the way as home to two of the three fastest-growing cities in Canada, new demographic analysis from Statistics Canada shows. Saskatoon is the fastest growing city in Canada, with a population growth rate of 27.7 per 1,000 people between July 1, 2009, and June 30, 2010. That translates into 7,200 more residents, for a total population of 265,300..." – National Post, Postmedia News July 20, 2011

Second in Cost Competitiveness

The KPMG 2010 Competitive Alternatives Report ranked Saskatoon second for cost competitiveness in Western Canada as well as second (in the same category) in the Midwest U.S./Western Canada. The 2010 study measures the combined impact of 26 significant business cost components and compares data on a variety of non-cost competitiveness factors.

Third in Business Friendliness

Saskatoon was named Canada's third most business friendly city by the Canadian Federation of Independent Business (CFIB). This is down from our first place ranking in 2009, but a top 3 ranking out of 100 Canadian cities demonstrates continued confidence in Saskatoon as an "entrepreneurial hot spot".

2010 Employer of the Year

The Canadian Council on Rehabilitation and Work (CCRW) promotes and supports meaningful, equitable employment of persons with disabilities. The CCRW named the City of Saskatoon the 2010 Employer of the Year for partnering with the CCRW's Partners for Workplace Inclusion Program (PWIP) in promoting a representative workforce.

Immigration Initiatives Earn Saskatchewan Municipal Award

The Saskatchewan Municipal Awards are designed to recognize and celebrate excellence and innovation on the part of Saskatchewan's municipalities, and to promote the successes of Saskatchewan's municipal sector beyond its traditional audience and to all of Saskatchewan. The City of Saskatoon received the top award for Community Development Leadership category for our immigration initiatives.

Prestigious CAZA Award for Innovative “Zoo School”

It was a banner year for the Saskatoon Forestry Farm Park & Zoo, which not only earned five-year accreditation from the Canadian Association of Zoos and Aquariums (CAZA) for the fourth consecutive occasion, but was also awarded CAZA’s prestigious Eleanore Oakes Award for its “Zoo School”. The program was developed by Saskatoon Zoo Society program staff and is conducted in the new Affinity Learning Centre.

National Nod for City’s GHG Reduction Initiatives

The City is proud to have two of its greenhouse gas (GHG) reduction initiatives highlighted in the national 2010 Partners for Climate Protection (PCP) Measures Report. The report looks at 182 measures collected from 37 municipalities across Canada. The initiatives included the successful rain barrel promotion and the fuel efficient hybrid bus fleet. Collectively, the two initiatives save 194 tonnes of GHG emissions per year in Saskatoon.

Canadian Award for Financial Reporting (CAFR)

In spring 2010, the City of Saskatoon was awarded the Government Finance Officers Association’s Canadian Award for Financial Reporting for our 2008 statements. The award is designed to encourage the highest standards of financial reporting for Canadian governments. It acknowledges governments that prepare comprehensive annual financial reports that evidence the spirit of transparency and full disclosure.

In the News

A Great Place to Live

In 2010, Global News partnered with Ipsos Reid to conduct a nation-wide survey to explore people’s opinions on a wide range of issues. Results show that nine out of ten (91%) Saskatonians feel their city is a great place to live. This put Saskatoon second out of all cities surveyed.

Feature Coverage in Globe & Mail’s Report on Business

“Welcome to Boomtown, Saskatoon Style” is the banner that greeted readers of the December 4, 2010, edition of the Globe & Mail’s Report on Business. The issue featured a 14-page, full colour feature that reached an estimated 1.4 million readers.

Feature Coverage in the Canadian Business Journal

Saskatoon’s booming economy also earned the notice of the Canadian Business Journal, which produced a 22-page, full colour feature as part of its July 2010 issue.

Cracking the Top 25 in Canada’s Best Places to Live

In a listing of Canada’s Best Places to Live on MoneySense, a personal finance website, Saskatoon cracked top 25, jumping from 40th place in 2009 to 22nd in 2010. The list was based on data from 179 Canadian cities and towns with populations over 10,000 people. Cities were rated based on home affordability, climate, prosperity, crime rates, access to health care, lifestyle, and more.

Improving Our Service (2006 – 2010)

Highlights of 2010

3rd Avenue Streetscape

The City's Downtown Plan identified 3rd Avenue, one of the main streets in the Partnership BID area, as a streetscaping priority. The 3rd Avenue Streetscape Project involved sidewalk remediation, installation of street trees, irrigation, street furniture, and coordination with Saskatoon Light & Power for overhead line removal. Redesign of public space led to several innovations, including the use of extended transit and pedestrian bulbs, as well as the use of Silva Cell Systems to promote improved tree root structure and tree growth.

Access Transit Opens LEED-Certified Storage Facility

With growing demand for service, Access Transit took steps to ensure continued efficiency. The opening of its new storage facility allows for more efficient onsite fuelling, a seemingly small change that will help keep the buses on the road longer, enabling drivers to provide more trips for customers per bus, per day.

Animal Services Software

New software improved information sharing among City of Saskatoon Animal Services, SPCA, and Saskatoon Animal Control Agency.

ATOSKE Summer Camp Opens Doors

The ATOSKE ten-day summer training camp is a program organized in partnership with the Saskatoon Tribal Council. It targets Aboriginal youth from both urban and reserve settings. The training program is designed to increase Aboriginal youth leadership in the development and delivery of sport, culture, and recreation programs. The training assists youth in obtaining future employment in their respective communities.

Building Permits

A total of 4,100 building permits were issued in 2010, the third highest number in the past 40 years; more than 1,000 were permits for residential one-unit dwellings. Staff increases, cross training, and changes in the way customers are served enabled the City, in most cases, to meet the five-day turnaround target for one-unit dwellings.

City Centre Plan, Phase 1

The first stage of the multi-year City Centre Plan was completed, providing baseline data that will be used in the Civic Plaza Precinct Master Plan and comprehensive downtown or City Centre Plan. Using baseline data to create metrics establishes a method for the City to maximize benefits from ambitious projects.

Cultural Grant Helps Local Theatre Group Secure Outside Funding

Implementation of the City's new capital funding program for major arts organizations played an instrumental role in La Troupe du Jour's expansion of its 20th Street production centre. With the City's \$197,000 contribution, La Troupe du Jour was able to secure over \$1.5 million from other sources, thereby enabling this cultural and urban revitalization project to go ahead.

Development of Kinsmen Park and Area Master Plan Inspires PotashCorp Sponsorship

City Council approved \$170,000 for a Kinsmen Park and Area Master Plan, including the Mendel Art Gallery building and grounds and the Shakespeare on the Saskatchewan site. The plan will focus on creation of a civic activity node that is place-specific, memorable, and enjoyable for all ages. The initiative captured the interest of PotashCorp, which came forward with a \$5,000,000 minimum sponsorship commitment.

Digital Imaging and Information Storage

To improve efficiencies, enhance cost savings in document retrieval and filing, and increase security, the Assessment Branch purchased hardware and implemented processes to transfer and store paper records as digital records.

Grant Program for Multi-Unit Homeowners

The City introduced a new grant program for condominium associations and owners of multi-unit dwellings to offset the cost of waste bins. Property owners can use the grant whether they use City collection services or pay for private waste removal service.

Implementation of New Fleet Management System

In June 2010, Vehicle and Equipment Services went live with a new Fleet Management System (M5). The new fleet system has enabled Vehicle and Equipment Services to more effectively collect a variety of data to aid in tracking costs, identifying efficiencies, and determining rate structures.

Interactive Transit Map

Saskatoon Transit reworked its maps to provide customer-friendly information about the transit system, route maps, schedules, and hubs. An interactive transit map on the City's website lets customers plan trips, access detailed route maps, find relevant streets and transit stop numbers, and more.

Land Development Fund Benefits Civic Projects

The Land Development Fund reinvests funds derived from the operation of the City's Land Bank Program in the community. For example, \$2.5 million was allocated to the Affordable Housing Reserve, \$1.3 million to the Bridge Reserve, \$1.0 million to the Pleasant Hill Concept Plan, and \$3.9 million to various capital projects, including Mayfair Pool redesign and the North Downtown Gateway Project.

Landfill Adds Second Scale

A second landfill scale was commissioned to provide enhanced customer service by separating City collection vehicles from landfill line-ups.

Multi-year Cash Grant for Flagship Organizations

The City's cash grants, through the Assistance to Community Groups Programs, added a component for flagship organizations to provide multi-year funding. Organizations approved as flagships apply for funding once every three years and are approved an annual amount for each of those three years. This enhances funding stability and long-term planning, while streamlining paperwork and adjudication processes.

New Accessible Playground at Saskatoon Forestry Farm Park & Zoo

Every year, between 55,000 - 75,000 children visit the Saskatoon Forestry Farm Park & Zoo. In June, the official opening of the new McDonald's Natural Place to Play Playground gives young visitors a new, animal-themed, accessible playground where everyone can join in the fun.

New Features Improve City's Property Assessment Online Tool

The Assessment Branch added a mapping component and additional sales information to the Property Assessment on the City website. The new features improve public access to assessment information, increase transparency in assessments, and provide more flexibility in searching for information.

North Downtown Master Plan

City Council approved \$500,000 for a North Downtown Master Plan. The Master Plan will create a vision for vacant City-owned land resulting from the extension of 25th Street to Idylwyld Drive North and the relocation of the City Yards, while taking into consideration the new Police Services Headquarters site.

Nutana/Victoria School Grounds Land Swap

To address park space deficiency in the Nutana neighbourhood, the City completed a land swap agreement with Saskatoon Public Schools. The agreement saw the City acquire 1.115 acres adjacent to Nutana Collegiate and 1.560 acres adjacent to Victoria School, both parcels to be developed as neighbourhood park space. The park space adjacent to Victoria School was developed in the summer of 2010.

"On Hold" Tool Adds Messaging Capability

The Revenue Branch added a new layer to its interactive voice response system. Callers now hear important City messages while waiting for a customer service representative.

Online Business Directory Enhancement

The Business Directory is a web-based search application on the City's website that allows the public to search for licensed businesses. In 2010, the directory was expanded to include institutional agencies, such as hospitals, non-profit organizations, political entities, and professional organizations. This makes the directory a one-stop source for contact information.

Pleasant Hill Village

The Pleasant Hill Village project is a major initiative to provide new housing, park space, and a new elementary school with community space in a key area within the Pleasant Hill neighbourhood. It is the largest neighbourhood renewal project in Saskatchewan. In November 2010, the first new housing units in the Pleasant Hill Village project were completed.

Proactive Communication to Residents Affected by Boundary Alterations

The City moved proactively to answer questions from property owners and stakeholders affected by expansion of the City's boundaries. A collaborative effort among civic departments led to the publication of a brochure that answered frequently asked questions about City services.

Public Art Asset Management

The City of Saskatoon owns over 40 pieces of permanent public art valued at \$2 million. In 2010, the City completed conservation assessments of 19 of the outdoor pieces. The resulting assessments provide a foundation for effective long-term maintenance and conservation. The City's Placemaker Public Art Program acquired three new Placemaker features and continued leasing 15 other public art sculptures in the BID Districts.

Residential Plan Review and Inspection Program

The Residential Plan Review and Inspection Program was rewritten to make it easier to understand. The new program more clearly outlines what the Building Standards Branch will review on ground-oriented residential building plans and what will be inspected in the five mandatory call-in inspection stages.

"Safe Growth and CPTED in Saskatoon: An Illustrated Guide to Safer Development in Our Community"

The City's user-friendly guide to minimizing opportunities for crime through proactive design on private properties and public spaces was widely distributed to designers, stakeholders, and the community at large. Proactive site planning and design reduces the opportunities for crime and makes everyone feel safer.

Saskatoon Opens Fire Station #8

The grand opening of Saskatoon's ninth fire station attracted provincial and municipal dignitaries including the Honourable Lynne Yelich, the Honourable Darryl Hickie, and the Honourable Don Morgan. Fire Station #8, located at 207 Slimmon Road is strategically located to provide service to Rosewood, East College Park, Briarwood, and Lakeridge. (Note that when the station at the Saskatoon Airport was under the jurisdiction of the City of Saskatoon, it was called Fire Station #8 – that number is now being re-used for the new station on Slimmon Road.) The new station supports the nationally recognized standard response of four minutes and the eight-minute full first alarm response for the entire east side. The fire station is also certified as a Leadership in Energy and Environmental Design (LEED) building. The design is the new standard for future fire stations in Saskatoon and is planned to be repeated for the next three stations, saving substantial costs in design fees.

Solving Technical Challenge Opens Door to Increased Efficiency

Corporate Information Services implemented an innovative solution to the ongoing issue of EFT (electronic funds transfer) remittances, allowing vendors to send remittances to the City via email. This enhances the level of service to vendors, while reducing the City's printing, stuffing, and mailing costs.

"Whose job is it?" Brochure Translated into 14 Different Languages

The City's "*Whose job is it?*" brochure, which provides a listing of phone numbers for commonly requested civic services, was translated into 14 different languages and is available online: Arabic, S'gaw (Burmese dialect), Chinese, Farsi, French, German, Hindi, Korean, Russian, Spanish, Tagalog, Ukrainian, Urdu, and Vietnamese. The translated versions help newcomers transition more easily in their new surroundings.

Highlights of 2009

- A major upgrade to the College Park Substation was completed, providing better backup and transfer of electricity in case of outage. Upgrades in the electrical distribution area improved reliability and reduced outages (and the associated overtime and infrastructure replacement costs).
- An electronic inventory of public art pieces was completed, providing a comprehensive, easy-access summary of all public art pieces.
- An online grant application system was set up for social agencies applying for grants under the City's cash grant social component.
- City staff introduced blogs and wikis to improve and enhance the community engagement process. Blogs and wikis allow for quick, efficient updating of project information, are free of charge, and allow for ongoing dialogue.
- In order to reduce landfill line-ups during peak periods, the City introduced collection of \$5 loads on both inbound and outbound lanes and brought in additional staff to handle traffic flow. Composting material is no longer accepted; however, residents can utilize one of two compost depots free of charge.
- On board mobile data terminals were installed on Access Transit buses to improve efficiencies by providing up-to-date location and departure times.
- Public Works Dispatch implemented new software to allow the public to access automated information on water interruptions, electrical outages, snow clearing, etc.
- Several Saskatoon Transit initiatives focused on improving customer service, including ongoing Transit Ambassador Training. A Service Supervisor was assigned to liaise with public and separate schools on issues related to school excursions and use of Transit service by students.
- The City's Business License Program produced print and online versions of a new Business Start-Up Guide to give prospective business operators a quick, friendly introduction to starting a business in Saskatoon.
- The launch of "My Utility Account" in 2009 gave customers online access to their utility account information, including consumption data to assist with their conservation efforts.
- In 2009, the Land Development Fund benefited civic projects with allocations of \$8.2 million.
- What started in 2004 as a vision by the community transformed into the Shaw Centre, a 110,797 square foot state-of-the-art facility offering a new calibre of recreation, health, and fitness opportunities to the residents of Saskatoon.

Highlights of 2008

- An electronic booking program was implemented at Gordon Howe Campground, providing staff with efficiencies in managing site bookings and reducing wait times for customers.
- Approximately 2,300 homes were converted to individual roll-out garbage containers. This reduced back alley fires, vandalism, illegal dumping, and damage to collection trucks.

- Positive public response to self-help initiatives such as Phone & Go and Click & Go led Saskatoon Transit to reduce hours of operation of the Customer Service Centre. Improved shift start and finish times enhanced staff morale.
- Saskatoon Transit worked with Credit Union Centre (CUC) to provide a dedicated bus pick-up/drop-off location for patrons attending large events at CUC (e.g. concerts).
- The Building Standards Branch moved to requiring only one set of residential plans in support of building permit applications for one or two unit dwellings. This streamlines the application process for both applicants and City staff.
- The City created three districts for winter snow/ice clearing and assigned staff to the same district for the season. This allowed staff to become familiar with routes, resulting in fewer equipment/infrastructure repairs and to provide enhanced level of service.
- The City introduced a new LeisureCard program for low-income families and individuals, issued on an annual basis, to replace the courtesy passes that had been issued three times per year.
- The City's new dedicated Emergency Operations Centre (EOC) became fully operational in November 2008.
- The City of Saskatoon, in partnership with the Gabriel Dumont Institute, Saskatoon Tribal Council, and Saskatchewan Indian Institute of Technologies, developed and implemented pre-employment training for Aboriginal people interested in a career as a Transit Operator. The second year of the program had the most successful intake resulting in the hiring of two operators in 2008.
- In 2008, the Land Development Fund benefited civic projects with allocations of \$8.6 million. Improving Our Service (continued)

Highlights of 2007

- An EFT process was implemented allowing monthly debt service payments (interest and principal payments) to holders of City of Saskatoon debentures to be delivered electronically rather than by cheque, reducing opportunities for fraud and increasing processing efficiencies.
- Bar coding on utility statements and property tax notices was implemented to gain processing efficiencies, minimize errors, and save time.
- Implementation of a new Fire Inspection Program using portable laptops to complete forms onsite allowing for immediate entry into the fire inspection database, and emailing of completed inspections to property owners.
- Saskatoon Transit implemented a universal bus pass program (U-Pass) with the University of Saskatchewan Students Union. The program gave undergraduate students unlimited transit use at a set cost per semester, dramatically increasing transit ridership.
- The automated Plumbing Permit and Inspections Program was implemented, replacing the existing labour-intensive manual system.

- The City formalized the principles of Crime Prevention Through Environmental Design (CPTED), which means that all future civic projects are reviewed to ensure the principles are incorporated at the design stage.
- The implementation of Snow Route Temporary Parking Bans reduced the amount of time required to clear priority streets by approximately 10 - 15%, and allowed snow clearing crews to effectively store the snow adjacent to the sidewalk.
- The Riversdale neighbourhood was converted from back alley communal containers to individual roll-out garbage containers, reducing back alley container fires, vandalism, illegal dumping, and damage to collection trucks.
- Saskatoon Fire & Protective Services installed a new Computer-Aided Dispatch System to improve priority dispatch capabilities, resulting in quicker emergency call assessment and dispatching time.
- Phase I of the Shaw Centre, a civic leisure facility integrated with Bethlehem Catholic High School and Tommy Douglas Collegiate, opened.

Highlights of 2006

- A policy change in the Affordable Housing Program allowed for-profit enterprises to access incentives, further increasing the potential for affordable housing in Saskatoon.
- As part of the Northern Highway Career Fair, City staff joined representatives of other organizations on a tour of northern communities to promote employment opportunities and educational requirements for positions with the City of Saskatoon.
- Conversion of all drawings from a hard-copy filing system to a digital format within Mapguide was completed, improving productivity by making all plans easy to retrieve and universally available to employees.
- Fourteen new fire fighters were hired in October 2006; two to bring all four battalions up to even numbers, and twelve to fully staff the east side aerial and improve response time.
- Incorporating safety checks and repairs on more than 100 civic play structures into one job responsibility saved costs while improving safety and service to the public.
- Introduction of a new weigh-in, weigh-out system and installation of a security camera and gates at the landfill reduced line-ups, improved vehicle processing time, improved security, and allowed for more accurate readings.
- Neighbourhood Safety was incorporated into Local Area Plans (LAPs); LAP Implementation Reports and Safety Audit Reports were made available online, reducing the number of public inquiries about local area planning.
- Saskatoon Light & Power developed an Electrical Contractor's Service Guide to assist contractors with completing electrical work to the established standards. The guide was made available on the City's website.
- The City's Interactive Voice Response (IVR) system was enhanced to provide a self-service option to Provincial Community Resource staff requiring client billing information.

- The Holiday Park Golf Course Redevelopment Plan was completed and well received by golfers and visitors alike, as was the asphaltting of the Wildwood Golf Course parking lot.
- The introduction of two new automated transit information features (Phone & Go and Click & Go) resulted in improved service to customers.
- The Pleasant Hill neighborhood was converted from back alley communal containers to individual roll-out garbage containers, reducing back alley container fires, vandalism, illegal dumping, and damage to collection trucks.
- The Property Maintenance and Nuisance Abatement Bylaw 8175 was amended to include graffiti and is administered and enforced by Saskatoon Fire & Protective Services.

Increasing Our Savings (2006 - 2010)

Highlights of 2010 (total estimated savings in excess of \$1.8 million)

Debt Issuance (estimated savings - \$1.5 million)

On July 1, 2010, the City borrowed \$44,000,000 from CMHC at 3.29% with payments amortized over a 10-year term. When compared to the borrowing cost of a 10-year serial debenture issue, the City should realize interest savings of approximately \$1.5 million over the duration of the loan.

Computer Server Virtualization (estimated savings – \$148,000 to \$222,000)

Corporate Information Services has been using virtual servers for almost four years as a way of maximizing the investment in hardware, while reducing physical hardware acquisition and maintenance costs. The City set up 37 of its 101 virtual servers in 2010. Each virtual server saves the City between \$4,000 to \$6,000, when compared to the cost of a physical server.

Longer-term Natural Gas Contracts (estimated savings - \$100,000)

Negotiating 4-year contracts for TCU Place and Harry Bailey Aquatic Centre reduced natural gas costs at both facilities. The contracts allow the City to pay lower commodity prices while providing lower transportation charges, and no-charge storage equal to approximately 40% of winter consumption.

Additional In-House Design Services (estimated savings – \$17,000)

A part-time marketing assistant was hired to provide Community Services with the ability to complete more graphic design materials in-house. Outside of designated part-time hours, the assistant's services were made available to other workgroups, such as Corporate Communications and the Community Visioning project. This reduced the amount of financial and human resources involved in hiring external design agencies. Cost savings associated with using this internal service compared to outsourcing was estimated to be \$17,000.

Using CASEWARE to Prepare Year-end Financial Statements (estimated savings – \$7,000 to \$10,000)

Software was implemented to increase the automation process used to prepare the consolidated year-end financial statements. The time saved using this software was estimated at two to three weeks, or \$7,000 to \$10,000.

Pay-By-Space Parking Meters (estimated savings – \$5,000)

The introduction of pay-by-space parking meters allowed customers to pay for parking in certain areas in River Landing and off-street City parking lots. The pay-by-space stations allow payment by cash or credit card, reducing City staff time collecting coins from individual meters. Real-time reports allow for more efficient enforcement, based on accurate usage data.

Postal Code Validation Software (estimated savings – \$4,500)

Postal code validation software was implemented to automatically provide the postal code for new customer set-up, rather than having the customer service representative look up the code. Between 20 and 30 seconds per mailing address update is saved using this software, as well as approximately 220 hours per year in postal code error correction.

Direct Debit Machine Replacement (estimated savings – \$1,700 annually)

The replacement of Interac machines at cashier stations at City Hall with newer technology – and at no cost – will result in a \$1,700 reduction in annual fees.

Two Hybrid Vehicles Put into Service (estimated savings: \$1,000 annually)

Vehicle and Equipment Services put two hybrid synergy drive vehicles into service. The mid-sized vehicles reduce CO₂ emissions by 32% compared to other petro/diesel vehicles, and significantly improve fuel efficiency. The vehicles also provide “right sizing” to suit their function.

Highlights of 2009 (total estimated savings of approximately \$65 million)

- A new and innovative approach was used to tender the building of the Circle Drive South Project to ensure both the cost (approximately \$50 million lower than estimated) and schedule are guaranteed.
- A study concluded that a hydropower project at the Weir is both technically feasible and economically viable, and could generate a potential new revenue stream of \$3.6 million annually (starting in 2016), increasing to \$10 million annually (by 2036).
- The City developed an innovative solution to rainfall flooding that will save property owners millions of dollars and avoid claims against the City. Rather than divert rain volumes to treatment and pumping stations in the north end (at a cost of \$70 million), collector tanks were installed below the surface and the excess water from the storm sewer fills the tanks rather than spilling into the basements of homes.
- City employees found creative ways to salvage and recycle 98% of the old Mitchell’s Plant during deconstruction to make way for the Circle Drive Bridge, saving approximately \$3 million in landfill space savings and \$4.5 - \$6.5 million in savings in the award of contract.
- Saskatoon Transit’s innovative refurbishment of aging buses allows the City to restore and recommission 15 old buses for the price of a new one (\$450,000), saving an estimated \$3 million.
- Reusing road and sidewalk rubble, building bricks, and even glass and porcelain in road rehabilitation led to \$2.95 million in estimated savings for 2008 and 2009.
- The purchase of four mid-sized low-floor buses for use on routes with lower demand led to an estimated savings of \$1.2 million.
- As part of the Home First Inspection Program, Saskatoon Fire & Protective Services continued to inspect rental accommodations prior to Saskatchewan Ministry of Social Services clients taking possession. The program generated an estimated \$250,000 in additional revenue over the life of the program.
- A second material handling site adjacent to the landfill was commissioned to store construction material (clean fill, gravel/base, concrete, and asphalt). Lower hauling costs helped generate estimated savings of \$200,000.
- Saskatoon Light & Power acted as its own general contractor on construction of a new network vault on 3rd Avenue, realizing savings of approximately \$154,000.

- Construction and commissioning of the Ultraviolet Disinfection Facility at the Wastewater Treatment Plant was completed, eliminating the use of chlorine gas and reducing the chemical budget by approximately \$110,000 per year.
- Approximately 4,000 new and more accurate electronic/SMART residential electric meters were installed, leading to an estimated revenue increase of \$30,000.
- A new digital filing system for the Business License Program saved approximately \$25,000 per year in document filing and retrieval costs.
- Changes in the way seasonal Leisure Guides were printed allowed each indoor leisure centre to update drop-in calendars while maintaining the City's brand identity and saving approximately \$6,000 in annual printing costs.
- Online parking ticket payment was implemented, allowing customers to pay tickets online using credit cards at times convenient to them and providing the City with an estimated savings of \$2,500.
- Online meter reading was introduced to allow customers to enter meter readings online, for automatic upload into the CIS database, which provided an estimated savings of \$2,500.
- Introduction of the eBill system led to estimated savings of \$1,300, with increased savings anticipated in future years.
- Community newsletters were electronically distributed to all community associations, leading to annual savings in paper, photocopying, and staff time of approximately \$1,500.

Highlights of 2008 (total estimated savings in excess of \$389,000)

- Saskatoon Fire & Protective Services made a bulk purchase of five fire apparatus (three pumpers, one heavy rescue truck, and one bush truck). Following approval of the new east side fire station, an additional rescue pumper was added to the bulk purchase, resulting in a cost saving of approximately \$60,000 per pumper. Overall, the entire purchase realized savings of approximately \$240,000 over individual custom-built fire apparatus purchases.
- Changing the hiring qualifications for Transit Operators played a key role in Saskatoon Transit's successful hiring of 19 new employees and contributed to reduced overtime costs amounting to approximately \$216,000.
- Improvements to machining equipment allowed the City to begin fabricating parts internally rather than outsourcing, leading to an estimated \$50,000 in annual savings.
- Saskatoon Light & Power became its own general contractor for the construction of a network vault with approximate savings of \$125,000.
- Fifty sets of fire fighter protective clothing were purchased to outfit new recruits, replace worn gear, and meet needs for spare gear. The bulk purchase realized \$35,000 in savings.
- The new computer aided Fire Dispatch Management system was implemented, improving dispatch capabilities while reducing annual system operating and maintenance costs by \$25,000.
- A new public skating schedule implemented in the fall of 2008 increased total hours of public skating available to the public while also creating an additional 70 hours (or \$13,510) worth of prime time ice through the fall and winter season.

- The number of Leisure Guides printed and distributed was reduced by approximately 13,300 copies by encouraging areas outside of Saskatoon to use online instead of print copies. This resulted in annual savings of \$10,500.
- Saskatoon Fire & Protective Services implemented an Emergency Medical Services Equipment Tracking System that improved the return of SFPS property (e.g., head blocks, neck braces, backboards). Combined with a cleaning facility, the project generates approximately \$10,000 in annual savings.
- In November 2008, the COPE (Chronic Offenders Parking Enforcement) Squad began seizing vehicles with delinquent parking tickets, increasing payment of outstanding parking tickets.
- Infrastructure Services moved from a "worst-first" approach to roadway rehabilitation/restoration to a "continuing intervention" approach, extending roadway service life and generating possible roadway life savings as high as 50%.
- Network fibre optic cables were installed in Saskatoon Light & Power's downtown network and substations throughout the city, allowing the utility to lease fibres to third parties and generate increased annual revenue.

Highlights of 2007 (total estimated savings in excess of \$1.1 million)

- An electronic model of the City's storm sewer system was completed, allowing more innovation in storm sewer solutions. An example was a project to reduce flooding frequency on Ferguson Avenue. Before modeling, the proposed solution was to twin existing piping along Wilson Crescent at an estimated cost of \$400,000. The model indicated that constructing a dry pond one-half block from the flooding area would provide a better level of protection for only \$100,000, leading to \$300,000 in savings.
- Saskatoon Light & Power initiated a program to convert (through attrition) non-trade positions within Power Lineman and Power Electrician sections into apprenticeships. In addition to improved customer service and more career advancement opportunities, the conversion, when complete, will save approximately \$300,000 per year.
- Piping changes, along with increased pumping capacity, allowed for additional use of treated effluent water in place of potable water for various processes at the City's Wastewater Treatment Plant, resulting in estimated water savings of \$30,000 per year.
- Contractors were provided with online access to construction specifications for water, sewer, roads, and sidewalks which eliminated printing and mailing costs, while making it easier for the City to update specifications, resulting in approximately \$5,000 per year in savings.
- Glass fibre reinforcing was used on the bridge deck at Clarence Avenue and Circle Drive, reducing future maintenance costs by an estimated \$1,100 per year over the life of the structure.

Highlights of 2006 (total estimated savings in excess of \$500,000)

- Improvements to the Wastewater Treatment Plant allowed use of treated effluent water rather than potable water in many treatment processes, leading to estimated savings of \$100,000 per year in water service charges.

- Change-out of bioreactor air diffusers at the Wastewater Treatment Plant was completed in 2006, resulting in estimated savings of \$80,000 per year.
- The seasonal water meter change-out program continued with approximately 75 meters changed from 4-inch to 3-inch meters, leading to savings of approximately \$27,500.
- Saskatoon Light & Power continued a capital project to inject aging underground cables with an insulating fluid, which is expected to extend cable life by at least 20 years, at approximately one-half to two-thirds the cost of cable replacement.
- Saskatoon Light & Power continued to convert the City's aging 4.160 volt distribution system to 14,400 volts. Aging magnetic-air circuit breakers were also replaced with vacuum circuit breakers. Both capital projects result in improved reliability and less maintenance.

Growing Our City in a Sustainable Way (2006 – 2010)

Highlights of 2010

Community Gardens and Garden Site License Agreements

Community gardens provide a healthy, low cost food source for a number of community support groups. With growing community interest in local food production, the City formalized its gardening in the City program guidelines to assist residents interested in using City-owned property to operate a community garden. The guidelines also provided information on garden plots available for rent from the City through the Allotment Garden Program.

One project in particular stands out. In 2010, the City received a request to use a number of vacant lots on the 900 block of 3rd Avenue North as a food production site. Seeing an opportunity to enhance the City's role in food security as well as the appearance of our neighbourhoods, the City drafted a Garden Site License Agreement. The license makes City-owned parcels of land held for residential resale available for food production.

The food production site on 3rd Avenue, operated in partnership with the Food Bank, produced over 16,000 pounds of potatoes for the Food Bank in 2010. In addition to opening vacant land for food production, the policy has the potential to clean vacant lots around the city.

"It's huge for us to be able to do this. It's not just writing a cheque, it's turning (the land) into something that's functional, that's going to look good and something that gives back." – Paul Merriman, CEO, Saskatoon Food Bank (from The StarPhoenix, May 18, 2010)

Evergreen Environmental Initiatives

The City implemented a number of environmental initiatives for the Evergreen neighbourhood. In partnership with Saskatoon Light & Power, LED lighting fixtures were approved for installation on a trial basis. If used throughout the neighbourhood, the LED lighting could reduce energy consumption by 351,573 kilowatt hours per year, and reduce greenhouse gas emissions by 154.7 tonnes of CO₂ per year (equal to taking 30 cars off the road).

Other Evergreen initiatives included:

- A \$500 administrative cost rebate for homes certified through ENERGY STAR® for New Homes Initiative in Canada, EnerGuide Rating System Initiative, or LEED Canada for Homes Program.
- Show Homes had to be certified through ENERGY STAR® for New Homes Initiative, EnerGuide Rating System Initiative or LEED Canada for New Homes Program to promote and showcase more energy efficient homes.
- A rainwater collection barrel was provided with each lot sale to support reduced potable water use.
- A composter was provided with each lot sale to encourage sustainable organic waste practices.
- Two Saskatoon berry bushes per lot sale were provided to promote xeriscaping practices.

At 250 participating lot owners, these initiatives could reduce greenhouse gas emissions by 750–1,000 metric tonnes per year (equal to taking 142 – 189 cars off the road).

Greenhouse Gas Reduction

The City continues to explore new ways to lower greenhouse gas emissions. In 2010, several civic facilities were retrofitted to reduce energy costs:

- Solar panels were installed at Lawson Civic Centre and Harry Bailey Aquatic Centre. The solar hot water installation was the largest in Saskatchewan and included 90 solar panels at Lawson and 72 at Harry Bailey. The panels supply about 20 to 25% of the energy needed to heat the pools, reducing greenhouse gas emissions by 111 tonnes of CO₂ per year (equal to taking 21 cars off the road).
- At the ACT Arena in Sutherland, the City partnered with SaskPower to use temperature set-back controls and ice additives to achieve natural gas savings (for space heating) and electricity savings (for ice production). The partnership has led to innovations that will be explored at other rink facilities.

Waste Diversion

The City of Saskatoon diverted approximately 37,000 tonnes of material from the landfill, including approximately 27,000 tonnes of leaves, grass and branches collected via two pilot compost depots; 1,000 tonnes of organic materials collected via the Leaves and Grass Subscription program; and 7,000 tonnes of paper, cardboard, milk jugs, and tin cans collected through recycling depots.

- Despite Saskatoon's strong growth since 2007, garbage collection tonnage has declined by an average of 2% per year. This suggests that the City's waste diversion and minimization efforts are influencing the residential waste stream.

Water Main Lining Program

The City launched the innovative Water Main Lining program to reduce the time and costs involved in replacing water mains in the future. The lining method calls for digging of relatively small pits to allow crews to insert a liner in water pipes, as opposed to digging up large sections of streets to install new pipe. In addition to causing less disruption for homes and businesses, the new method costs approximately 65% of the traditional method.

Reusing Cell Phones Help Victims of Domestic Violence

In response to a request from the Saskatoon Police Service, the City donated used cell phones to a Victim Services program. The cell phones, programmed to only call 911, are given to victims of domestic violence in high-risk situations.

Donation of Used Computers

In 2010, the City donated 220 used computers and 27 used laptops to SaskTel Pioneers' Computers for Schools program and the Computers for Kids program.

Highlights of 2009

- Improvements to the Wastewater Treatment Plant included a Grit and Screening Facility at the Plant, improved maintenance procedures and new approaches to dealing with winter icing of wastewater in clarifiers.

- In 2009, 17,500 tonnes of organics were diverted from the landfill and delivered to the composting depots, quadruple the tonnage diverted in 2008. The Home Composter Rebate Program and Home Composter Truckload Sale contributed 150 tonnes of diverted compost.
- Installation of a solar thermal energy system at Saskatoon Light & Power Operations Centre reduced consumption of natural gas for hot water heating by approximately 50%.
- The City of Saskatoon policy requiring City-operated vehicles to reduce idling resulted in an estimated reduction of 25 tonnes of CO₂e for the year; replacement of ¼ ton trucks with Smart cars led to an estimated reduction of 7 tonnes.
- The City's various Energy Reduction Public Programs, including the low-flow showerhead giveaway and CFL light bulb giveaway, led to an estimated reduction of 1,910 tonnes CO₂e.
- The Dundonald Yards began accepting aggregate materials for recycling, resulting in over 30,000 tonnes of concrete, asphalt, bricks and other materials being diverted from the landfill. In addition, over 5,400 tonnes of shingles were diverted from the landfill for recycling as road construction material.
- The landfill access road was widened using 12,000 tonnes of recycled materials, including 200 tonnes of crushed glass.

Highlights of 2008

- A policy outlining guidelines to limit idling times for all City-owned or leased vehicles and equipment was approved which has the potential to reduce greenhouse gas emissions by 7,589 tonnes.
- A recycling program at Holiday Park Golf Course saw 32 can/bottle recycling containers installed on tee boxes and around the clubhouse, generating more than \$4,500 in revenue from recycling.
- Growth of the City's Leaf and Grass Program, and increased use of compost depots, resulted in a 55% increase in organics diversion, keeping 3,700 tonnes of organics out of the landfill.

Highlights of 2007

- In 2007, approximately 90% of the City's traffic signals were converted to LED bulbs, which use 80% less electricity and last four times longer than incandescent bulbs. Savings realized during the year were \$60,000; long-term savings are expected to be \$200,000 per year.
- Saskatoon Light & Power converted 15,802 of the City's 20,222 decorative incandescent Christmas street light bulbs to LED bulbs, reducing electrical consumption by 56% (78% when complete) and leading to energy cost savings of approximately \$3,000 per year.
- Saskatoon Transit converted its entire conventional transit fleet to a canola-based methyl ester biodiesel, resulting in a 3.5% increase in fuel efficiency, 8% reduction in greenhouse gases, and 30% reduction in engine wear.
- The City opened a compost depot near the intersection of Highway 7 and 11th Street. More than 5,600 vehicles delivered over 73,000 bags of leaves and grass to the City's two composting depots, diverting compostable material from the landfill, which helps reduce greenhouse gases, extend landfill life and recycle waste into valuable compost.

- The use of recycled crushed concrete instead of base gravel in the drainage layer of local road reconstruction reduced costs and provided a more stable structure. In addition to saving approximately \$10 to \$14 per tonne of material, using crushed concrete recycles a product that would otherwise have been discarded at the landfill.

Highlights of 2006

- An eastside compost depot was opened to reduce travel time for residents dropping off leaves and grass, and to encourage residents to compost rather than throwing compostable material into garbage containers.
- Saskatoon Fire & Protective Services installed motion sensors connected to apparatus floor lighting systems in all fire stations, significantly reducing energy consumption within the department.
- Saskatoon Transit introduced four hybrid buses, increasing fuel efficiency, reducing vehicular emissions, and extending brake and engine life.
- The City expanded its conversion of traffic signal incandescent bulbs to LED, converting 50 of the City's 230 intersections to LED signals. In addition to energy savings, LED lamps have up to an eight year life span.
- The City increased the number of Household Hazardous Waste Days from 2 days per year to 17 days throughout the year, providing better service to the public while helping protect the environment.

Summary

Numerous service improvements have enhanced staff efficiencies and benefited the public which are reflected throughout the report. Savings are seen in capital costs, future costs, and/or operating costs, although they may not always translate into direct operational cost savings. There are also many exciting initiatives which contribute to growing Saskatoon in a sustainable way such as the efforts to continue reducing greenhouse gas emissions.

The projects listed in the **2010 Service, Savings, and Sustainability Report** estimate a **savings in excess of \$1.8 million**. Highlights from the previous four years related to savings include:

- 2009 Report on Service, Savings, and Sustainability: estimated a savings of approximately \$65 million, and the potential to increase revenue by approximately \$3 million annually.
- 2008 Productivity Improvement Report: over \$389,500 of operational cost savings.
- 2007 Productivity Improvement Report: estimated a savings in excess of \$1.1 million.
- 2006 Productivity Improvement Report: estimated a savings in excess of \$500,000.

The City of Saskatoon remains committed to exploring and implementing new ways of improving our service, increasing our savings, and growing our city in a sustainable way. The Administration will continue to work towards becoming more goal-oriented, responsive, and adaptive in our approach to respond to the changing needs of our community for years to come.



City of
Saskatoon

City Manager's Office
September 26, 2011

**2011 Business Plan
Status Report
Second Quarter
June 30, 2011**

G-2

Operational/Business Priorities

Nine Business Lines:

Public Safety

Land Development

Utilities

Transportation

Urban Planning and Development

Recreation and Culture

Environmental Health

Community Support

Corporate Governance and Finance

2011 Year-End Forecast as at June 30, 2011

| | 2010 Year-end Actuals | 2010 Total Budget | 2011 YTD Actuals June | 2011 YTD Budget June | 2011 YTD Variance Act - Bud | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|---|-----------------------------|-------------------------|-----------------------------|----------------------------|-----------------------------------|-------------------------|-------------------------|-----------------------------------|
| PUBLIC SAFETY | 92,573.8 | 92,846.6 | 49,133.1 | 49,403.4 | (270.3) | 98,821.8 | 98,568.8 | (253.0) |
| LAND DEVELOPMENT | (911.1) | (839.2) | (2,713.3) | (443.1) | (2,270.2) | (789.5) | (998.0) | (208.5) |
| UTILITIES | 0.0 | 0.0 | (6,737.8) | 798.7 | (7,536.5) | 0.0 | 0.0 | 0.0 |
| TRANSPORTATION | 51,431.6 | 50,683.7 | 30,827.3 | 26,819.4 | 4,007.9 | 54,706.3 | 55,609.2 | 902.9 |
| URBAN PLANNING & DEVELOPMENT | 6,629.0 | 6,977.0 | 2,744.2 | 3,498.4 | (754.2) | 6,993.0 | 7,181.3 | 188.3 |
| RECREATION & CULTURE | 26,201.9 | 26,267.8 | 11,401.4 | 13,712.0 | (2,310.6) | 26,684.1 | 26,756.3 | 72.2 |
| ENVIRONMENTAL HEALTH | 9,043.3 | 8,492.6 | 3,386.1 | 4,088.1 | (702.0) | 8,625.3 | 8,926.3 | 301.0 |
| COMMUNITY SUPPORT | 7,903.4 | 7,907.2 | 5,131.3 | 4,679.8 | 451.5 | 8,479.1 | 8,541.7 | 62.6 |
| CORPORATE GOVERNANCE AND FINANCE | (35,172.9) | (34,003.9) | (3,912.4) | (1,580.8) | (2,331.6) | (36,244.1) | (35,557.2) | 686.9 |
| TAXATION SUMMARY | (158,119.5) | (158,329.1) | (153,474.0) | (152,936.7) | (537.3) | (167,273.2) | (167,880.6) | (607.4) |
| SASKATOON PUBLIC LIBRARY | 0.0 | 0.0 | (7,490.0) | 0.0 | (7,490.0) | 0.0 | 0.0 | 0.0 |
| TOTAL | (420.5) | 0.0 | (71,704.1) | (51,960.8) | (19,743.3) | 0.0 | 1,145.0 | 1,145.0 |
| | | | | | | | FORECAST DEFICIT | \$1,145.0 |

Executive Summary: (explanation figures in 000s)

The six month forecast based on the June 30 actual results is indicating a net deficit of \$1.145M.

Fuel pricing is a major factor in the total variance with a projected net negative impact of about \$1.0M. These variances appear in Vehicle and Equipment Services (net impact of \$454), Transit (\$496), and Access Transit (\$61).

General Service expenditures within Corporate Governance and Finance are expected to be over budgeted by a net \$337. This includes an anticipated increase in firefighter employment costs for 2011 of \$600 as well as \$500 in higher corporate payroll costs. Increased interest revenues of \$201 from higher rates and increased franchise fees from SaskPower of \$617 related to growth are helping mitigate the negative impact.

Other larger negative impacts are forecast by the road maintenance program which is expected to be \$438 over budget due to overtime and materials to repair road failures during the spring. Landfill revenues are projected to be \$250 lower than budget due to lower than expected tonnages.

There are some significant positive variances to help offset some of the mentioned impacts. Increased taxation will help contribute an additional \$300 due to increased assessment growth over budget net of reductions to federal and provincial grants-in-lieu of taxation. An increase is expected in supplementary taxes of \$300 resulting from increased building activity during the year. An increase in civic-owned property long-term leases will translate into revenues higher than budget by \$208. Fine revenues are projected to be better by \$203 resulting from increased enforcement and parking violations. Parking revenues are also expected to be higher by \$237, partially due to increased meter hooding.

Public Safety

Ensures Saskatoon continues to be a vibrant, safe city with an excellent quality of life.

| Major Initiatives – Public Safety 2011-2013 | Status of Projects | Comments/Challenges/Risks |
|---|--|---|
| Design and construction of new headquarters for SPS. | <ul style="list-style-type: none"> On June 13, 2011, City Council approved the design-build proposal as negotiated with EllisDon Corporation. Design and construction are underway. The basement excavation is planned to start in September. | |
| Upgrade radio systems for Fire & Protective Services, and Utility Services. | (on target) <ul style="list-style-type: none"> Radios have been purchased through Infrastructure Services. Final pricing has been received and a report will be going to City Council in September to approve sole sourcing the design, supply, and installation of the infrastructure upgrade. | <ul style="list-style-type: none"> 90 to 120 days for implementation. |
| Additional fire personnel and apparatus are required to provide emergency services for the recently annexed land. | (on target) <ul style="list-style-type: none"> Water tanker has arrived and is now in service. Bush truck is expected to be delivered by October 2011. | |
| Construction of new fire hall in Hampton Village. | <ul style="list-style-type: none"> Awaiting transfer of title for land to City of Saskatoon. | <ul style="list-style-type: none"> Source of funding for fire station. |
| Purchase of City-owned land in the Stonebridge/CN Industrial area for the future Fire Station #11. | <ul style="list-style-type: none"> Working with Land Branch to secure title to property. Target date end of 2011. | |

Business Line Variance – Public Safety

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|----------------------|--------------------------|----------------------|-------------------|--------------------------------|
| PUBLIC SAFETY | 49,133.1 | 98,821.8 | 98,930.5 | 108.7 |

- Fire & Protective Services - Firefighting salaries are lower due to savings in statutory day pay and vacancies, as well as a reduction in anticipated early retirements.
- Fines and Penalties - Due to increased enforcement, it is expected to be close to \$100 (net of fees) better than budget, while another \$100 favourable variance is attributable to an increase in parking violations.

Land Development

Operates on a level playing field with the private sector, and ensures adequate levels of serviced inventory for both residential and industrial land are maintained to meet demand.

| Major Initiatives – Land Development 2011-2013 | Status of Projects | Comments/Challenges/Risks |
|---|---|---|
| The final phases of the Hampton Village neighbourhood, a City-owned development, will be completed in 2012. | <p>(on target)</p> <ul style="list-style-type: none"> • 88 lots on Geary Crescent serviced and sold in June 2011. • Tender for roadway work on the final phase of single family lots has been awarded. Construction will commence in spring of 2012. • Tender for two groups of single family lots on 37th street closed in August with no bids. Lots are currently on hold. | <ul style="list-style-type: none"> • Tender final phase of roadway work late 2011. |
| A concept plan for the development of the Kensington neighbourhood is being finalized for submission for approval in 2011. Servicing will commence in 2011, with 110 lots scheduled for sale in 2013. | <p>(on target)</p> <ul style="list-style-type: none"> • Kensington Concept Plan is being finalized and will be sent to City Council in fall 2011 for approval. • Topsoil stripping is planned for late fall 2011 and the lot design and engineering design for Phase 1 is expected to be complete by December 2011. | <ul style="list-style-type: none"> • Setting Civic Committee dates with Planning and Development Branch for fall 2011. |
| In Rosewood, 165 lots are scheduled for sale in 2011, and 183 lots in 2012. | <p>(on target)</p> <ul style="list-style-type: none"> • Roadway work for Phase 1 (170 lots) underway, lot draw planned for November/December 2011 assuming lots are fully completed this fall. • Water and sewer servicing in Phase 2 (134 lots) is 90% complete. Roadway tenders work planned for 2012 have been awarded for roadways in Phase 1, and the water and sewer servicing is scheduled for Phase 2. | <ul style="list-style-type: none"> • Servicing completion of Phase 1 lots dependent on weather. |
| In Evergreen, 800 lots are expected to be serviced and made available for sale in 2011. | <p>(on target)</p> <ul style="list-style-type: none"> • 224 lots on Pohorecky and Atton Crescent sold through lot draw in June with delayed possession. Lots are being released to builders and individuals as servicing is completed. • Phase 3 Lot draw for 350-400 lots is planned for October 2011. Final number of lots is dependent on servicing completion this fall. | <ul style="list-style-type: none"> • Delays with relocation of 138kV power line will prohibit the release of approximately 30-40 lots that are expected to be completed this year. |

| Major Initiatives – Land Development 2011-2013 | Status of Projects | Comments/Challenges/Risks |
|---|---|---------------------------|
| A total of 26 acres of multi-family land will be serviced in 2011, with a further 15 acres in 2012, and 5 acres in 2013. | (on target) <ul style="list-style-type: none"> • In Evergreen and Rosewood, a total of 26 acres of multi-family land will be serviced in 2011, with a further 20 acres in 2012. • Public tender for two multi-family sites in Evergreen totalling 4.26 acres is expected to take place in September. • In the Blairmore suburban centre, four sites totalling 9 acres were released in August through a public tender. No bids were received; however, all sites are now on hold. | |
| In the Marquis Industrial Area, 49 acres of land will be serviced in 2011, with a further 72 acres in 2012, and 60 acres in 2013. | (on target) <ul style="list-style-type: none"> • Servicing is complete on 49 total acres planned for 2011. A public tender for 25 acres has taken place with most of this land being optioned, leased or sold. A tender for the remaining 24 acres of land serviced in 2011 will take place later this fall. • Plans to service 48 acres in 2012 have been expanded to 72 acres, and a tender has been awarded for water and sewer servicing which is expected to be complete in 2011. Roadway work for this phase will take place in 2012. • Connection of Marquis Drive from Arthur Rose to Kochar expected to be done in 2011. | |

Business Line Variance – Land Development

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|-------------------------|--------------------------|----------------------|-------------------|--------------------------------|
| LAND DEVELOPMENT | (2,713.3) | (789.5) | (998.0) | (208.5) |

- City-Owned Property – Eight additional long-term leases is resulting in increased revenues.

Utilities

Provides cost-effective and high-quality electricity, quality drinking water, treatment of wastewater, and storm water management.

| Major Initiatives - Utilities 2011-2013 | Status of Projects | Comments/Challenges/Risks |
|---|---|---|
| A new raw water intake and pump house is under construction, and will be completed in 2011. This facility will provide for the current and future water supply needs of the city. | (on target) <ul style="list-style-type: none"> • River crossing pipeline is installed and testing is yet to be complete. • Intake and pump house is scheduled for completion in October 2011. | <ul style="list-style-type: none"> • This project is estimated to be \$700,000 over budget and the difference to be made up within the Utility. |
| The flood control strategy will be expanded with the installation of additional "superpipes" in Confederation Park, Westview, Early Drive, Erindale, Lakeview, and Dundonald. | (on target) <ul style="list-style-type: none"> • Seager Wheeler tank in Westview has been tendered and is now under construction for late 2011 completion. • Early Drive tank is scheduled for 2012 and the Erindale tank in 2013. | |
| A new \$3 million Turboexpander Power Generation Facility located at SaskEnergy's Natural Gas Regulating Station, west of the Saskatoon Landfill, will produce electricity for up to 600 homes with zero emissions by recovering pressure energy and heat energy. This facility is expected to be operational by fall 2012. | (on target) <ul style="list-style-type: none"> • Detailed design is in progress and the facility is scheduled to be operational for October 1, 2012. | |
| A \$10 million gas collection system at the Saskatoon Landfill will be constructed. This infrastructure has the potential to reduce annual greenhouse gas emissions by over 90,000 tonnes per year and provide electricity for up to 2,600 homes. This facility is expected to be operational by fall 2012. | (on target) <ul style="list-style-type: none"> • Placement of the landfill earth cover has been awarded and is currently underway. Detailed design of the collection system and power generation facility is also underway. Construction of the facility will begin in spring 2012 and will be fully operational by March 31, 2013. | |
| The viability of hydropower generation at the Saskatoon Weir, which could generate green electricity for up to 4,800 homes while also generating revenue for the City, will be further explored in 2011. The hydropower plant could be built in conjunction with a whitewater park. | <ul style="list-style-type: none"> • Feasibility options are still being explored and more information will be presented to City Council by fall 2011. | <ul style="list-style-type: none"> • Further study planned for 2011 to investigate detailed annual energy production potential. • Further work is required to determine the feasibility of a whitewater park. |
| Construction of a tall wind turbine located at the Saskatoon Landfill will be explored, and if confirmed feasible, design will commence in 2011. This wind turbine is expected to generate green electricity for up to 600 homes. This project is anticipated to be constructed in 2012 and be operational by early 2013. | (on target) <ul style="list-style-type: none"> • The Wind and Environmental Assessments are in progress, with planned completion by fall of 2011. | |

| Major Initiatives - Utilities 2011-2013 | Status of Projects | Comments/Challenges/Risks |
|---|---|---------------------------|
| Major upgrades (\$29.4 million) to the water reservoir located at Avenue H and 11 th Street include expanding the existing reservoir, installing a new high-lift pump station, and a system that will utilize ultra violet disinfection. All three projects will be installed on the existing footprint of land. | <ul style="list-style-type: none"> • Pre-design report completed. • The 50% detailed design was presented to the Administration. The 95% design review is scheduled for September 8, 2011. • Tenders for the pre-selection of equipment closed on June 23, 2011. A report to award the tenders to be submitted to Council. | |
| At a cost of \$21.3 million, the reservoir located at 42 nd Street West will be expanded and combined with a new pumping facility to service the industrial and northeast residential areas. | <ul style="list-style-type: none"> • The Terms of Reference (TOR) are being prepared, and will be offered to the consulting community by September 15, 2011. | |
| A study is underway to review the condition of the City's electrical distribution system against industry standards. The study will identify necessary capital improvements and costs, and will project the long-term rehabilitation and growth work required, which may have a corresponding impact on the return on investment. | <p>(on target)</p> <ul style="list-style-type: none"> • A Request for Proposal for a Capital Development Planning Study is in progress. This study is scheduled to be completed in early 2012. | |

Business Line Variance – Utilities

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|------------------|--------------------------|----------------------|-------------------|--------------------------------|
| UTILITIES | (6,737.8) | 0.0 | 0.0 | 0.0 |

- Saskatoon Light & Power and the utility for Storm Water and Waste Water operate on a full cost recovery basis. The Utilities have experienced negative variances due to weather-related events in 2011. These variances are being addressed through resource reallocations to ensure the Utilities operate on a cost-recovery basis with no impact to the mill rate.

Transportation

Efficiently moves people, services, and goods while minimizing environmental impact and promoting sustainability.

| Major Initiatives - Transportation 2011-2013 | Status of Project | Comments/Challenges/Risks |
|--|--|---|
| Opening of the new South Bridge, related interchanges, and overpasses (2012). | <ul style="list-style-type: none"> • River Crossing – all girders on west side installed. In process of hanging the ped walkway and start of deck panels. • Preston Interchange – work continues on underground utilities and detour roads. • Northwest – all girders on 11th St. interchange are up; concrete on CN/CP overpass to be completed by August 31; new 11th St. to open August 22. • Work on girders and deck for Idylwyld overpass continues. • Lorne Avenue overpass girder installation underway. • Work on the storm sewer installation on both sides of river continuing. | <ul style="list-style-type: none"> • Wet weather experienced is still presenting a challenge |
| Report on mid-2011 Transit fare increase requirements and project fares for the next two years. | <p>(project delayed)</p> <ul style="list-style-type: none"> • Charter fare increases will be recommended to City Council in 2012 rather than 2011, subject to completing a comprehensive review including best practices throughout Canada and impact to Transit's regular daily service. | |
| An increase to the funding for basic infrastructure to address some of the maintenance of roads, back lanes, bridges, etc. | <ul style="list-style-type: none"> • Policy discussions underway. | |
| Construction of Phase I of Highway 7 and Highway 14 interchange. | <p>(on target)</p> <ul style="list-style-type: none"> • Detailed design of Phase 1 underway. • Start earthwork construction September 15, 2011. • Roadwork tender January 2012, complete October 31, 2012. | |
| Develop a long-range transportation master plan integrating all transportation modes including transit, walking, cycling, and driving. | <ul style="list-style-type: none"> • Administration to develop a strategy for integrating Planning, Transportation, and Transit planning functions. A new approach to Transit is required and must be integrated with Planning and the strategies relating to other modes of transportation. • Developing a terms of reference and scope for the transportation master plan entitled "Moving People". | |
| Commence plans for replacement of the Traffic Bridge. | <p>(on target)</p> <ul style="list-style-type: none"> • Initial stages complete. Series of reports went to City Council for direction on a number of items. Final report approved by City Council on June 27, 2011. • The Request for Proposal and Request for Quotes are being prepared and will be held until such time that funding is secured. | <ul style="list-style-type: none"> • Funding has not been secured. |

| Major Initiatives - Transportation 2011-2013 | Status of Project | Comments/Challenges/Risks |
|--|--|---|
| Construction and extension of 25 th Street from Idylwyld Drive to 1 st Avenue. | <p>(on target)</p> <ul style="list-style-type: none"> Underground services tendered and expected to be completed by September 15, 2011. Roadway/surface work was tendered in April 2011; start construction September 15, 2011; completion October 31, 2012. | <ul style="list-style-type: none"> Coordination of construction work with CP and CN Railways may be challenging. Complete cost of railway construction is based on consultant's estimate. Actual costs from railways still to be determined. |
| Improve the level of service for snow and ice removal by focusing on priority travel routes, areas near schools, bus stops, and accessibility of roadways in new neighbourhoods. | <p>(complete)</p> <ul style="list-style-type: none"> Although the review of the level of service for snow and ice removal is complete, improvements to the program will be reviewed on an ongoing basis. The Operating Budget was increased by \$1M for this initiative which was completed on budget. | |
| Develop and implement a Transportation Demand Management Strategy to make more efficient use of transportation resources. | <p>(on target)</p> <ul style="list-style-type: none"> Prioritization of initiatives complete. Status report is expected to go to Council in October 2011. | |
| Implement alternative options to City Card payment for parking, and new technologies for parking enforcement, including license plate recognition for recognizing length of time in parking stall. | <p>(under review)</p> <ul style="list-style-type: none"> RFP slated for end of July which includes all the above except for the license plate recognition. The license plate recognition (LPR) RFP process is complete and a unit has been tested. Purchase of the system is scheduled to occur by the end of July. | |
| Develop and implement a five-year capital plan for the expansion of cycling infrastructure (pathways, bike lanes, sharrows) and educational and awareness initiatives. | <p>(on target)</p> <ul style="list-style-type: none"> 5-year capital plan has been prepared and approved by City Council. Implementation for 2011 is underway. A report for City Council is currently being prepared in order to update them on the status of the program and the program direction for 2012. | |
| Expansion of bus eco-pass program to businesses, non-profit agencies, high schools, etc. | <p>(on target)</p> <ul style="list-style-type: none"> Businesses are signing up for eco-pass (currently five external agencies participating). The U of S staff and faculty will be joining the program in September 2011, and the Saskatoon Health Region is planning to expand its number of participants. Saskatoon Transit ran an aggressive advertising campaign that began in June 2011 (advertising signs on buses, inside and out; radio advertising; brochures educating customers on the program; social media advertising – Facebook, Twitter, City blog). | <ul style="list-style-type: none"> High schools are not part of the eco-pass program. Saskatoon Transit and the Boards of Education are working towards piloting a U-Pass type program for high school students. |
| The retrofitting of two signalized intersections at priority locations. | <p>(on target)</p> <ul style="list-style-type: none"> Installation underway. Expected completion October 2011. | |

| Major Initiatives - Transportation 2011-2013 | Status of Project | Comments/Challenges/Risks |
|--|---|--|
| Review new neighbourhood design standards from a long-term Transit perspective. If changes are desired, the City will then work with developers to update these standards. | <ul style="list-style-type: none"> A Transit planning position is in the process of being filled using existing re-allocated resources. This position will focus on Transit standards, specifications and research, and review current standards related to future growth including neighbourhood design standards. | |
| Pilot signal-priority system at five intersections to improve Transit service between downtown and the University of Saskatchewan. | <p>(project pending)</p> <ul style="list-style-type: none"> Five buses have the hardware installed. IS – Traffic is mapping in the five signal controllers on the College Dr. corridor. Saskatoon Transit will be testing the systems on five buses and five intersection by mid-September. | |
| Report on comprehensive short and long-term bus refurbishment. | <p>(on target)</p> <ul style="list-style-type: none"> The consultant report (STANTEC) and the internal bus assessment have been completed. The results of this assessment will be reported to City Council in fall 2011. | <ul style="list-style-type: none"> Required funding levels to meet new bus purchases will be brought forward in a report. |
| Design and construct a bus terminal and route for buses for easier entrance and exit from Credit Union Centre during special events. | <p>(project delays)</p> <ul style="list-style-type: none"> Transit/Transportation currently seeking contractors to complete intersection and lane direction signalling and loading/unloading fence installation. | <ul style="list-style-type: none"> The signal controls are an efficiency tool, and pedestrian management remains a paramount concern. Fencing is a tool which may help but is not a complete solution. |
| Develop a plan for the Civic Operations Centre (relocate the bus barn and City Yards to a multi-use site). | <p>(preliminary stages)</p> <ul style="list-style-type: none"> Preliminary meetings with potential civic tenants have been held. The purpose of these meetings was to confirm the various space requirements and the work groups relocating to this facility. P3 business case development is ongoing with Deloitte. | <ul style="list-style-type: none"> Funding for this project will be a challenge. Negotiations with CN have progressed regarding the visual/sound barrier on the north side of tracks adjacent to Montgomery Place. |

Business Line Variance – Transportation

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|-----------------------|----------------------------------|------------------------------|---------------------------|--|
| TRANSPORTATION | 30,827.3 | 54,706.3 | 55,609.2 | 902.9 |

- Transit operations have over expenditures of \$590, mainly due to fuel pricing. While fare revenues are lower than budget by \$369 and other revenues by another \$206, salaries are better than budget by \$690.
- Access Transit is \$31.7 over budget mostly due to fuel.
- Transportation Services - A majority of the variance is due to higher electrical charges from SaskPower on Traffic signals.
- Road Maintenance - Additional road failures in the spring required increased overtime and materials to repair roadways.
- Parking - Metered revenue is expected to be favourable by \$259 partially due to hooding and partially due to increased demand and CityCard revenue by \$45. This revenue is offset by a decrease in taxi stand revenues of \$12.5.

Urban Planning and Development

A proactive approach to addressing future opportunities and pressures on our community that accommodates growth and change (e.g. population, diversity of public services and amenities, broader scope of education, research, business) while balancing long-term economic, environmental and social needs, and achieving the desired quality of life expressed by our residents.

| Major Initiatives – Urban Planning and Development 2011-2013 | Status of Project | Comments/Challenges/Risks |
|---|---|---|
| 3rd Avenue streetscape work from 19th Street to 20th Street. | <p>(Phase 4 delayed to 2013 due to funding/adjacent construction)</p> <ul style="list-style-type: none"> • Phase 1 (22nd St to 21st St) - construction substantially completed. • Phase 2 (21st St to 20th St) - construction substantially completed. • Phase 3 (20th St to 19th St) – construction substantially completed not including 19th St intersection. 19th St intersection design and construction to begin in 2013; dependent on Parcel Y/Traffic Bridge construction. • Phase 4 (22nd St to 23rd St) - design to begin in 2012. Construction completion dependent on plans for adjacent land including the transit mall, Frances Morrison Library and Civic Plaza, etc. | <ul style="list-style-type: none"> • Phase 4 and 19th Street intersection work schedule is dependent on and affected by other work happening in the area. |
| Construction of new section of 25th Street streetscape from 1st Avenue to Idylwyld Drive. | <p>(on target)</p> <ul style="list-style-type: none"> • 25th St streetscape – tender has been awarded to Central Asphalt and construction of roadway curb is ongoing. • Idylwyld gateway - construction of Idylwyld intersection to start summer 2012, and target completion of Idylwyld Gateway in 2013. • Target construction will occur over two years starting from 2011; Ontario Avenue construction and streetscape to begin in 2013 after the new Police building has been constructed. | |
| Table Westmount and Varsity View Local Area Plans with City Council. | <p>(on target)</p> <ul style="list-style-type: none"> • Westmount LAP was adopted by City Council on June 27, 2011. • Varsity View has completed the public input phase, and is entering the draft review stage. • Varsity View will be delivered to City Council in April 2012. | <ul style="list-style-type: none"> • Program review underway which will determine the future direction of the LAP program. |
| Local Area Plan review and future strategy, including updated Neighbourhood Indicators Status Report, to be tabled with City Council. | <p>(complete)</p> <ul style="list-style-type: none"> • Program Review Report completed and was sent to the Service Review Process for consideration on September 7, 2011. | |

| Major Initiatives – Urban Planning and Development 2011-2013 | Status of Project | Comments/Challenges/Risks |
|--|--|--|
| Ongoing affordable housing target of 500 units per year, including plans to distribute city-wide. | <p>(on target)</p> <ul style="list-style-type: none"> • Neighbourhood Planning has completed the third year of the five year housing business plan. The plan has been successful in engaging partners such as for-profit builders and financial institutions to raise the number of affordable housing units in Saskatoon. Recently, the Provincial Government announced new spending programs designed mainly around the City's incentive programs which will allow the programs to continue for another two years without additional City funding. | <ul style="list-style-type: none"> • The housing plan is expected to yield over 1,800 new housing units between 2008 – 2012. |
| Permanent funding for affordable housing. | <p>(pending)</p> <ul style="list-style-type: none"> • Funding strategy approved by City Council on December 20, 2010, has been deferred to at least the end of 2013. In the meantime, the City will utilize available program funding from the province. | <ul style="list-style-type: none"> • The funding strategy for stable affordable housing will be reviewed at the end of 2013 to determine what level of funding is required. |
| Online applications for business licenses and subdivisions. | <p>(project delayed)</p> <ul style="list-style-type: none"> • Business licenses – some preliminary work completed. • Subdivisions – some programming done. | <ul style="list-style-type: none"> • This project is being done by internal technological services, so it is being addressed along with other priority areas. • Revised estimated completion date of March 2012 for both subdivision and licenses online applications. |
| Partner with RM of Corman Park to begin sector planning studies for planning district. | <p>(on target)</p> <ul style="list-style-type: none"> • Jointly funded project was approved by RM of Corman Park Council on June 20, 2011, to undertake a Concept Plan for the south east sector of the Planning District. • Proposals have been received; the successful consultant will be selected by August 19, 2011, by resolution of the steering committee (District Planning Commission). | <ul style="list-style-type: none"> • This project is jointly managed by the two municipalities. • Estimated completion date of August 2012. |
| Table recommendations for new care home and daycare policy. | <p>(complete)</p> <ul style="list-style-type: none"> • Research completed, report written, Committee/Council review complete, OCP and zoning amendments approved by City Council. | <ul style="list-style-type: none"> • Work on policy and implementation plan is dependent upon administrative review. |
| Create a Wetlands Policy and Implementation Plan that will provide for the conservation of wetlands within the City's future growth areas. | <p>(on target)</p> <ul style="list-style-type: none"> • Phase 1 is completed. • Phase 2 of this interdisciplinary project will involve multiple branches throughout the corporation and the development community. • Administrative review is currently underway. Creation of Policy and implementation plan will begin shortly and run concurrently. | |
| Submit the Blairmore Sector Plan to City Council for approval. | <p>(complete)</p> <ul style="list-style-type: none"> • Amendments to the Blairmore Sector Plan were approved by City Council on March 7, 2011. | |

| Major Initiatives – Urban Planning and Development 2011-2013 | Status of Project | Comments/Challenges/Risks |
|---|--|---|
| Table the East Sector Plan with City Council. | <p>(on target)</p> <ul style="list-style-type: none"> • Public open house held June 23, 2011. • RFP released and proposal for vegetation and wildlife survey accepted; report to be completed by end of August 2011. • Draft Sector Plan report is being circulated internally. | |
| Continue to refine the Master Future Growth Plan. | <p>(under review)</p> <ul style="list-style-type: none"> • Report on Future Growth Plan, and proposed strategies to ensure sustainable growth, will be presented to Executive Committee in October 2011. | <ul style="list-style-type: none"> • Work is required to align the Future Growth Plan with the emerging Strategic Plan, Business Plan, capital budget, and capital plan. |
| City Centre Plan – Civic Plaza Master Plan to integrate the civic buildings, public spaces, and infrastructure in the downtown core. | <p>(on target)</p> <ul style="list-style-type: none"> • Phase 1 is 95% complete; • Phase 2 is 100% complete; • Phases 3 and 4 have been reversed from the original capital project. Proposed funding is in place (to be confirmed by City Council) for Phase 3, to be led by Neighbourhood Planning Section, with RFP to be prepared in fall 2011. • Phase 4 to be commenced in 2013 after appropriate direction is provided by key stakeholders, including Public Library, Transit and Corporate Project Team (real estate). | <p>This project will lead to the development of a new overall Plan for Saskatoon’s City Centre. The preparation of the Plan is occurring in four phases, including:</p> <ol style="list-style-type: none"> 1. A public space/pedestrian activity study (commenced in 2010); 2. Community Engagement as part of the Saskatoon Speaks Visioning Project (commenced in 2010); 3. The development and adoption of a new policy Plan for City Centre; and, 4. The Masterplan for the Civic Plaza Precinct. |
| Provide a leadership role in the development of the Kinsmen Park and Area Master Plan, which includes the Mendel Art Gallery building and grounds, and the Shakespeare on the Saskatchewan site. | <p>(on target)</p> <ul style="list-style-type: none"> • A preferred option for the Master Plan is under development in consultation with the stakeholders, relevant civic departments, and sponsors. • A tenant readiness report is being prepared by re-use groups for the Mendel building which will be submitted to the Administration by August 31, 2011. • An environmental site assessment for portions of the study area is underway. | |
| Provide a leadership role in the North Downtown Master Plan to create a comprehensive vision for the vacant City-owned land resulting from the extension of 25 th Street to Idylwyld and the relocation of the City Yards from the city’s central business district. | <p>(on target)</p> <ul style="list-style-type: none"> • Preliminary work is ongoing prior to issuing consultant call for Master Plan including environmental site assessment, district heating and cooling study, services overview, objectives and scope of work preparation, and research into funding and partnerships. | |

| Major Initiatives – Urban Planning and Development 2011-2013 | Status of Project | Comments/Challenges/Risks |
|--|--|--|
| Expand relationships with regional partners to respond to projects associated with wastewater management, Treaty Land Entitlement communications, and planning district concept plans. | <p>(on target)</p> <ul style="list-style-type: none"> • Planning for Growth Study has been completed. Meeting scheduled for September 26, 2011, with internal management to discuss the final report and recommendations, as well as a plan to move forward. Meeting with municipal partners will be scheduled afterwards. • The first of several joint concept plans will begin August 2011 for the south east sector of the planning district. • English River and Cowessess First Nations will be invited to participate in the South East Concept Plan for the planning district as key stakeholders. • Regional Partnerships Planner met regularly with the City's Aboriginal Advisor and SREDA. | <ul style="list-style-type: none"> • Time is required to establish and enhance relationships with multiple partners in the region. |
| Implement a Planning for Growth study in partnership with the RM of Corman Park, Martensville, Osler, and Warman. | <p>(on target)</p> <ul style="list-style-type: none"> • Draft report received. • Meeting scheduled for September 26, 2011, with internal management to discuss the draft report and recommendations, as well as a plan to move forward. Meeting with municipal partners will be scheduled afterwards. | <ul style="list-style-type: none"> • Report's recommendations, particularly regarding wastewater management, could have significant policy and operational implications for the municipal partners. |

Business Line Variance – Urban Planning and Development

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|---------------------------------------|--------------------------|----------------------|-------------------|--------------------------------|
| URBAN PLANNING AND DEVELOPMENT | 2,744.2 | 6,993.0 | 7,181.3 | 188.3 |

- Economic Development - Incentives are forecast to be over budget mostly from the increase in Downtown, Affordable Housing, and Enterprise Zone incentives.

Recreation and Culture

Provides opportunities for citizens to participate in and enjoy the benefits of sport, recreation, culture, and park activities.

| Major Initiatives – Recreation and Culture 2011-2013 | Work Completed To Date | Comments/Challenges/Risks |
|--|--|---|
| \$12.5 million in park upgrades and new development. | <p>(on target)</p> <ul style="list-style-type: none"> • Construction underway. | |
| Design and construction of the Rемаi Art Gallery of Saskatchewan at River Landing. | <ul style="list-style-type: none"> • May 30, 2011 - City Council approved the schematic design. • June 13, 2011 - City Council approved the terms of an agreement between the Frank and Ellen Rемаi Foundation and the City of Saskatoon in recognition of the gift of \$15M to the building of the new art gallery, and \$15M toward enhanced programming at the gallery. In recognition of the gift, the building was renamed the Rемаi Art Gallery of Saskatchewan. • June 13, 2011 - City Council approved a post budget adjustment to reflect a revised cost estimate of \$70.75M for the building and \$13.25M for the underground parking. • June 22, 2011 - an open house was held to present the drawings to the public. • The project is in the detailed design phase of development. | <ul style="list-style-type: none"> • There are challenges with meeting program objectives on L-shaped parcel, unknown site risks, unforeseen changes that may occur through the remaining design development stages and construction. |
| Conduct Future Sport and Recreation Facility Needs Assessment Study. | <p>(on target)</p> <ul style="list-style-type: none"> • Consultant has been chosen and is creating a sport and recreation program and facility strategic planning model to be completed by the end of August. Administration to present planning model to Council in September 2011. | <ul style="list-style-type: none"> • After planning model is approved by City Council the remaining steps of the study will be completed in 2011. |
| Replacement of the Mayfair outdoor swimming pool. | <p>(on target – seeking additional funding)</p> <ul style="list-style-type: none"> • Contract awarded May 30, 2011, and construction began mid June. • Demolition and piling is complete and foundation work has begun. | <ul style="list-style-type: none"> • Tender \$496K over budget. • Applied for federal funding up to \$3M; however, the request was rejected. • City Council approved additional funding from the 2012 RCE. |
| Implement Municipal Culture Plan. | <p>(on target)</p> <ul style="list-style-type: none"> • Content and formatting has been finalized and is being presented to City Council in August 2011. | <ul style="list-style-type: none"> • Phase 1 is the completion of the Municipal Culture Plan which is complete subject to City Council approval. • Phase 2 will be the implementation of the culture plan once the plan and recommended actions are approved by City Council. Implementation of the culture plan is a 3 to 5 year plan. |

| Major Initiatives – Recreation and Culture 2011-2013 | Work Completed To Date | Comments/Challenges/Risks |
|---|--|--|
| Installation of automatic irrigation management system to reduce water consumption. | (on target) <ul style="list-style-type: none"> • 98% of controllers installed. • 100% of weather stations installed. • 98% of flow sensors installed. • 100% of computer hardware/software installed and operational. • 98% of hydrometers installed. | <ul style="list-style-type: none"> • A few small outstanding items. Projected completion date is extended to August 31, 2011. |
| Additional accessible playground units. | (project on hold – subject to funding) <ul style="list-style-type: none"> • As part of this project, accessible playgrounds have been installed in previous years. In 2011, W.W. Ashley was identified as a priority location but no capital funding was available. | <ul style="list-style-type: none"> • Project deferred to 2012 – pending capital funding. |
| Upgrades to golf courses, rinks, Forestry Farm Park and Zoo, and campground facilities. | (on target) <p>Golf Courses</p> <ul style="list-style-type: none"> • Issued tender for Holiday Park Golf Course to upgrade hole numbers 7 and 8 according to Master Plan approved by City Council. Tender bids came in significantly over budget and project schedule and scope to be re-evaluated winter 2011. Project has been deferred to 2012. • Issued tender to replace golf course maintenance equipment. Contract awarded and golf course equipment has been delivered. <p>Forestry Farm Park & Zoo</p> <ul style="list-style-type: none"> • Construction of new parking lot adjacent to Admin Building. Tender documents being prepared in consultation with IS Services project management group. Project being tendered and awarded in August 2011, with completion by spring 2012. • The Discovery Centre interpretive display based on 100 year history of the Forestry Farm Park is in the final planning stages and scheduled to be complete by Nov. 2011. Interpretive display proposal being reviewed and awarding of contract in August with projected completion date by end of December. <p>Campground Electrical Upgrade</p> <ul style="list-style-type: none"> • In 2011 will complete the last of 3 phases; last phase provides roadway lighting throughout the park. Project to start in Oct. 2011. | <ul style="list-style-type: none"> • The annual contribution to the golf course redevelopment reserve insufficient to keep pace with rising construction costs. Exploring new funding strategy. • Project complete. • IS project services has advised may be insufficient capital funds to complete project. Budget is \$240,000. • Subject to funding from 2011 contribution to reserve based on exceeding budget revenues. |
| Upgrading of Pleasant Hill and Dundonald Neighbourhood Parks. | (on target) <ul style="list-style-type: none"> • Pleasant Hill input meeting held in April 2011. • Initial concept plan presented to Community Services senior staff for review in July 2011. | <ul style="list-style-type: none"> • Pleasant Hill – design in 2011 and construction in 2012. • Dundonald – design in 2012 and construction in 2013. |
| Take over maintenance of new parks in Stonebridge, Willowgrove, Hampton Village, Evergreen, and Blairmore neighbourhoods. | (project delays due to weather) <ul style="list-style-type: none"> • Takeover of maintenance is approximately 30% complete. | <ul style="list-style-type: none"> • Wet conditions in 2010 delayed construction and subsequent takeover of parks. |

| Major Initiatives – Recreation and Culture 2011-2013 | Work Completed To Date | Comments/Challenges/Risks |
|---|--|--|
| Provide hosting grants to support major special events, such as the 2012 Canadian Country Music Awards. | (on target) • CCMA funding request has been approved by City Council. First instalment of approved CCMA funding \$50,000 - 2011. Second instalment of approved CCMA funding \$75,000 - 2012. | |
| Prepare the first ever Memorandum of Understanding (MOU) between a neighbourhood and its elementary schools to recognize and protect the cash investment of \$3.5 million into the elementary schools/community centre facility and land costs. The MOU will formally acknowledge that the design, construction, operation, and access to the school facility will provide activity space to support community programs and activities. | (on target) • Project will start in September 2011. | |
| Develop new off-leash dog areas. | (on target) • Preliminary map of demands, draft of options for consideration. | • Public consultation process will begin in fall 2011 to develop a program plan for off-leash dog areas throughout city. |

Business Line Variance – Recreation and Culture

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|-------------------------------|--------------------------|----------------------|-------------------|--------------------------------|
| RECREATION AND CULTURE | 11,401.4 | 26,684.1 | 26,756.3 | 72.2 |

- Forestry Farm Park & Zoo - \$85.4 required for the replacement of irrigation shut-off valve, light posts, and clean-up and sanitization costs due to chronic wasting disease. However, increased revenues of \$15 and lower utility costs of \$20 are helping mitigate some of the impact.
- Recreation/Competitive Facilities (Rentals) - \$145.2 higher electrical usage at Shaw Centre than budgeted; \$35.3 lower concession revenue at Harry Bailey Aquatic Centre due to the withdrawal of the lessor, and Lakewood Centre tender came in under plan. This is offset by higher concession at Lawson Civic Centre and higher external hourly rentals at Harry Bailey Aquatic Centre and Shaw Centre.
- Building Maintenance - The majority of the favourable variance comes from increased cost recovery from custom and capital work.

Environmental Health

Preserves and protects the long-term health of our urban environment.

| Major Initiatives – Environmental Health 2011-2013 | Work Completed To Date | Comments/Challenges/Risks |
|---|--|--|
| Prepare a report card on greenhouse gas emissions reductions and initiatives. | (on target) <ul style="list-style-type: none"> • Overview of 2010 initiatives complete. • Some quantification of emissions complete. • Business plan for 2011-2013 initiatives near completion. | <ul style="list-style-type: none"> • Gathering emissions reductions data from the community. • Additional investment will be required to meet emissions reduction targets. |
| Complete a master plan (2011) for the landfill to extend its active life and increase the level of service provided, and begin expansion of the landfill through construction of a new cell (2012). | (on target) <ul style="list-style-type: none"> • Landfill optimization design (master plan) complete. | <ul style="list-style-type: none"> • Significant construction work at the landfill will challenge ability to improve level of service in 2011. • Landfill expansion detailed design to begin in fall 2011. |
| Design (2011) and construct (2012) a new facility to divert residential construction and demolition waste from the landfill for re-use in other construction projects. | (on target) <ul style="list-style-type: none"> • Concept plan and operating considerations progressing. | <ul style="list-style-type: none"> • Acceptance of materials will be scaled back in 2011 to accommodate development of new site. • Circle Drive South construction may cause delays in construction. |
| Complete the conversion to individual garbage containers to enhance cost effectiveness and efficiency in the system for managing and reducing the waste stream. | (on target) <ul style="list-style-type: none"> • All remaining neighbourhoods now in conversion process based on schedule and process which was reported to City Council in November 2010. | <ul style="list-style-type: none"> • Container order may cause some delay in completion of last half of Nutana, King George, and Holiday Park neighbourhoods. |
| Expand recycling under the Waste and Recycling Plan to enhance cost effectiveness and efficiency in the diversion of materials suitable for resource capture from the waste stream. | <ul style="list-style-type: none"> • Program options and preliminary costing complete. • Public consultation complete. • Recycling RFP drafted. | |
| Expand the organic waste program under the Waste and Recycling Plan to divert organic material from the landfill. | <ul style="list-style-type: none"> • Program options and preliminary costing complete. | <ul style="list-style-type: none"> • Seeking partnerships. |
| Continue the tree planting and maintenance program to ensure a healthy urban forest. | (on target) <ul style="list-style-type: none"> • Fall contracts are currently being tendered. Assessment of budget implications will be determined once these are in. | <ul style="list-style-type: none"> • Finding locations for planting is a challenge due to underground and overhead utilities and soil conditions. |
| Establish soil protection and remediation policies and procedures for City-owned properties. | (on target) <ul style="list-style-type: none"> • Preliminary criteria thresholds for City-owned land developed. | |
| Deliver feasibility report on district heating opportunities for the City. | (on target) <ul style="list-style-type: none"> • Consultant selection complete. • Two potential project scenarios formulated and complete. • Feasibility model developed and complete. • Financing and ownership implications drafted and under review. • Final report will be completed by year end 2011. | |

Business Line Variance – Environmental Health

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|-----------------------------|----------------------------------|------------------------------|---------------------------|--|
| ENVIRONMENTAL HEALTH | 3,386.1 | 8,625.3 | 8,926.3 | 301.0 |

- Environmental Program - Salaries over budget by \$39.8 due to technical support services provided to other departments.
- Waste Collection and Disposal - Landfill revenues are \$250 under-budget due to lag in tonnages received at facility resulting primarily from wet weather and access road issues. Salaries will be over budget by \$85 due to additional staff for implementation of the new landfill plan. V&E rentals are higher than expected by \$45 based on leased equipment required to cover for failure of aged equipment.
- Waste Minimization - Revenues projected to be more than budget by \$10 due to expansion of the Leaves and Grass Subscription Program; however, overtime is greater by \$75.2 related to the old newspaper depot program.

Community Support

Provides supports and community investments to help build capacity in sport, recreation, culture, heritage, and social organizations and enhances neighbourhood-based associations and organizations.

| Major Initiatives - Community Support 2011-2013 | Work Completed To Date | Comments/Challenges/Risks |
|---|---|---|
| Intercultural initiatives aimed at facilitating formal and informal civic participation of diverse groups. Targeting Aboriginals, newcomers, and Canadian born youth in building leadership skills for youth empowerment. | <p>(project pending funding)</p> <ul style="list-style-type: none"> • Our Multiculturalism grant application to the Federal Government was not successful; therefore, this project has been cancelled until such time as we are able find another grant opportunity. | |
| Intercultural awareness training sessions for civic staff. | <p>(on target)</p> <ul style="list-style-type: none"> • Completed intercultural development inventories for key staff in the corporation and hosted intercultural competency awareness sessions from January to March 2011. • Initial pilot project for targeted staff has been completed. Now moving to ensure this is ongoing training for City staff – working with HR & Police to develop the training modules for in-house. | |
| Community workshops on: i) multiculturalism, and (ii) building bridges with Aboriginal and immigrant communities. | <p>(on target)</p> <ul style="list-style-type: none"> • Hosted two community workshops related to multiculturalism, and four community workshops related to anti-racism education. Currently working in partnership with community groups on the workshop “Building Bridges with Aboriginals and Immigrants”. | <ul style="list-style-type: none"> • Will continue to work in collaboration with community partners in the delivery of these workshops. • Working with Sask. Intercultural Association to develop an anti-racism toolkit for use by community agencies and businesses. • Working with the Office of the Treaty Commissioner in the development of education modules for newcomers to learn about Aboriginal People and the Treaties. |
| Targeted volunteer recruitment campaign for community organizations to ensure there is broad representation from the community. | <p>(on target)</p> <ul style="list-style-type: none"> • Community consultants met with community associations to determine “volunteer needs”. Also met with Saskatoon Open Door Society for potential volunteer opportunities. | <ul style="list-style-type: none"> • Recruitment ads, and targeted recruitment initiatives will occur in spring and fall 2011 (as part of the AGMs for community associations). |
| Mentorship opportunities for Aboriginals and newcomers joining community associations. | <p>(on target)</p> <ul style="list-style-type: none"> • Have matched two newcomers for mentorship opportunities with community associations in Silverwood and Greystone. • One of our mentorship matches has recently been successful in the AGM elections for the community associations, and they now formally hold a position on the executive. | <ul style="list-style-type: none"> • Will continue to look for opportunities to match volunteers with community associations. |

| Major Initiatives - Community Support 2011-2013 | Work Completed To Date | Comments/Challenges/Risks |
|--|---|--|
| Conduct an accessibility review of civic facilities. | <p>(on target)</p> <ul style="list-style-type: none"> This is a continuation of a project to complete a barrier-free accessibility assessment of all our civic centres and City Hall. This project includes civic facilities which contribute to the Building Maintenance Reserve. All eligible facilities have been reviewed and reports completed. Next step is to merge these reports with the new accessibility standards yet to be released by Building Standards. | <ul style="list-style-type: none"> Implementation of some recommendations will not be practical due to facility floor plate or structural limitations. Funding will also be a challenge as implementation will exceed operating budget limits. |
| Develop a self-assessment tool for community organizations to ensure accountability for use of grant funds and organizational effectiveness. | <p>(on target)</p> <ul style="list-style-type: none"> For community-based social agencies, a consultant was hired to develop the tool. Call for facilitators to work on the project and identify pilot agencies. Have contracted a facilitator to lead this project, and have begun work with the identified pilot agencies. For the community associations, a self-assessment tool was developed, and have updated all information related to the grant criteria for community associations. | <ul style="list-style-type: none"> Working with community partners in identifying pilot agencies and then will need to get approval from those agencies for the project. With the community associations, it is getting buy-in from the associations to find the time to complete the assessment and use it for future planning. |
| Civic participation and leadership 'toolkits' prepared through a youth action network and the Urban Aboriginal Leadership initiatives. | <p>(on target)</p> <ul style="list-style-type: none"> Held the first of four youth-led events. July proposal due from Youth Launch with respect to youth training modules and capacity development for Unified Minds youth network. | <ul style="list-style-type: none"> This initiative has key components identified for 2011 and is moving to an ongoing initiative. |
| Review of Heritage Policy to ensure the City's role to support an inventory of heritage buildings is being fully realized. | <p>(on target)</p> <ul style="list-style-type: none"> Capital Budget approved and project partnership with MVA established. RFP to hire a consultant to undertake this review has been distributed and closes later this summer. | <ul style="list-style-type: none"> Project started in April 2011 once full-time Heritage and Design Coordinator is in place. |
| Establishment of Cemetery Assurance Fund to protect the ongoing operations of the cemetery. | <p>(on target)</p> <ul style="list-style-type: none"> 2011 Budget approval for \$30,000. | <ul style="list-style-type: none"> Project phased in over three years. |

Business Line Variance – Community Support

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|--------------------------|--------------------------|----------------------|-------------------|--------------------------------|
| COMMUNITY SUPPORT | 5,131.3 | 8,479.1 | 8,541.7 | 62.6 |

- Community Investments and Supports - Higher accessibility expense of \$60.1 due to increased admission volume projections (this is offset in Recreation and Competitive Facility Programming revenue under Recreation and Culture Business Line).

Corporate Governance and Finance

Provides administrative, human resource, information technology, and finance supports for all other business lines. The City's vehicle and equipment fleet, and building operations and maintenance services provide support to the other business lines.

| Major Initiatives - Corporate Governance and Finance 2011-2013 | Work Completed To Date | Comments/Challenges/Risks |
|--|---|---|
| Introduce a competency model to develop leadership competencies. Align the different functions such as employment and performance to this model. | (on target) <ul style="list-style-type: none"> • Initial research has been conducted which is being incorporated into the workforce strategy to be tabled with Senior Management in fall 2011. Development and implementation will follow. | |
| Develop a comprehensive workforce strategy to respond to aging workforce and competitive job market. | (on target) <ul style="list-style-type: none"> • Review of final draft of the strategy is underway, and the final document is expected to be complete in late fall 2011. The implementation of the workforce strategy is expected to begin in early 2012. | |
| Integrate health and safety management systems for civic employees. | (on target) <ul style="list-style-type: none"> • Administrative Policies have been reviewed; final review for approval and implementation targeted for fall 2011. • Procedures currently under final review; completion scheduled for fall 2011. • Work on web access continues. | <ul style="list-style-type: none"> • Roll out of HSMS scheduled for fall 2011. • Training for employees, supervisors, and managers will continue into 2012 and will be ongoing for any new employees. |
| Implement City Council recommended revisions to the Taxi Bylaw. | (on target) <ul style="list-style-type: none"> • Working on implementation with Implementation Coordinator. | <ul style="list-style-type: none"> • Seasonal Taxi Plate report is being finalized. • Currently working with taxi companies to obtain data. • Report on revisions to Bylaw targeted for October. |
| Civic Election in 2012 which will introduce a four-year term (currently three-year term). | (on target) <ul style="list-style-type: none"> • Preliminary planning has occurred, including training of key election staff. Ward boundaries will be reviewed in the fall of 2011 to ensure that no revisions are required. • All other work to occur in 2012. | |
| Property reassessment will occur in 2013. | (on target) <ul style="list-style-type: none"> • Gathering and vetting of market data for years of 2008 and 2009 is complete. • 2010 data is 90% complete. | <ul style="list-style-type: none"> • Staffing level resource risk – resources for reassessment are the same for new construction. With high levels of building activity, there is risk of inadequate staffing for both tasks simultaneously. |
| Phase-in the replacement of aging vehicles and equipment to reduce maintenance costs. | (on target) <ul style="list-style-type: none"> • On-going prioritized replacement using available reserve funding. | <ul style="list-style-type: none"> • A more aggressive replacement strategy will require more capital funding. |
| Introduce video streaming of City Council meetings. | Complete | |

Business Line Variance – Corporate Governance and Finance

| | 2011 YTD Actuals June | 2011 Total Budget | 2011 Forecasts | Variance Forecasts - Budget |
|---|--------------------------|----------------------|-------------------|--------------------------------|
| CORPORATE GOVERNANCE AND FINANCE | (3,912.4) | (36,244.1) | (35,557.2) | 686.9 |

- City Clerk - Voting expenses over budget by \$80 due to two by-elections.
- General Services - Higher employment costs of \$600 which includes an anticipated increase in firefighter employment costs for 2011 plus an additional \$500 variance expected from increased corporate payroll costs over original estimates. These negative variances are being neutralized to some degree by higher SaskPower franchise fees than budget by \$617, attributable to growth and better than expected interest revenue by \$201 from higher rates.
- Vehicle and Equipment - Fuel is \$900 over budget due to increased pricing which is offset by \$446 positive variance from increased cost recovery.
- Civic Facilities - Facility maintenance and salaries are forecast to be lower by \$82.3.

His Worship the Mayor and City Council
The City of Saskatoon

LEGISLATIVE REPORTS

Section A – OFFICE OF THE CITY CLERK

- A1) **Public Notice Requirements**
Council Policy C01-021
(File No. CK. 255-2-1, x116-1)

RECOMMENDATION: that Public Notice Policy C01-021 be amended by requiring that public notices be published in the *StarPhoenix* on one occasion rather than two occasions.

Attached is a copy of Public Notice Policy C01-021. The policy sets out certain matters for which public notice must be given, and Sections 4 and 12.1 require that public notice be published in the *StarPhoenix* on two occasions.

The statutory requirement for public notices is for one advertisement to be placed in one local newspaper. City Council chose to enhance the public notice process by publishing public notices for two consecutive weeks.

The above recommendation is put forward in order to administer the public notice process in a more streamlined and cost-effective manner. The Administration will utilize social media to alert people to public notices, and will continue to explore other ways of disseminating public notice information.

PUBLIC NOTICE

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

ATTACHMENT

1. Public Notice Policy C01-021

A2) Ward Boundaries
(File No. CK. 265-2)

RECOMMENDATION: that the information be received.

Sections 57 – 62 of *The Cities Act* sets out the rules for establishing ward boundaries. The *Act* requires that City Council appoint a Municipal Wards Commission to establish ward boundaries and that the population of each ward must not vary by more than 10% from the figure that is obtained by dividing the total population of the city by the number of wards into which the city is divided. The Municipal Wards Commission is also required to review the boundaries of the wards at least once every nine years or when the population of a ward exceeds the 10% variance limit.

Ward boundaries were reviewed in 2008 and new ward boundaries were established for the October 2009 civic election. The ward boundaries were drawn so as to accommodate the City's future growth in Wards Ten, Three, Four and Seven, and it was hoped that these new ward boundaries would be able to be utilized for more than one term. Unfortunately this objective has not been achieved – current ward populations, based on the most recent figures obtained from the City's planning officials, show that Ward Ten's population exceeds the 10% variation limit.

City Council has appointed a Municipal Wards Commission, which is comprised of Mr. Justice Peter Foley, Professor Joseph Garcea, and the City Clerk. The Municipal Wards Commission will now undertake the process of reviewing the ward boundaries, which will include at least one public meeting in order to receive input from the community. The new wards will be established by early 2012, to take effect after the October 2012 civic election.

PUBLIC NOTICE

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

Section B – OFFICE OF THE CITY SOLICITOR

B1) Request for Postponement of Interests (Caveats) Cheshire Homes (Management) (File No. CK. 750-2-2)

- RECOMMENDATION:**
- a) that the City of Saskatoon caveats, registered as Interest Numbers 109592905, 109592398 and 109592950 against the title to Lot A, Block 633, Plan No. 75S15282 Ext 0 as described on Certificate of Title 80S10485, be postponed in favour of TCU Financial Group Credit Union Mortgage, Interest Number 156033389 and Assignment of Rents, Interest Number 156034166; and
 - b) that the Mayor and City Clerk be authorized to execute the required postponement documents.

This Office has received a request from the solicitors for Cheshire Homes (Management) (“Cheshire”) to postpone three caveats registered in favour of the City against the title to Cheshire’s property located at 2509 Louise Street. Cheshire is in the process of re-financing its property with the TCU Financial Group (“TCU”). As part of the lender’s security, TCU requires the postponement. The stated amount of the TCU mortgage and assignment of rents is \$250,950.00.

The first caveat relates to a 1973 Reversion Agreement between the City and Cheshire. The City initially transferred the subject property to Cheshire for the sum of \$35,092.75 payable in shares of Cheshire Homes (Management). In return Cheshire contracted that, should the land not be used for the care of young, physically handicapped persons on a non-profit basis, the land would be re-conveyed to the City.

The second two caveats relate to a Planned Unit Development Agreement (P.U.D.) and an amendment to that Agreement. P.U.D. Agreements are agreements that were provided for under past iterations of *The Planning and Development Act* and are the precursor of the current Zoning by Agreement. The P.U.D. Agreements are continued by the provisions of *The Planning and Development Act, 2007* and contain the zoning provisions applicable to the property.

The effect of postponing the Reversion Agreement is that it would be subject to the TCU security. This Agreement has been postponed in the past and was subject to the former financing encumbrances on title. P.U.D. Agreements are protected by s. 236 of *The Planning and Development Act, 2007* in the same manner as a Rezoning Agreement in that they are not subject to the lapsing procedure under *The Land Titles Act, 2000*.

PUBLIC NOTICE

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

B2) Review of Subscription Fees
Bylaw No. 7604 - The False Alarm Fees Bylaw, 1997
(Files CK. 1720-1, x 116-1)

RECOMMENDATION: that City Council consider Bylaw No. 8973.

The Executive Committee at its meeting on August 16, 2011, considered a request from the Board of Police Commissioners that would see the subscription fee for each premises increase from \$15.00 to \$25.00. The Executive Committee asked the City Solicitor to prepare for City Council's consideration an appropriate amendment for Bylaw No. 7604, The False Alarm Fees Bylaw, 1997.

Attached is Bylaw No. 8973 which reflects the fee increase for Council's consideration.

PUBLIC NOTICE

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

ATTACHMENT

1. Proposed Bylaw No. 8973.

Respectfully submitted,

Janice Mann, City Clerk

Theresa Dust, City Solicitor

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C01-021

A1

| | | |
|---|--|---|
| POLICY TITLE <i>Public Notice</i> | ADOPTED BY: <i>City Council</i> | EFFECTIVE DATE <i>January 6, 2003</i> |
| | | UPDATED TO <i>August 17, 2009</i> |
| ORIGIN/AUTHORITY <i>Clause 1, Report No. 1-2003 of the Executive Committee; Clause B1, Legislative Report No. 12-2004; Clause 1, Report No. 1-2007 of the Audit Committee Report; Clause B1, Legislative Report No. 3-2007; Clause B3, Legislative Report No. 5-2007; and Clause 3, Report No. 11-2009 of the Executive Committee</i> | CITY FILE NO. <i>CK. 255-2-1 and 185-1</i> | PAGE NUMBER <i>1 of 9</i> |

Part 1 – The Cities Act

1. PURPOSE

The Cities Act requires Council to adopt a Public Notice Policy. Part 1 of this policy sets out the minimum notice requirements, the methods of notice to be followed and the minimum time for giving notice with respect to any matters for which public notice is required to be given under *The Cities Act*.

2. DEFINITIONS

- 2.1 Affected Parties – For the purposes of this Part, affected parties will be those members of the public who, in the sole discretion of the City, may be specially affected by the matter under consideration by Council.
- 2.2 Ten Days – For the purposes of this Part, ten days will be calculated using calendar days and including the day it is posted but excluding the day of the Council meeting.
- 2.3 Controlled Corporation – For the purposes of this Part, a controlled corporation means a controlled corporation as defined in *The Cities Act*.

3. MATTERS FOR WHICH NOTICE MUST BE GIVEN

Public notice in accordance with this policy shall be given before Council initially considers the following matters:

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C01-021

| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
|----------------------|------------------------|------------------------|---------------|
| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>2 of 9</i> |

- a) prohibiting or limiting the number of businesses of a particular type in an area of the City or specifying separation distances between businesses of a particular type;
- b) permanently closing or blocking off a street, lane or walkway;
- c) permanently modifying an intersection with the use of physical barriers;
- d) permanently closing or creating a median opening;
- e) borrowing money;
- e.1) lending money to a non-profit organization or to one of the City's controlled corporations or to a business improvement district established by the City, regardless whether the source or sources of money to be loaned is internal or external;
- e.2) guaranteeing the repayment of a loan between a lender and a non-profit organization or one of the City's controlled corporations or a business improvement district established by the City;
- f) moving capital moneys to an operating budget or reserve;
- g) imposing a special tax or determining the use to which excess revenue from a special tax is to be put;
- h) establishing an investment policy;
- i) selling or leasing land for less than fair market value and without a public offering;
- j) selling or leasing park lands and dedicated lands except where the land is covered by public notice provisions in Part 2;
- k) establishing a purchasing policy;
- l) establishing a business improvement district;

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C01-021

| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
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| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>3 of 9</i> |

- m) setting remuneration for council or committee members;
- n) increasing or decreasing the number of councillors on Council;
- o) appointing a wards commission and dividing the City into wards;
- p) amending or repealing a bylaw for which public notice was a requirement at the time the bylaw was passed;
- q) any matter where holding a public hearing is required under *The Cities Act* or any other Act except where the Act contains its own public notice provisions;
- r) discussing a matter at a public meeting held as a result of a petition signed by the required number of electors; and
- s) the amendment or repeal of a bylaw or resolution when the resolution or bylaw was passed as a result of a vote of the electors.

4. NOTICE TO THE GENERAL PUBLIC

Notice shall be given to the general public for all matters set out in section 3 in accordance with this section:

- a) notice of the matter shall be published in the Saskatoon Star Phoenix on the two Saturdays immediately prior to the meeting at which Council will initially consider the matter; and
- b) notice of the matter shall be posted at City Hall at least ten days prior to the meeting at which Council will initially consider the matter; and
- c) notice of the matter shall be posted on the City's website at least ten days prior to the meeting at which Council will initially consider the matter.

CITY OF SASKATOON COUNCIL POLICY

NUMBER
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| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
|----------------------|------------------------|------------------------|---------------|
| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>4 of 9</i> |

5. ADDITIONAL NOTICE – FOR SOME MATTERS

5.1 In addition to the general notice requirements of section 4, **additional** notice shall be given in accordance with subsection 5.2 to all affected parties when Council is initially considering the following matters:

- a) prohibiting or limiting the number of businesses of a particular type in an area of the City or specifying separation distances between businesses of a particular type;
- b) permanently closing or blocking off a street, lane or walkway;
- c) permanently modifying an intersection with the use of physical barriers;
- d) permanently closing or creating a median opening;
- e) imposing a special tax or determining the use to which excess revenue from a special tax is to be put; and
- f) establishing a business improvement district.

5.2 **Additional** notice of the matters listed in subsection 5.1 shall be given using either of the following methods:

- a) by mailing notice of the matter to all affected parties by ordinary mail which is to be postmarked no later than 10 days prior to the Council meeting at which the matter will initially be considered; **or**
- b) by leaving notice of the matter in a mail receptacle at the address of the affected party at least 10 days prior to the Council meeting at which the matter will initially be considered.

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C01-021

| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
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| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>5 of 9</i> |

6. ADDITIONAL NOTICE – SALE OR LEASE OF PARK LANDS AND DEDICATED LANDS

6.1 In addition to the general notice requirements of section 4, **additional** notice shall be given to all affected parties when Council is initially considering selling or leasing park lands and dedicated lands except where the land is covered by public notice provisions in Part 2.

6.2 **Additional** notice of the matter listed in subsection 6.1 shall be given to all affected parties by:

a) posting a notice on the land to be sold or leased at least 10 days prior to the Council meeting at which the matter will initially be considered; **and**

using either of the following methods:

b) by mailing notice of the matter to all affected parties by ordinary mail which is to be postmarked no later than 10 days prior to the Council meeting at which the matter will initially be considered; **or**

c) by leaving notice of the matter in a mail receptacle at the address of the affected party at least 10 days prior to the Council meeting at which the matter will initially be considered.

7. DISCRETION OF COUNCIL

The notice requirements of this policy are the minimum requirements which must be complied with by the City. Council may at its discretion require additional notice in specific cases.

8. NO NOTICE OF SUBSEQUENT MEETINGS

Notice will be given in accordance with this policy only when Council initially considers a matter. Unless otherwise directed by Council, no notice will be given of any subsequent meeting of Council at which the matter will be considered.

CITY OF SASKATOON COUNCIL POLICY

NUMBER
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| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>6 of 9</i> |

9. RESPONSIBILITIES

9.1 General Managers

- a) The General Manager of the applicable department will be responsible for providing the City Clerk's Office and the Communications Branch with the required notices in time to meet the publishing and posting requirements of this policy.
- b) The General Manager of the applicable department will be responsible for completing the notices required to be given by mail or left in the mail receptacles and advising the City Clerk that they have been completed.
- c) The General Manager of the applicable department will be responsible for posting any site signs and advising the City Clerk that they have been posted.

9.2 City Clerk

The City Clerk will be responsible for ensuring that items are not placed on the Council agenda unless notice has been given in accordance with this policy.

Part 2 – The Planning and Development Act, 2007

10. PURPOSE

The Planning and Development Act, 2007 allows a Council which has been designated as an approving authority to adopt a public notice policy for giving notice with respect to any matters for which public notice is required to be given under *The Planning and Development Act, 2007*.

11. MATTERS FOR WHICH NOTICE MUST BE GIVEN

Public notice in accordance with this Part shall be given before Council initially considers the following matters:

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C01-021

| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
|----------------------|------------------------|------------------------|---------------|
| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>7 of 9</i> |

- a) the adoption, amendment or repeal of a bylaw for a development plan or zoning bylaw;
- b) an application for discretionary use approval or the amendment of a discretionary use approval;
- c) the adoption, amendment or repeal of a bylaw authorizing the sale of a buffer strip or municipal reserve;
- d) the voiding of a rezoning agreement;
- e) the adoption, amendment or repeal of an interim development control bylaw; and
- f) the passing of a resolution to adopt or amend a concept plan.

12. NOTICE REQUIREMENTS

12.1 Public notice for all matters set out in section 11, except for discretionary uses pursuant to subsection 11(b) and concept plans pursuant to subsection 11(f), shall be given in accordance with this subsection:

- a) notice of the matter shall be published in the Saskatoon Star Phoenix at least once a week for two consecutive weeks prior to the date on which the matter will be considered by Council;
- b) the first of the notices required under clause (a) must:
 - i) in the case of a proposed new development plan or new zoning bylaw, be published at least four weeks prior to the date on which the matter will be considered by Council;
 - ii) in the case of all matters other than as provided in subclause (i), be published at least two weeks prior to the date on which the matter will be considered by Council.

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| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>8 of 9</i> |

12.2 Public notice for consideration of an application for discretionary use approval or amendment to a discretionary use approval shall be given in accordance with this subsection:

- a) the Community Services Department will set a date for the meeting at which the application will be considered by Council and will give notice by ordinary mail to assessed owners of property within 60 metres of the subject site and to the community association for the area in which the subject site is located; and
- b) the Community Services Department will prepare on-site notification posters which must be placed on the site by the applicant for discretionary use approval or amendment and must remain on the site until the application is considered by Council.

12.3 Public notice for the consideration of a resolution to adopt or amend a concept plan shall be given by publishing a notice of the matter in the Saskatoon Star Phoenix at least seven days prior to the date on which the matter will be considered by Council.

13. CONTENTS OF NOTICE

The notice required by subsection 12.1 must:

- a) contain a summary of the intent of the proposed bylaw or resolution;
- b) specify any places where and the hours during which the proposed bylaw or resolution may be inspected by any person;
- c) specify any dates, places and times that Council will be holding a public hearing with respect to the proposed bylaw or the meeting at which it will consider the proposed resolution;
- d) outline the procedure by which the public hearing will be conducted;

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| <i>Public Notice</i> | <i>January 6, 2003</i> | <i>August 17, 2009</i> | <i>9 of 9</i> |

- e) describe the affected area by:
 - i) reference to street names and addresses or commonly understood area designations;
 - ii) publication of a map of the area; or
 - iii) in the case of an amendment to a zoning bylaw, or development plan of general application that does not designate land for specific uses, a description of the type of property affected but not by the specific location of the property affected; and
- f) include a statement of specific reasons for and a detailed explanation of the proposal, in the case of:
 - i) a proposed amendment to a zoning bylaw; and
 - ii) an adoption, amendment or repeal of a bylaw authorizing the sale of a buffer strip or municipal reserve.

14. APPLICATION OF SECTION 7, 8 AND 9

Sections 7, 8 and 9 of Part 1 of this policy apply to Part 2 of this policy.

BYLAW NO. 8973

B2

The False Alarm Fees Amendment Bylaw, 2011

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The False Alarm Fees Amendment Bylaw, 2011.

Purpose

2. The purpose of this Bylaw is to amend Bylaw No. 7604, The False Alarm Fees Bylaw, 1997, to increase the administration fee charged to alarm businesses as a subscription fee for each premises.

Section 5 Amended

3. Section 5(2) is amended by deleting "\$15.00" and substituting "\$25.00".

Coming Into Force

4. This Bylaw comes into force on the 1st day of January, 2012.

| | | |
|-----------------------------------|--------|---------|
| Read a first time this | day of | , 2011. |
| Read a second time this | day of | , 2011. |
| Read a third time and passed this | day of | , 2011. |

Mayor

City Clerk

His Worship the Mayor and City Council
The City of Saskatoon

REPORT
of the
PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor P. Lorje, Chair
Councillor C. Clark
Councillor R. Donauer
Councillor B. Dubois
Councillor M. Loewen

1. **Walkway Closure Application**
Walkway Between 333 Turtle Crescent and 403 Turtle Place
AND
Enquiry - Former Councillor G. Wyant (December 14, 2009)
Cost - Walkway Closures
AND
Proposed Amendments to Policy C07-017
Walkway Evaluation and Closure
(File No. CK. 6295-1)

- RECOMMENDATION:**
- 1) that amendments to Policy C07-017 – Walkway Evaluation and Closure, as outlined in the August 11, 2011 report of the General Manager, Infrastructure Services Department, be approved; and
 - 2) that all existing applications for closure of walkways be processed under the existing policy, subject to a review of the costs associated with walkway closures and further reporting on cost recovery options.

Attached is a report of the General Manager, Infrastructure Services Department dated August 11, 2011, with respect to the above.

Report No. 13-2011
Planning and Operations Committee
September 26, 2011
Page 2

Your Committee has reviewed the report with the Administration and supports the amendments to Policy C07-017 – Walkway Evaluation and Closure, as outlined in the August 11, 2011 report of the General Manager, Infrastructure Services Department.

Your Committee, however, is recommending that all existing applications for closure of walkways be processed under the existing policy, rather than under the revised policy, as recommended by the Administration. Your Committee's recommendation with respect to existing applications is subject to review of the cost implications and further reporting on cost recovery options.

Respectfully submitted,

Councillor P. Lorje, Chair

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TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Services Department
DATE: August 11, 2011
SUBJECT: Walkway Closure Application
Walkway Between 333 Turtle Crescent and 403 Turtle Place
AND
Enquiry - Former Councillor G. Wyant (December 14, 2009)
Cost - Walkway Closures
AND
Proposed Amendments to Policy C07-017
Walkway Evaluation and Closure
FILE NO: IS. 6295-1

RECOMMENDATION: that the following report be submitted to City Council recommending:

- 1) that amendments to Policy C07-017 – Walkway Evaluation and Closure, as outlined in this report, be approved; and
- 2) that all outstanding applications for closure of walkways be processed under the revised Policy.

BACKGROUND

The Planning and Operations Committee, at its meeting held on September 9, 2008, considered a report of the General Manager, Infrastructure Services Department, dated August 26, 2008, regarding an application for the closure of the walkway between 333 Turtle Crescent and 403 Turtle Place. The Committee deferred the matter pending a report from the Administration on a review of the criteria for walkway closures.

The following enquiry was made by former Councillor G. Wyant at the meeting of City Council held on December 14, 2009:

“Would the Administration please report on the costs generally associated with the closure of the walkways; in particular, the cost associated with staff employed by Infrastructure Services relative to time employed and with that information, recommend changes to the existing policy to ensure full cost recovery by the City with respect to such closures.”

REPORT

Current Policy

Since approval of Policy C07-017 – Walkway Evaluation and Closure, which was adopted in August 2005 and revised in December 2008, a total of 54 walkways have been closed. The majority of the closures were due to concerns relating to noise, theft and graffiti.

Under the current process, when a request for closure is received, a preliminary Crime Prevention Through Environment Design (CPTED) review is conducted to determine the condition of the walkway. The review may include removing vegetation which restricts sight lines; removing graffiti; installing street lighting; and installing bollards to eliminate vehicular traffic from travelling through the walkway.

Currently, if a walkway inspection reveals vandalism or public safety issues which cannot be addressed through the preliminary CPTED review, proactive remedial measures are taken to address public concerns, including reporting any illegal activity to Saskatoon Police Services; and facilitating a community meeting to inform residents of the issues, encourage neighborhood patrols and provide options to improve the safety. Based on the feedback received at the meeting, a decision is made whether or not to pursue closure of the walkway. A majority of the community must be in favour of closure in order for the Administration to proceed with the process. If the majority is not in favour of closing the walkway, the Administration will work with the community to improve safety issues, and the walkway will be monitored and evaluated on a yearly basis, or as required.

If there is support for closure, a study of the Pedestrian Routing Program is conducted. The Pedestrian Routing Program provides detailed information regarding pedestrian routes to specific destination points in the area that a walkway serves. These destination points may include commercial development sites, schools, community centres and transit stops. If the analysis indicates that closing the walkway would not increase walking distances to these destination points by more than five minutes, the Administration will recommend that the walkway be closed.

Proposed Changes to Current Policy

Closing walkways impacts the "walkability" of our neighbourhoods. When closed, walking distances to specific destination points, such as commercial development sites, schools, community centres and bus stops can increase significantly, often resulting in pedestrians choosing to drive to their destination in order to get there quicker.

Most walkways which are closed are done so to resolve crime and/or other social issues, which can often be addressed by Police Services. The Administration is recommending changes to Policy C07-017 – Walkway Evaluation and Closure to specifically address these issues prior to closure. It is also recommending that the policy be revised to address specific walkway concerns and identify the department responsible to handle those concerns. In addition it is recommending that all remaining walkways remain open unless there are safety issues which Police Services identifies to be of major concern for the area, and which cannot be addressed through enforcement.

Section 4 of the proposed revised policy outlines responsibilities as follows:

- 4.1 The Infrastructure Services Department, Transportation Branch will be the main point of contact for concerns regarding the infrastructure of a walkway. Similar

to the current policy, the receipt of a complaint will trigger a preliminary CPTED review, which may include removing any vegetation that may be restricting sight lines; identifying graffiti on the fences and following the proper procedure for removal; determining if street lighting is needed; and installing appropriate signage for way-finding, or bollards to restrict vehicle use.

- 4.2 The Infrastructure Services Department, Public Works Branch will be the main point of contact for concerns regarding maintenance issues within the walkways, as outlined in Policy A07-021 - Walkway Maintenance.
- 4.3 Saskatoon Police Services will be the main point of contact for all concerns related to illegal activity such as vandalism, graffiti, noise or any other public safety issue that cannot be addressed by the Infrastructure Services Department. If, within a one-year period, the concerns are deemed to be unmanageable by the Police, they will make a recommendation to the Infrastructure Services Department to review the possibility of closure. The Administration will arrange a community meeting to allow residents an opportunity to discuss the issues. If the majority of the residents that attend the meeting are in favour of the closure, the Administration will proceed with the application. If the majority are not in favour of closure, the Administration will work with the residents and the Police to create a safety plan for the neighbourhood.

If Police Services has recommended that a walkway be closed, and it has been determined that the residents are in favour of closure, the Administration will proceed with the closure process as outlined in Section 5 of the proposed revised policy. The only change to the process will be that the impact of the closure of a walkway will not to be analyzed using the pedestrian routing program. As in the past, the Administration will ensure that at least one adjacent property owner is willing to purchase the land; and that all fees and land costs are paid by the applicants(s) prior to the public hearing. If the adjacent property owners are not willing to purchase the land (at least one adjacent property owner per parcel), there will be a three year waiting period before another application can be made. There are no recommended changes to the costs, and as with the previous policy, walkways serving as a part of the storm water management system will not be considered for closure, unless suitable arrangements can be made for the adequate provision of this service.

In addition, the Policy makes reference to all walkways, not only those that are the typical ten foot wide pathway constructed of concrete or asphalt specifically built for pedestrian usage. Some were lanes which have been converted to a walkway, and some were constructed for easement purposes. The Administration is, therefore, recommending that the policy be revised to identify all types of walkways and that they all follow the same guidelines for closure. The three different types of walkways have been defined in Section 2.2 of the proposed revised policy as follows:

- 2.2.1 Walkway – A ten foot wide pathway, either concrete, asphalt, dirt or grass that was intended to be part of the pedestrian network within a neighborhood.

- 2.2.2 Lane – A roadway where vehicular traffic is restricted and is designated to be used by pedestrian and cyclists as a walkway.
- 2.2.3 Easement – any type of path that has been designed as an easement that can be used as a walkway.

Currently, there are 27 outstanding requests for closure (Attachment 2), including the walkway between 333 Turtle Crescent and 403 Turtle Place. The Administration is recommending that all of these walkways remain open for pedestrian and cycling use. As outlined above, a CPTED review will be conducted to identify opportunities for improvement to the infrastructure, and the adjacent residents will be advised to report any safety issues to Saskatoon Police Services. If the Police identify that the safety issues are a major concern for the area which cannot be addressed through enforcement, the Administration will proceed with the walkway closure process.

Walkway Closure Costs

The current process for closing a walkway can take up to 18 months to complete and involves preparing correspondence explaining the process; following up with a preliminary CPTED review; collecting pedestrian data; facilitating a public meeting; preparing reports for Council and Committee; collecting fees; preparing advertisements for public notice; requesting plans of consolidation; obtaining comments from utility agencies and reporting them to the Technical Planning Committee; preparing the bylaw; arranging for transfer of title and submitting final documentation to the Land Titles Office.

Capital Project 2234 - Walkway Management submits a request for annual funding in the amount of \$50,000 per year, from the Reserves for Capital Expenditures.

It is estimated that the cost to close a walkway, including staffing, legal and surveying fees and advertising costs, is approximately \$11,500. In 2010, 14 walkways were closed at a total estimated cost of \$161,000.

Revenues include a \$1,000 application fee from each adjacent land owner (typically \$4,000 per walkway) and \$1,000 from each resident purchasing the land (minimum of \$2,000). Therefore, on average, a minimum of \$6,000 is collected per walkway.

Based on this information, the City is subsidizing the cost of closing a walkway by approximately \$5,500 per walkway, or \$77,000 annually, based on the 2010 experience.

In summary, the total, based on average costs, for the 14 closures in 2010 was as follows:

REVENUES

Walkway application fees and land fees received \$ 84,000

EXPENDITURES

Staff Time \$ 42,000

Survey Fees \$ 84,000

Public Notice fees \$ 35,000

Total \$161,000

Total Difference (\$ 77,000) (Currently funded by Operating and Capital Programs)

With the changes to Policy C07-017 – Walkway Evaluation and Closure, as recommended in this report, costs will be reduced and resources can be redirected to investigate ways to improve the infrastructure of a walkway.

OPTIONS

No other options were considered.

POLICY IMPLICATIONS

If the changes to the process for the evaluation of walkway closures are approved, the revisions to Policy C07-017 – Walkway Evaluation and Closure, as outlined in this report, are required.

FINANCIAL IMPACT

There is no financial impact.

PUBLIC NOTICE

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

ATTACHMENTS

1. Revised Policy C07-017 - Walkway Evaluation and Closure; and
2. Walkway Outstanding list.

Written by: Shirley Matt, P.Eng., Traffic Management Engineer
Transportation Branch

Approved by: Angela Gardiner, Manager
Transportation Engineering Branch

Approved by: Angela Bandier
per Mike Gitek, General Manager
Infrastructure Services
Dated: Aug 10/11

Approved by: Murray Toftand
Murray Toftand,
City Manager
Dated: Aug 10/11

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C07-017

| | | |
|--|---|---|
| POLICY TITLE <i>Walkway Evaluation and Closure</i> | ADOPTED BY: <i>City Council</i> | EFFECTIVE DATE <i>August 15, 2005</i> |
| | | UPDATED TO <i>December 1, 2008</i> |
| ORIGIN/AUTHORITY <i>Clause 4, Report No. 11-2005 of the Planning and Operations Committee; Clause D8, Administrative Report No. 3-2008; Clause D3, Administrative Report No. 22-2008</i> | CITY FILE NO. <i>CK. 6295-1</i> | PAGE NUMBER <i>1 of 4</i> |

1. PURPOSE

- 1.1 To establish criteria for a walkway evaluation process to be followed in cases of walkway concerns involving vandalism and threats to public safety.
- 1.2 To establish the criteria and fees for the closure of pedestrian walkways.

2. DEFINITIONS

- 2.1 Walkway – a public right-of-way established to facilitate pedestrian movement.
- 2.2 There are three different types of right-of-way that the city identifies as walkways
 - 2.2.1 Walkway – A ten foot wide pathway, either concrete, asphalt, dirt or grass that was intended to be part of the pedestrian network within a neighborhood.
 - 2.2.2 Lane – A roadway where vehicular traffic is restricted and is designated to be used by pedestrian and cyclists as a walkway.
 - 2.2.3 Easement – any type of path that has been designed as an easement that can be used as a walkway.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C07-017

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| <i>Walkway Evaluation and Closure</i> | <i>August 15, 2005</i> | <i>December 1, 2008</i> | <i>2 of 7</i> |

3. POLICY

3.1 Walkways are an integral component of pedestrian traffic infrastructure. Walkways can serve as routes for pedestrians to specific destinations within neighbourhoods. Some walkways may serve no direct public need.

3.2 All types of walkways will follow the same policy guidelines.

4. PROCEDURES

~~4.1 All walkways shall be maintained according to the walkway maintenance policy.~~

4.1 Infrastructure Services Department, Transportation Branch shall be the main point of contact for complaints related to infrastructure issues.

4.1.1 Complaints and inquiry calls shall initiate a Crime Prevention through Environmental Design (CPTED) review of the walkway to determine the condition of the walkway, condition of surrounding property and the destination of the walkway.

4.1.2 Any vegetation (trees or shrubs) that is restricting the sight lines or visibility of the walkway shall be removed or cut back. If the sight restrictions are on city property, the Administration will make arrangements to remove the vegetation. If the sight restrictions are on the owner's property, the property owner will be responsible for removal of the vegetation.

4.1.3 The adequacy of street lighting will be reviewed at both ends of the walkway. If not adequate a request will be forwarded to the appropriate Department for consideration.

4.1.4 Posts or bollards will be installed if the concern relates to vehicles using the walkway as an access.

CITY OF SASKATOON COUNCIL POLICY

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~~4.2 Infrastructure Services Department, Municipal Engineering Branch shall be the main point of contact for complaints and inquiries regarding walkways.~~

4.2 Infrastructure Services Department, Public Works Branch shall be main point of contact for maintenance complaints.

4.2.1 All walkways shall be maintained according to the *Walkway Maintenance Policy C07-021*.

~~4.3 Complaints and inquiry calls shall initiate a Crime Prevention through Environmental Design (CPTED) review of the walkway to determine the condition of the walkway, condition of surrounding property and the destination of the walkway.~~

4.3 The Saskatoon Police Services shall be the main point of contact for all concerns dealing with vandalism, graffiti, illegal activity, or a public safety issue that cannot be addressed by Infrastructure Services.

4.3.1 Walkway closure recommendations will be need to be based on any type of illegal activity, vandalism, or public safety issue happening in the walkway.

4.3.2 Any concerns dealing with graffiti will need to be handled by the police through their graffiti unit.

4.3.3 If within a one-year period, the concerns identified in 4.3.1 are unmanageable by the police, a recommendation can be made for closure. A Community Meeting will be conducted to inform residents of walkway issues and to encourage neighborhood patrols and options to improve the safety of the walkway. Based on the feedback from the meeting, a decision will be made whether or not to pursue closure of the walkway.

CITY OF SASKATOON COUNCIL POLICY

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4.4. Any vegetation (trees or shrubs) that is restricting the sight lines or visibility of the walkway shall be removed or cut back. If the sight restrictions are on city property, the administration will make arrangements to remove the vegetation. If the sight restrictions are on the owner's property, the property owner will be responsible for removal of the vegetation.

4.5. All graffiti on fences should be removed within 24 hours of inspection and will be the responsibility of the property owner. Information on graffiti removal will be provided to the property owner.

4.6. Street lighting will be reviewed at both ends of the walkway if no lighting is available and the location will be forwarded to the appropriate Department for consideration.

4.7. Posts or bollards will be installed if the concern relates to vehicles using the walkway as an access.

5. REMEDIAL MEASURES

Any walkway inspection that reveals vandalism or a public safety issue that cannot be addressed by one of the above shall be considered for a program of proactive remedial actions to address public concern. These actions shall be implemented in any order as deemed appropriate by the Municipal Engineering Branch.

5.1. Request for assistance by the City of Saskatoon Police for any illegal activity reported in the walkway:

5.2. A Community Meeting will be conducted to inform residents of walkway issues and to encourage neighbourhood patrols and options to improve the safety of the walkway. Based on the feedback from the meeting, a decision will be made whether or not to pursue closure of the walkway.

5.3. If the decision is not to pursue closure of the walkway, monitoring and evaluation of remedial actions shall be conducted on a yearly basis or as required.

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5. CLOSURE PROCESS

5.1 Based on the outcome of the Community Meeting, the walkway will be considered for closure if:

5.3.1 At least one adjacent property owner is willing to purchase the land; and

5.3.2 All fees and land costs are paid by the applicant(s) prior to a public hearing.

5.4 The application fee for each adjacent property owner shall be \$1,000.

5.5 The land cost for each adjacent property owner acquiring land shall be \$1,000.

5.6 All costs over and above the application fees and land costs stated above will be paid by the City of Saskatoon except for the cost of utility relocations, which will be the responsibility of the applicants.

5.7 Walkway applications must be received in writing and signed by all adjacent property owners indicating reasons for closure.

5.8 Walkways serving as a part of the storm water management system will not be considered for closure unless suitable arrangements can be made for the adequate provision of this service.

5.9 If a walkway meets the guidelines above, but the adjacent property owners are not willing to purchase the lane (at least one property owner per parcel), there will be a 3 year waiting period for another application.

6. CLOSURE PROCESS

~~6.1 Based on the outcome of the Community Meeting, the walkway will be considered for closure if:~~

~~6.1.1 At least one adjacent property owner is willing to purchase the land, and
6.1.2 All fees and land costs are paid by the applicant(s) prior to a public hearing;~~

~~6.2 The application fee for each adjacent property owner shall be \$1,000.~~

~~6.3 The land cost for each adjacent property owner acquiring land shall be \$1,000.~~

~~6.4 All costs over and above the application fees and land costs stated above will be paid by the City of Saskatoon except for the cost of utility relocations, which will be the responsibility of the applicants.~~

~~6.5 Walkway applications must be received in writing and signed by all property owners indicating reasons for closure.~~

~~6.6 The closure will be analyzed by using pedestrian routing software. This program will provide detailed information on the walking routes in a service area to specific destination points.~~

~~6.6.1 A service area is defined as an area in which the walkway would serve as a walking route to specific destination points.~~

~~6.6.2 A destination point will include commercial development sites, schools, community centers and transit stops.~~

~~6.6.3 A service area will include all the residents within 5 minute, 10 minute, 15 minute and 20 minute walking route times.~~

~~6.6.4 The pedestrian routing program will identify if there is an alternative route existing to provide an equivalent level of service.~~

~~6.6.5 The walkway will be recommended for closure if the impact to the walking distance is less than 5 minutes.~~

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~~6.6.6 The Administration will be responsible for making the recommendation for closure.~~

~~6.7 Walkways serving as a part of the storm water management system will not be considered for closure unless suitable arrangements can be made for the adequate provision of this service.~~

~~6.8 If a walkway meets the guidelines above, but the adjacent property owners are not willing to purchase the lane (at least one property owner per parcel), there will be a 3 year waiting period for another application.~~

6. RESPONSIBILITY

6.1 Infrastructure Services will be responsible for the administration of this policy.

7. RESPONSIBILITY

~~7.1 Infrastructure Services will be responsible for the administration of this policy.~~

Walkway Outstanding list

| | Location | Councillor | Ward | Community | Status | Primary/Secondary on the Maintenance list |
|----|--|-----------------|---------|--------------------|----------------------------------|---|
| 1 | 1625 Edward Ave | Darren Hill, | Ward 1 | North Park | outstanding | Primary |
| 2 | 3455 Cassino | Pat Lorje, | Ward 2 | Montomery Place | outstanding | Secondary |
| 3 | 326-322 Shea Crescent 3847-3843 J A MacDonald | Maurice Neault | Ward 3 | Confederation Park | outstanding | Secondary |
| 4 | 234-238 Flavelle & 210-206 Nesbitt | Myle Heidt | Ward 4 | Dundonald | Failed to meet policy conditions | Secondary |
| 5 | 64 Klaehn Cres | Myles Heidt | Ward 4 | Westview | outstanding | Secondary |
| 6 | 1222-1302 Ave J - 1223-1301 Ave I | Myles Heidt | Ward 4 | Hudson Bay Park | outstanding | Secondary |
| 7 | 26 McCully Cres | Myles Heidt | Ward 4 | Dundonald | outstanding | Secondary |
| 8 | 447 -451 Wakabayashi Crescent to 249-245 Wakabayashi Way | Randy Donauer | Ward 5 | Silverwood Heights | outstanding | Secondary |
| 9 | 226-222 Roboricki & 131-135 Charelbois | Randy Donauer | Ward 5 | Silverwood Heights | outstanding | Secondary |
| 10 | 333 Turtle Crescent & 403 Turtle Place | Randy Donauer | Ward 5 | Lawson Heights | outstanding | Primary |
| 11 | 143-147 Huron to 317-319 LaRonge | Randy Donauer | Ward 5 | River Heights | outstanding | Secondary |
| 12 | 346-350 Allegretto and 319-323 Sebestyen Crescent | Randy Donauer | Ward 5 | Silverwood Heights | outstanding | Secondary |
| 13 | 603-569 Norstrum Road | Randy Donauer | Ward 5 | Silverwood Heights | outstanding | Secondary |
| 14 | 159-203 Ball Crescent | Randy Donauer | Ward 5 | Silverwood Heights | outstanding | Primary |
| 15 | 50 Verbeke Court | Randy Donauer | Ward 5 | Silverwood Heights | outstanding | Secondary |
| 16 | 2702 Cumberland | Mairin Loewen | Ward 7 | Adelaide/Churchill | outstanding | Secondary |
| 17 | 48-50 Harrision | Mairin Loewen | Ward 7 | Avalon | outstanding | Secondary |
| 18 | 59-61 Moxon Crescent to 507-509 Quance Ave | Glen Penner | Ward 8 | Greystone Heights | outstanding | Secondary |
| 19 | 50 Champlin Crescent | Glen Penner | Ward 8 | College park East | outstanding | Secondary |
| 20 | 127-403 Trent Crescent to 630-634 Trent Crescent | Glen Penner | Ward 8 | College park East | outstanding | Secondary |
| 21 | 722-726 Trent Crescent | Glen Penner | Ward 8 | College park East | outstanding | Secondary |
| 22 | 371-375 Sylvian Crescent & 3831 - 3903 Taylor Street | Tiffany Paulsen | Ward 9 | Wildwood | Failed to meet policy conditions | Secondary |
| 23 | 307-263 Weyakwin Drive 606-610 Nesslin Crescent | Tiffany Paulsen | Ward 9 | Lakeridge | outstanding | Secondary |
| 24 | 115-119 Kingsmere Ct -191-187 Cold Spring Crescent | Tiffany Paulsen | Ward 9 | Lakeview | outstanding | Secondary |
| 25 | 314-318 Nesslin Cres to 303-235 Jan Cres | Tiffany Paulsen | Ward 9 | Lakeridge | outstanding | Secondary |
| 26 | 1207-1121 Emerald Way-354-402-406 Whitewood | Tiffany Paulsen | Ward 9 | Lakeview | outstanding | Primary |
| 27 | 818-902 Pezer Crescent | Bev Dubois | Ward 10 | Silverspring | outstanding | Secondary |

His Worship the Mayor and City Council
The City of Saskatoon

REPORT
of the
LAND BANK COMMITTEE

Composition of Committee

Councillor M. Heidt, Chair
Councillor D. Hill
Councillor P. Lorje
Councillor G. Penner

1. Lot Supply – Builder and Developer
(File No. CK. 4110-1)

RECOMMENDATION: that the information be received.

Attached is a report of the General Manager, Community Services Department dated August 29, 2011 forwarding information on the single family and multi-family inventory held by homebuilders and land developers, as well as the projected single family lot availability by neighbourhood for 2011 from major land developers in Saskatoon. Your Committee receives updates on a quarterly basis, and has submitted this report to City Council as information.

2. Revised Proposed Changes to Residential Lot Sales – General Policy
(File No. CK. 4110-36)

RECOMMENDATION:

- 1) that City Council Policy C09-006 be amended to revise Section 3.2 b) to reflect the proposed residential lot allocation process for Eligible Contractors, as described in the attached report;
- 2) that the proposed changes be in effect for a trial basis for the remaining Lot Draws scheduled for 2011; and
- 3) that the Administration report in 3-6 month's time on the trial program and on ways to control the number of eligible contractors including a review of the definition.

The Committee reviewed a proposal from the General Manager, Community Services Department dated April 1, 2011 to revise the Residential Lot Sales Policy – General Policy at its April 8th meeting. This report contained proposed changes intended to provide the homebuilding industry with both the certainty that they require and the flexibility to meet the varied demands that are made upon them by their clients and assist the industry to build and sustain their capacity during periods of growth in the community. Eligible contractors were provided with a copy of the proposal which was to use the previous three-year calendar history of total sales as a method

of ranking Eligible Contractors for lot selection during the lot draws. The three-year history was also used to identify the percentage of overall lots each eligible contractor had purchased from the City during that period. The report proposed that lots would be allocated to Eligible Contractors based on their historical purchasing percentage. This report also included a proposal to change the lot draw allocation ratio from a 70%/30% distribution to an 80%/20% distribution for Eligible Contractors versus private individuals.

The Committee met with Eligible Contractors to allow them to comment on the proposed changes to the Policy. At its meeting held on April 8th, the Committee received a total of 29 written responses and heard 10 speakers at the meeting, almost all expressing concern about the proposed changes. These concerns included, but were not limited to the following issues:

- Review of possible changes to the number of lots selected by larger builders in one sitting;
- Review of possible changes to allow all Eligible Contractors equal opportunity to grow;
- Review of possible change to the length of time to determine ranking of Eligible Contractors (five year vs. three year);
- Review the possibility of requiring Eligible Contractors to select lots from east and west side neighbourhoods; and
- Review of how incentives for infill building could be incorporated into the Single Family (SF) lot distribution process.

Your Committee referred the matter back to Administration to comment on the concerns raised above, and also submitted a report to City Council recommending the change in the lot draw allocation ratio to 80%/20%. This was approved by City Council at its meeting held on April 18, 2011.

In the meantime, the Administration has been reviewing the concerns raised by Eligible Contractors, and has dealt with eligible contractors directly on these issues, following authorization from the Land Bank Committee. Attached is a report of the General Manager, Community Services Department dated August 29, 2011 which contains a new set of changes to the Residential Lot Sales Policy following Administration's review with Eligible Contractors. Your Committee invited responses from the Eligible Contractors for the September 16, 2011 Committee meeting at which time this report was discussed. Three responses were received, one requesting to speak in favor of reducing the number of eligible contractors. One submission asked for the status quo, one raised a question about how to recognize builders that construct infill housing and yet want to ensure they are Eligible Contractors, and one (same company as the speaker) expressed concern about the growing number of Eligible Contractors.

Your Committee has reviewed the report, and is satisfied that the proposed changes will alleviate many of the concerns. Your Committee has added a resolution requesting that Administration report back in 3-6 month's time in order to provide an analysis on the impact of the changes, should there be a need for further trial or for further changes.

3. Request to Sell City-Owned Property

Evergreen Neighbourhood Phase 3 on Zary Road, Sauer Crescent, Sauer Lane, Sauer Terrace, Sauer Rise, Roy Crescent, Roy Terrace, Evergreen Boulevard, Maningas Bend, Johns Road, Wyant Lane, and Rajput Way. Registered Plan 102056846: Block 619, Lots 22 to 39; Block 620, Lots 1 to 6; Block 621, Lots 1 to 6; and Block 625, Lots 1 to 9. To be Registered: Block 620, Lots 7 to 35; Block 621, Lots 7 to 21; Block 622, Lots 1 to 15; Block 623, Lots 1 to 36; Block 624, Lots 1 to 8; Block 625, Lots 10 to 34; Block 626, Lots 1 to 43; Block 645, Lots 1 to 46; Block 646, Lots 1 to 14; Block 647, Lots 1 to 10; Block 648, Lots 1 to 8; Block 649, Lots 1 to 40; Block 650, Lots 1 to 50; and Block 651, Lots 1 to 25.

(File No. CK. 4215-1)

- RECOMMENDATION:**
- 1) that the Land Bank Manager be authorized to sell 367 lots in the Evergreen Neighbourhood through the Lot Draw process as outlined in the attached report;
 - 2) that any of the lots which are not sold through the Lot Draw process be placed for sale over-the-counter on a first-come, first-served basis;
 - 3) that the Land Bank Manager be authorized to sell Lots 8 and 9, Block 626, yet to be Registered, to the highest bidder through a tender process for the intended use of developing Type 2 Residential Care Homes, Child Care Centres or Pre-Schools with tender conditions and reserve bid prices as outlined in the attached report, plus applicable taxes;
 - 4) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sales by public tender;
 - 5) that any of the pre-designated Type 2 Residential Care Home, Child Care Centre or Pre-School lots which are not sold through the public tender process be placed for sale over-the-counter on a first-come, first-served basis, for the same intended purpose for a period of one year with conditions specified in the Sales Agreements, as outlined in the attached report;

- 6) that any of the pre-designated Type 2 Residential Care Home, Child Care Centre or Pre-School lots remaining in inventory after a period of one year be made available for sale over-the-counter on a first-come, first-served basis for one of the permitted uses within the R1A zoning district; and
- 7) that the Land Bank Manager be authorized to administer development controls for the 403 lots in accordance with the criteria outlined in the attached report.

Attached is a report of the General Manager, Community Services Department dated August 31, 2011 regarding the sale of 367 lots in the Evergreen Neighbourhood.

Your Committee has reviewed this report with the Administration, and has requested that the 36 lots affected by the 138 KV power line be left unpriced and unsold until after the power line is moved.

Your Committee supports the proposal to sell the 367 lots in Evergreen Neighbourhood, at the prices outlined in the report.

4. Request to Sell City-Owned Property

Rosewood Neighbourhood: Werschner Crescent, Werschner Lane, Hastings Crescent and Hastings Lane.

Registered Plan 102037799: Block 12, Lots 88 to 129; Block 13, Lots 1 to 25; Block 14, Lots 1 to 60; Block 15, Lots 1 to 25; and Block 16, Lots 1 to 18.

(File No. CK. 4215-1)

- RECOMMENDATION:**
- 1) that the Land Bank Manager be authorized to sell 170 lots in the Rosewood Neighbourhood through a Lot Draw process, as outlined in the attached report;
 - 2) that any of the lots which are not sold through the Lot Draw process be placed for sale over-the-counter on a first-come, first-served basis; and
 - 3) that the Land Bank Manager be authorized to administer development controls for the 170 lots in accordance with the criteria outlined in the attached report.

Report No. 8-2011
Land Bank Committee
Monday, September 19, 2011
Page 5

Attached is a report of the General Manager, Community Services Department dated August 18, 2011 regarding the sale of 170 lots in the Rosewood Neighbourhood.

Your Committee has reviewed this report with Administration and supports the sale of these lots, as outlined in the report.

Respectfully submitted,

Councillor M. Heidt, Chair

TO: Secretary, Land Bank Committee
FROM: General Manager, Community Services Department
DATE: August 29, 2011
SUBJECT: Lot Supply – Builder and Developer
FILE NO: LA 4138-4

RECOMMENDATION: that a copy of this report be forwarded to City Council for information.

BACKGROUND

The Land Bank Committee at its In Camera meeting held on March 18, 2011, resolved, in part:

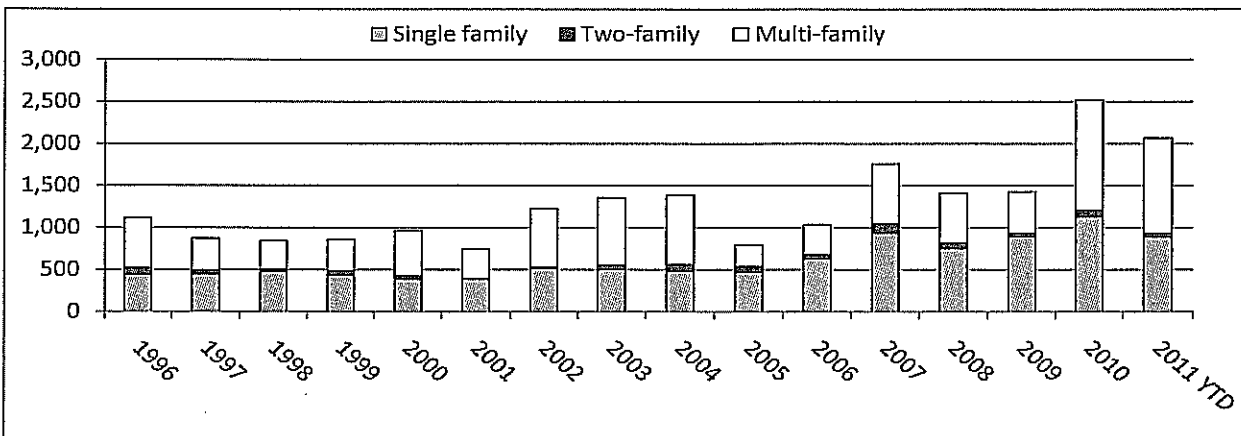
“that the Administration be requested to provide a quarterly update on the Builder and Developer Inventory report.”

REPORT

This report identifies the single family and multi-family inventory held by homebuilders and land developers, as well as the projected single family lot availability by neighbourhood for 2011 from major land developers in Saskatoon.

Figure 1 identifies historic new single family, two-family and multi-family dwellings units per year from 1996 to 2010 and shows year to date dwelling units for 2011.

Figure 1: New Dwelling Units by Building Classification in Saskatoon, 1996-2011*



* Dwelling units for 2011 YTD as of August 29, 2011.
 Source: City of Saskatoon, Building Standards Branch, Monthly Building Permit Report

Single Family

Table 1 identifies the single family lot inventory held by homebuilders and land developers as of August 29, 2011. All lots held by developers are ready for home construction and are available for purchase immediately.

Table 1: Single Family Inventory, August 29, 2011

| <i>Neighbourhood</i> | <i>Builder inventory</i> | <i>Developer inventory</i> | | <i>Totals</i> |
|----------------------|--------------------------|----------------------------|----------------|---------------|
| | | <i>City</i> | <i>Private</i> | |
| Stonebridge | 218 | 0 | 0 | 218 |
| Hampton Village | 187 | 2 | 0 | 189 |
| Evergreen | 173 | 0 | 0 | 173 |
| Rosewood | 47 | 0 | 42 | 89 |
| Willowgrove | 47 | 0 | 0 | 47 |
| Willows | 42 | 0 | 5 | 47 |
| Briarwood | 7 | 0 | 8 | 15 |
| Parkridge | 0 | 0 | 10 | 10 |
| Totals | 721 | 2 | 65 | 788 |

Table 2 identifies the new single family lot availability projected for 2011.

Table 2: Residential Lot Availability, 2011

| <i>Neighbourhood</i> | <i>City</i> | | <i>Dundee</i> | | <i>Boychuk</i> | | <i>Totals</i> | |
|----------------------|------------------------|---------------------------|------------------------|---------------------------|------------------------|---------------------------|------------------------|---------------------------|
| | <i>April- June</i> | <i>July- December</i> | <i>April- June</i> | <i>July- December</i> | <i>April- June</i> | <i>July- December</i> | <i>April- June</i> | <i>July- December</i> |
| Stonebridge | 0 | 0 | 0 | 350 | 0 | 0 | 0 | 350 |
| Hampton Village | 88 | 0 | 0 | 160 | 0 | 0 | 88 | 160 |
| Rosewood | 0 | 170 | 0 | 0 | 35 | 156 | 35 | 326 |
| Evergreen | 220 | 519 | 0 | 0 | 0 | 0 | 220 | 519 |
| Arbor Creek | 0 | 0 | 0 | 43 | 0 | 0 | 0 | 43 |
| Totals | 308 | 689 | 0 | 553 | 35 | 156 | 343 | 1398 |
| | | | | | | | | 1,741 |

The City of Saskatoon Land Branch will be holding two lot draws this fall for a total 537 single family residential lots, including 170 lots in the Rosewood neighbourhood and 367 lots in the Evergreen neighbourhood.

The Monthly Building Permit Report indicates that from January 1 to August 29, 2011, there have been building permits taken out for 887 single family dwelling units and 48 two-family dwelling units. By comparison, for the same time period in 2010, building permits for 794 single family dwelling units and 32 two-family dwelling units had been issued. This is an increase of 13 percent over last year's year to date number of new single family and two-family units in the city.

Multi-family

Table 3 identifies the multi-family inventory held by homebuilders and land developers as of August 29, 2011.

Table 3: Multi-family Inventory, August 29, 2011

| <i>Neighbourhood</i> | <i>Builder inventory</i> | | <i>Developer inventory</i> | | | | <i>Totals</i> | |
|---------------------------|--------------------------|--------------------------------|----------------------------|--------------------------------|----------------|--------------------------------|---------------|--------------------------------|
| | <i>Acres</i> | <i>Possible dwelling units</i> | <i>City</i> | | <i>Private</i> | | <i>Acres</i> | <i>Possible dwelling units</i> |
| | | | <i>Acres</i> | <i>Possible dwelling units</i> | <i>Acres</i> | <i>Possible dwelling units</i> | | |
| Stonebridge | 12.9 | 456 | 0.0 | 0 | 18.0 | 1,000 | 30.9 | 1,456 |
| Willowgrove | 25.0 | 472 | 3.0 | 59 | 0.0 | 0 | 28.0 | 531 |
| Hampton Village | 10.2 | 182 | 5.1 | 77 | 2.5 | 38 | 17.8 | 297 |
| Blairmore Suburban Centre | 4.1 | 102 | 9.2 | 550 | 0.0 | 0 | 13.3 | 652 |
| Lakewood Suburban Centre | 9.2 | 447 | 0.0 | 0 | 0.0 | 0 | 9.2 | 447 |
| Rosewood | 0.0 | 0 | 0.0 | 0 | 3.0 | 45 | 3.0 | 45 |
| Evergreen | 0.0 | 0 | 14.1 | 212 | 0.0 | 0 | 14.1 | 212 |
| Totals | 61.4 | 1,659 | 31.4 | 898 | 23.5 | 1,083 | 116.3 | 3,640 |

Note: The average density of development indicated in the above table is approximately 34 units per acre. This ranges from 15 units per acre for most group townhouse sites to 25 units per acre for 3 storey buildings to 60 units per acre for M3 lands in the Blairmore Suburban Centre and Stonebridge.

According to the Monthly Building Permit Report, from January 1 to August 29, 2011, there have been building permits taken out for a total of 1,134 residential units on multi-family sites. By comparison, for the same time period in 2010, building permits for 598 residential units on multi-family sites had been issued. This is an increase of 90 percent over last year's year to date number of new multi-family units in the city.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There is no financial impact.

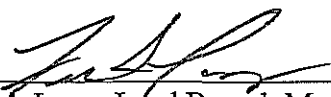
ENVIRONMENTAL IMPLICATIONS


There are no environmental implications and/or greenhouse gas implications.

PUBLIC NOTICE

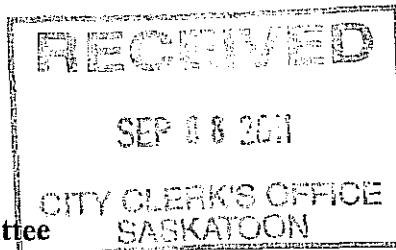
Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-021, is not required.

Written by: Jennifer Taylor, Planner 16

Reviewed by: 
Frank Long, Land Branch Manager
Dated: Aug 31/2011

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: August 31, 2011

CC: Murray Totland, City Manager



4110-362
PUBLIC

TO: Secretary, Land Bank Committee
FROM: General Manager, Community Services Department
DATE: August 29, 2011
SUBJECT: Revised Proposed Changes to Residential Lot Sales – General Policy
FILE NO: LA 4214-0

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that City Council Policy C09-006 be amended as follows:
 - i. revise Section 3.2 b) to reflect the proposed residential lot allocation process to Eligible Contractors as described in this report; and
 - ii. that the proposed changes be in effect for a trial basis for the remaining Lot Draws scheduled for 2011.

EXECUTIVE SUMMARY

The demand for new housing construction and the significant increase in the number of Eligible Contractors in the homebuilding industry has led to requests to review our current Residential Lot Sales Policy from the home building industry.

Your Administration is of the opinion that this report is a proactive response to concerns raised. The revised proposed changes provide the homebuilding industry with both the certainty that they require and the flexibility to meet the varied demands that are made upon them by their clients. This, in turn, is expected to assist the industry to build and sustain their capacity during this period of growth in our community.

The proposal also protects the social objectives of the Land Bank Program by maintaining our commitment to sell a fair share of available residential lots to individuals and also allow an avenue for small entrepreneurial contractors to enter the market.

BACKGROUND

The Land Bank Committee, at its meeting held on March 18, 2011, while considering the report on Residential Lot Sales Policy – Contractor Allocations, resolved that:

- 1) “the Administration be advised that the Land Bank Committee supports a change in the Residential Lot Sales Policy – Contractor Allocations (C09-001) to allow for delayed possession; and

- 2) the Administration report to Executive Committee on proposed changes to the Residential Lot Sales Policy – General Policy (C09-006) related to the percentage of lots allocated to Eligible Contractors versus individuals and on a revised methodology of distributing lots to Eligible Contractors.”

The Land Bank Committee, at its meeting on April 8, 2011, considered a report from the General Manager, Community Services Department dated April 1, 2011, in response to the above-noted resolution. In summary, this report proposed using the previous three-year calendar history of total sales as a method of ranking Eligible Contractors for lot selection during the Lot Draws. The three-year history was also used to identify the percentage of overall lots each Eligible Contractor had purchased from the City during that period. The report proposed that lots would be allocated to Eligible Contractors based on their historical purchasing percentage and that they would be allocated this total percentage of lots during their first selection appointment. The proposed changes addressed requests from higher volume Eligible Contractors to have a better idea of how many lots they could obtain in the upcoming construction season and provided the ability to group lot selections together to achieve economies of scale during builds. In addition, a proposal to change the Lot Draw allocation ratio to 80 percent - 20 percent in favour of Eligible Contractors was tabled, supported by Eligible Contractors, and subsequently approved by City Council.

All Eligible Contractors were provided with a copy of the proposed changes and were invited to meet with the Land Bank Committee on April 8, 2011. The Committee received a total of 29 written responses and heard 10 speakers at the meeting, almost all expressing concern about the proposed changes to the residential lot allocation process as outlined in the report. These concerns included, but were not limited to the following issues:

- Review of possible changes to the number of lots selected by larger builders in one sitting;
- Review of possible changes to allow all Eligible Contractors equal opportunity to grow;
- Review of possible change to the length of time to determine ranking of Eligible Contractors (five year vs. three year);
- Review the possibility of requiring Eligible Contractors to select lots from east and west side neighbourhoods; and
- Review of how incentives for infill building could be incorporated into the Single Family (SF) lot distribution process.

In response to these issues raised by Eligible Contractors and the resolution passed by Land Bank Committee and City Council, the Administration provided a revised format for the allocation of SF lots to Eligible Contractors during Lot Draws that addressed the issues and concerns noted above. The Land Bank Committee reviewed these changes on June 17, 2011, and resolved that:

- 1) “the Administration report back for the next meeting on the feasibility of instituting a non refundable flat fee for Eligible Contractors to participate in a Lot Draw, including the history of the numbers who participate and then back out; and
- 2) the proposed letter to Eligible Contractors be approved with the following changes, and the Administration report back once submissions are received from the Eligible Contractors:
 - i) Include a timeline for their responses (e.g. - four weeks); and
 - ii) Insert the word draft across each page of the letter.”

A letter (Attachment 2) was then sent to all Eligible Contractors requesting their comments and feedback on the revised format for lot selections during Lot Draws. In response to the letter, the Administration received eight responses from Eligible Contractors and a comment letter from the Saskatoon & Region Homebuilders Association (SRHBA). All responses received have been included in the report (Attachment 4).

REPORT

The purpose of this report is to outline the revised changes to City Council Policy C09-006 for the distribution of lots to Eligible Contractors during lots draws and address the comments and concerns raised by the homebuilding industry contractors back in April 2011.

Possible Change To The Number of Lots Selected By Larger Eligible Contractors in One Sitting:

A key concern received from the feedback, in letter submissions and during the public meeting of the Land Bank Committee, was that all of the preferred lots would be purchased by larger Eligible Contractors prior to smaller Eligible Contractors lot selection, or that they would not have the opportunity to select a lot at all. To address this concern, a significant change to the original proposal is being brought forward which would allow all Eligible Contractors who have entered into the Lot Draw to purchase one lot during the first round of selection. This reflects the current practice under the existing Policy, but for only one round. During the second and any other required rounds, Eligible Contractors would be allowed to purchase three lots or up to their allocated maximum. Maximum allocation would be calculated based on each Eligible Contractor’s historical sales (five years) and the number of lots being offered for sale during the Lot Draw (80 percent of the total lots released). If lots remain after this point, they would be offered to all Eligible Contractors who remain in the draw one lot at a time.

Therefore, under the revised Policy changes, the first round would allow one lot to each Eligible Contractor in good standing who applies to enter into the Lot Draw regardless of their purchasing maximum. The second and any other required additional rounds of the draw that follow would allow those Eligible Contractors that are allocated multiple lots to choose the lower of three lots per round or up to their maximum allocation of lots. This process would continue until all Eligible Contractors that applied for the Lot Draw had reached their maximum allocation or all lots have been sold. Should lots remain after these rounds, all Eligible Contractors

remaining in the draw would be provided the opportunity to purchase additional lots beyond their maximum allocation in the same selection order, but can only purchase one lot at a time until all lots are sold or all Eligible Contractors have withdrawn. Any lots remaining at this point would be available for sale over-the-counter. The Lot Draw would come to a conclusion at any point during the draw when all lots have either been sold or all Lot Draw applicants no longer remain in the draw.

Attachment 3 shows two examples of how the recent Lot Draws in Hampton Village and Evergreen would have evolved using the new proposed Policy changes and include all actual Eligible Contractors applicants that entered into the draw. These recent Lot Draws indicate that all Eligible Contractors who entered into each of these Lot Draws would have been provided the opportunity to purchase up to their maximum allocation under the proposed Policy change. Some Eligible Contractors would have also been provided the opportunity to purchase a lot beyond the maximum. These examples assume that no Eligible Contractors withdrew from the draw until all lots were sold.

Provide Equal Opportunity To Grow For All Eligible Contractors:

Under the revised Policy, all Eligible Contractors that enter draws are allowed at least one lot during the first round of selection. This provides smaller Eligible Contractors an opportunity to acquire multiple lots throughout the year assuming multiple Lot Draws take place, which has been the norm over the last five years. All Eligible Contractors that remain within a Lot Draw are provided the opportunity to grow and gain additional lots by being offered any lots remaining after all Eligible Contractors have reached their maximum Lot Draw allocation. Achieving inventory levels that make lots available for sale over-the-counter will provide the opportunity for Eligible Contractors to acquire more lots and subsequently grow their business.

Possible Change To The Length Of Time To Determine Ranking Of Eligible Contractors (Three Years To Five Years):

Using a total purchasing history based on five years, instead of three years that was originally proposed, tends to reflect the up and down cycles that are common place in the industry. In addition, it provides better recognition for those longer-term Eligible Contractors. Ties incurred in the calculation of historical purchase percentages would be broken based on the most recent year totals, continuing with each previous year as required. Ties still in place after using all five years would be broken by a random draw. The current method of using the previous twelve months is not reflective of the time frame associated with many new builds. The ordering of contractors in the attached examples was determined using five years of historical sales (Attachment 3).

Requiring Eligible Contractors To Select From Both The East And West Neighbourhoods:

The Administration does not favor inclusion of this requirement in Policy at this time as each of the current neighborhoods being developed is strong and popular in their own right with their own specific amenities, strengths and uniqueness. Since servicing does not always occur at the same pace in each development area, requiring Eligible Contractors to select from east and west neighbourhoods may not be feasible if inventory levels are not consistent throughout City development areas. As well, each Eligible Contractor has their neighbourhood-specific

preferences based on their current customer needs. Requiring balanced lot allocations in different development areas may also result in Eligible Contractors purchasing unwanted lots, possibly leading to future financial implications and violations of the three year timeline to build requirement.

Incorporating Infill Building Into The Single Family Lot Allocation Process:

The revitalization of single family housing stock in core neighbourhoods and on vacant lots is an important component to our City and can be recognized by rewarding Eligible Contractors that build new single unit dwellings in these areas. As an incentive, it is proposed that each new one unit dwelling completed by an Eligible Contractor in a core neighbourhood or on a vacant inner city lot from this point forward could be included in historical sales calculation. It would be the responsibility of each Eligible Contractor to demonstrate to the Administration that the home was completed (final inspection) before it is added to their historical sales calculation. Details regarding how newly constructed dwellings are credited will be at the discretion of the General Manager of the Community Services Department. For example, if a new semi-detached building with two units is constructed in a core area neighbourhood in 2011, the respective Eligible Contractor will receive credit for two purchases on the Land Branch historical sales calculation in the next calendar year. This incentive program will only be applied to new one and two unit dwellings, and will not be applied to new homes constructed prior to January 1, 2011.

Removal Of Inactive Eligible Contractors From The Listing:

The number of registered builders on the City's Eligible Contractors listing has now reached a total of 258 contractors, including those classified as Probationary Contractors. Of the 258 contractors, 55 have not bought land from the Land Branch within the last five years, 63 in the last four years and 71 in the last three years. Prior to 2002 the number of new annual applicants was usually between one and five, but these new annual contractor applications have consistently grown to double digit numbers of new applicants throughout the last five years. Approximately 50 percent of all the current Eligible Contractors have registered with the City since 2006, including 45 new contractors registering in 2010.

A common concern noted in the responses from Eligible Contractors and the Saskatoon & Region Homebuilders Association focuses on the number of contractors on the Land Branch listing. While your Administration favours an open policy that facilitates and encourages competition in the Saskatoon new home market, there is merit in scrutinizing our Eligible Contractors from time to time to ensure it contains companies that are actively participating in the new home market. To address this concern the Administration recommends that the 71 inactive Eligible Contractors that have not purchased land from the City within the last three years (2008, 2009, 2010) be removed from the listing of Eligible Contractors. We feel this action is justified by the fact that the last three years have been some of the most active years ever for the Saskatoon new home market. By not participating in this robust market or choosing to purchase land from other developers, these companies have demonstrated little customer loyalty and they may not be building homes as their primary source of income.

To account for situations where these impacted Eligible Contractors have legitimate reasons for being inactive, your Administration would recommend the Contractors be returned to the listing

with probationary status and be restricted to lots in inventory until they could demonstrate through a successful build that they are ready to re-establish a business relationship. They would then be returned to the Eligible Contractor listing and be allowed to participate in the Lot Draw process.

As an alternate option, the Land Bank Committee and Council could request the Administration to remove Eligible Contractors that have been inactive over the last four or five year period. As previously stated, the number of impacted contractors under both of these options would be 63 for four years of inactivity or 55 for three years of inactivity.

In order to provide a means for maintaining the listing of Eligible Contractors in the future, the Administration proposes that each Eligible Contractor must purchase a minimum of one lot every three years. This requirement will ensure that our Eligible Contractor listing contains contractors that are actively participating in the Saskatoon new home market. In the comments received from the SRHBA and some existing contractors, a requirement of purchasing three lots per year in order to stay on the Eligible Contractor list has been suggested. Your Administration feels this requirement may be too onerous for entrepreneurial contractors just entering the market and will not be adaptable to downturns in the housing market that result in less demand for new lots. While this situation is not foreseen in the immediate future, the Land Branch does not want to be in a situation where contractors are being forced to take inventory through policy requirements only to have the lots returned to the City's inventory shortly thereafter.

Non Refundable Fee For Eligible Contractors To Enter Lot Draws:

The Land Bank Committee, at its meeting held on June 17, 2011, directed the Administration to examine the feasibility of a non-refundable flat fee for Eligible Contractors to participate in a Lot Draw, including the history of the numbers who participate and then backed out.

History from the 2010 and 2011 Lot Draws shows that the number of Eligible Contractors who drop out before making any selections is quite low as per the table below:

| Dev/Phase Date | <u>Lot Draw information</u> | | | |
|---|-------------------------------------|---------------------------|-----------------------------------|----------------------------|
| | Evergreen Phase 2 Spring/2011 | HV Phase 7 Spring/2011 | Evergreen Phase 1 Fall/2010 | WG Phase 8 Spring/10 |
| Number of Lots Available | 222 | 88 | 123 | 248 |
| Number of Lots Sold | 222 | 88 | 123 | 248 |
| Number of Builder Applicants | 104 | 38 | 107 | 87 |
| Number of Probationary Builders (included above) | N/A | N/A | 23 | 17 |
| Withdrawals | 4 | 5 | 12 | 6 |
| Probationary Withdrawals (inc. above) | N/A | N/A | 6 | 2 |

The Administration does not favor the inclusion of a Lot Draw entry fee for Eligible Contractors at this time for the following reasons:

1. Under current policy, the lot restocking fee is currently set at only \$100. With a non-refundable lot fee, a situation could arise in which contractors who enter the draw looking for a specific lot and find it unavailable will proceed to purchase a random lot to have the Lot Draw entry fee applied to the deposit. With the contractor having no intention of building on the lot, they would then proceed to return it to City inventory for only \$100.
2. Under the proposed changes to the Lot Allocations Policy, having some contractors withdraw could be seen as beneficial, since it would then give more lots selections to those contractors who desire more lots and are serious about purchasing.

Further review of this suggestion and proposed changes to the lot return and restocking fee process will be provided in a subsequent report this year.

In summary, as with any policy or set of policy changes, it is difficult to address all situations in all circumstances. Therefore, the Administration recommends these revised changes be implemented on a trial basis for the remaining Lot Draws in 2011. This will allow time to evaluate the process and propose any minor amendments prior to Lot Draws taking place in the 2012 calendar year.

It is recognized that these policy changes will exclude some contractors, such as contractors who have not purchased land during the last three years. It should be noted that the main goal of the City of Saskatoon Land Branch is to produce sufficient serviced residential lots to meet the annual demands of our Eligible Contractors and still have a significant residual number of lots to carry over into inventory. Extremely poor weather conditions in 2010 resulted in some significant problems in achieving desired inventory levels last year, however improved weather conditions during the first half of the 2011 servicing season will result in more adequate levels of inventory. Weather permitting, the City Land Bank will be able to reach more substantial inventory levels by the end of 2011.

OPTIONS

Although variations to this proposal are possible, your Administration believes that the options are to pursue the changes as proposed in this report or continue on with the current practice.

POLICY IMPLICATIONS

City Council Policy C09-006 will need to be amended to reflect the proposed changes if adopted by City Council.

FINANCIAL IMPLICATIONS

There are no financial implications to the proposed policy changes in this report.

STAKEHOLDER INVOLVEMENT

Your Administration has brought forward the proposals in this report as a proactive response to concerns being expressed to us by the homebuilding industry, the Saskatoon & Region Homebuilders Association and comments conveyed to us by members of the Land Bank Committee. To ensure stakeholders were advised of the revised changes, a letter (Attachment 2) was then sent to all Eligible Contractors requesting their comments on the revised format for lot selections during Lot Draws.

PUBLIC COMMUNICATION PLAN

Your Administration has notified the SRHBA and all Eligible Contractors of the proposed changes and that the Land Bank Committee will be considering these changes on September 16, 2011, 11:00 a.m. in Committee Room A and that this portion of the meeting will be held in Public.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PRIVACY IMPACT

There are no privacy concerns.

SAFETY [Crime Prevention Through Environmental Design (CPTED)]

There are no safety issues related to this report.

PUBLIC NOTICE

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

ATTACHMENTS:

1. Residential Lot Sales – General Policy No. C09-006;
2. Letter sent to Eligible Contractors on June 20, 2011;
3. Example of Eligible Contractor distribution during Lot Draws using the proposed process;
4. Responses received from builders commenting on the changes.

Written by: Frank Long, Land Bank Manager

Approved by: Paul Gauthier
Paul Gauthier, General Manager
Community Services Department
Dated: August 31, 2011

Approved by: Murray Totland
Murray Totland, City Manager
Dated: Sept. 7/11

CITY OF SASKATOON
COUNCIL POLICY

| |
|---------|
| NUMBER |
| C09-006 |

| | | |
|--|---|---|
| POLICY TITLE <i>Residential Lot Sales – General Policy</i> | ADOPTED BY: <i>City Council</i> | EFFECTIVE DATE <i>September 9, 1991</i> |
| | | UPDATED TO <i>April 18, 2011</i> |
| ORIGIN/AUTHORITY <i>Land Bank Committee Report No. 6-1991 and amendments up to and including Land Bank Committee Report No. 3-2011</i> | CITY FILE NO. <i>CK. 4110-36 and 4214-1</i> | PAGE NUMBER <i>1 of 4</i> |

1. PURPOSE

To allow the City to be competitive in marketing City-owned residential lots.

2. DEFINITIONS

2.1 Newly-Created Lots - new lots developed under the City’s Land Bank Program and sold through the Land Branch.

3. POLICY

Newly-created lots will, subject to the terms and conditions outlined in this policy, be sold to individuals and contractors through a public lot-draw process. The draw will be advertised twice in the local newspaper prior to the lot-draw taking place. Any lots which are not sold at the completion of the draw will be sold on a first-come, first-served basis.

3.1 Use of Lots - Lots sold to individuals are to be used only for construction of personal residences. Lots sold to contractors are to be used for the construction of homes for resale.

3.2 Number of Lots - The City will determine the number of lots which will be drawn for by both individuals and contractors.

- a) Individuals are entitled to purchase only one City-owned residential lot every three years.
- b) The number of lots to be sold to an individual contractor will be governed by City Policy No. C09-001 - “Residential Lot Sales - Contractor Allocations.”

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C09-006

| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
|---|--------------------------|-----------------------|---------------|
| <i>Residential Lot Sales – General Policy</i> | <i>September 9, 1991</i> | <i>April 18, 2011</i> | <i>2 of 4</i> |

- c) Lots sold during the public lot-draw process are to be allocated on the ratio of 80% for Eligible Contractors and 20% for Individuals.
- 3.3 Payment Terms - A minimum down-payment of 13 percent of the purchase price together with all applicable taxes is required at the time of purchase.
- a) The prime rate of interest, as set by the City Treasurer on the date of sale (i.e. the date that the receipt is issued), will be charged on the unpaid balance of the purchase price.
- b) The unpaid balance of the purchase price is due and payable in eight months from the date of purchase. If the outstanding balance is not paid in full at this predetermined date, the rate of interest will increase by another five percentage points and will be applied to the unpaid balance.
- 3.4 Transferring Down-payments - At any time prior to issuing the Transfer of Title, a purchaser may, upon the approval of the Land Manager, transfer the down-payment from one lot to another.
- 3.5 Assignments - Agreements for sale cannot be assigned.
- 3.6 Cancellations - When a cancellation occurs before the lease-option agreement has been signed, the purchaser's down-payment and any taxes paid during the lease period will be fully refunded. When a cancellation occurs after the lease-option agreement has been signed, the purchaser will be charged rent at a rate of 1 percent per month of the selling price for the period during which he/she possessed the lot. The purchaser will receive a refund equal to the difference between the down-payment (including any taxes paid during the lease period) and the rent charged.
- 3.7 Residency Requirement – Individual purchasers are required to maintain the property for their personal residence for a period of four years, commencing upon the time of Title transfer.
- 3.8 Time Frame to Build Requirement – Purchasers are required to build a fully completed residence by obtaining a clear Final Building Inspection within three years, commencing upon the date of the Agreement for Sale.

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C09-006

| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
|---|--------------------------|-----------------------|---------------|
| <i>Residential Lot Sales – General Policy</i> | <i>September 9, 1991</i> | <i>April 18, 2011</i> | <i>3 of 4</i> |

3.9 Enforcement of Residency and Time Frame to Build Requirements

- a) Individual Purchasers - A \$50,000 forgivable mortgage related to both requirements will be registered against each lot sold to an individual purchaser. Forgiveness will be granted for the residency requirement in equal monthly instalments over the final thirty-six months of the four year term that the requirement has been met. No forgiveness will be granted during the first twelve months of the residency term or during the complete term of time frame to build requirement.
- b) Eligible Contractors - Violators of the Time Frame to Build Requirement will be temporarily removed from the Eligible Contractor Listing, until such time as the violation has been rectified in full. Responsibility of the build requirement remains with the original purchaser term regardless of future changes in ownership. The Administration, at its discretion, may extend the Three Year Time Frame to Build Requirement for an Eligible Contractor should all of the following conditions be satisfied:
- i) that the Eligible Contractor has no more than one lot purchased from the City in violation of the Three Year Time Frame to Build Requirement;
 - ii) that the Eligible Contractor has purchased at least one single family residential lot from the City in the 12 months preceding from the date of violation of the requirement; and
 - iii) that the Eligible Contractor submit a written request for the extension, providing sufficient explanation and supporting documentation identifying the reason for the request and indicating the proposed steps to complete construction, including a completion date that shall not exceed 12 months from the date of request.
- c) City Mortgage Appeals Board – A Review Board will consider all requests for forgiveness of City Mortgages. All decisions of the Board are final. Forgiveness may be granted where the owner must sell the mortgaged property due to any of the following:
- i) Marriage breakdown;
 - ii) Job transfer or change involving a move out of Saskatoon;
 - iii) Death of a signatory;

CITY OF SASKATOON COUNCIL POLICY

NUMBER
C09-006

| POLICY TITLE | EFFECTIVE DATE | UPDATED TO | PAGE NUMBER |
|---|--------------------------|-----------------------|---------------|
| <i>Residential Lot Sales – General Policy</i> | <i>September 9, 1991</i> | <i>April 18, 2011</i> | <i>4 of 4</i> |

- iv) Any other unanticipated event which, in the Board's view, make it fair and reasonable to forgive the indebtedness under the mortgage (e.g. serious illness, loss of employment).

4. RESPONSIBILITIES

4.1 Land Branch

- a) Administer the sale of City-owned residential lots in accordance with the terms and conditions set out in this policy.
- b) Recommend changes to this policy, when required, to City Council through the Land Bank Committee.

4.2 Land Bank Committee

- a) Receive and consider recommendations from the Land Branch for amendments to this policy.
- b) Provide recommendations to City Council for amendments to this policy.

4.3 City Council

- a) Receive and consider recommendations from the Land Bank Committee for amendments to this policy.
- b) Approve amendments to this policy when and as required.



City of
Saskatoon

Community Services
Department

Land Branch

June 20, 2011

Dear Eligible Contractor:

Re: Proposed Lot Sales Policy Changes

City Council at its meeting held on April 18, 2011, considered a report identifying proposed changes to the Residential Lots Sales Policy C09-006 to reflect proposed changes to the residential lot allocation process to Eligible Contractors. The proposed changes are intended to provide the homebuilding industry with both the certainty that they require and the flexibility to meet the varied demands that are made upon them by their clients and assist the industry to build and sustain their capacity during this period of growth in our community.

The initial changes proposed using the previous three-year calendar history of total sales as a method of ranking Eligible Contractors for lot selection during the lot draws. The three-year history was also used to identify the percentage of overall lots each eligible contractor had purchased from the City during that period. The report proposed that lots would be allocated to Eligible Contractors based on their historical purchasing percentage and that they would be allocated this total percentage of lots during their first selection appointment. The proposed changes addressed requests from higher volume Eligible Contractors to have a better idea of how many lots they could obtain in the upcoming construction season and provided the ability to group lot selections together to achieve economies of scale during builds. In addition, a proposal to change the lot draw allocation ratio to 80 percent - 20 percent in favour of Eligible Contractors was tabled, supported by Eligible Contractors, and subsequently approved by City Council.

In March the proposed changes were distributed to all Eligible Contractors with a request for their comments on the changes. A total of 26 written responses were received and provided for City Council's review. During a public meeting of the Land Bank Committee, 10 speakers were also heard. Concerns were raised by many Eligible Contractors on the ability to obtain lots, including those in demand, if the larger Eligible Contractors were given first priority within the draw. The meeting was productive with different and relevant ideas being presented by the speakers. Most participants recognized the need to alter the current Sales Policy to reflect the Eligible Contractors needs as a group. As a result, the Land Bank Committee resolved, in part, that the Administration report back on five different concerns. These are listed below with the response or proposed action for each concern.

1. Possible change to the number of lots selected by larger Eligible Contractors in one sitting:

- A key concern received from the feedback, in letter submissions and during the public meeting of the Land Bank Committee, was that all of the preferred lots would be purchased by larger Eligible Contractors prior to smaller

Eligible Contractors lot selection, or that they would not have the opportunity to select a lot at all. To address this concern, a significant change to the original proposal is being brought forward which would allow all Eligible Contractors who have entered into the Lot Draw to purchase one lot during the first round of selection. This reflects the current practice under the existing Policy, but for only one round. During the second and any other required rounds, Eligible Contractors would be allowed to purchase the lesser of three lots or up to their allocated maximum. Maximum allocation would be calculated based on each Eligible Contractors historical sales (five years) and the number of lots being offered for sale during the Lot Draw (80 percent of the total lots released). If lots remain after this point, they would be offered to all Eligible Contractors who remain in the draw one lot at a time.

Therefore, under the revised Policy changes, the first round would allow one lot to each Eligible Contractor in good standing who applies to enter into the Lot Draw regardless of their purchasing maximum. The second and any other required additional rounds of the draw that follow would allow those Eligible Contractors that are allocated multiple lots to choose the lower of three per round or up to their maximum allocation. This process would continue until all Eligible Contractors that applied for the Lot Draw had reached their maximum allocation or all lots have been sold. Should lots remain after these rounds, all Eligible Contractors remaining in the draw would be provided the opportunity to purchase additional lots beyond their maximum allocation in the same selection order, but can only purchase one lot at a time until all lots are sold or all Eligible Contractors have withdrawn. Any lots remaining at this point would be available for sale over-the-counter. The Lot Draw would come to a conclusion at any point during the draw when all lots have either been sold or all Lot Draw applicants no longer remain in the draw.

Attached to this letter are two examples of how the recent Lot Draws in Hampton Village and Evergreen would have evolved using the new proposed Policy changes and include all actual Eligible Contractors applicants that entered into the draw. These recent Lot Draws indicate that all Eligible Contractors who entered into each of these Lot Draws would have been provided the opportunity to purchase up to their maximum allocation under the proposed Policy change. Some Eligible Contractors would have also been provided the opportunity to purchase a lot beyond the maximum. These examples assume that no Eligible Contractors withdrew from the draw until all lots were sold.

2. Provide equal opportunity to grow for all Eligible Contractors:

- Under the revised policy all Eligible Contractors that enter draws are allowed at least one lot during the first round of selection. This provides smaller Eligible Contractors an opportunity to acquire multiple lots throughout the year assuming multiple lot draws take place, which has been the norm over the last five years. All Eligible Contractors that remain within a Lot Draw are provided the opportunity to grow and gain additional lots by being offered any lots remaining after all Eligible Contractors have reached their maximum lot draw allocation. Achieving inventory levels that make lots available for sale over-the-counter will provide the opportunity for Eligible Contractors to acquire more lots and subsequently grow their business.

3. Possible change to the length of time to determine ranking of Eligible Contractors (three years to five years):

- Using a total purchasing history based on five years, instead of three years that was originally proposed, tends to reflect the up and down cycles that are common place in the industry. In addition, it provides better recognition for those longer term Eligible Contractors. Ties incurred in the calculation of historical purchase percentages would be broken based on the most recent year totals, continuing with each previous year as required. Ties still in place after using all five years would be broken by a random draw. The current method of using the previous twelve months is not reflective of the time frame associated with many new builds. The ordering of contractors in the attached examples was determined using five years of historical sales.

4. Requiring Eligible Contractors to select from both the east and west neighbourhoods:

- The Administration does not favor inclusion of this requirement in policy at this time as each of the current neighborhoods being developed is strong and popular in their own right with their own specific amenities, strengths and uniqueness. Since servicing does not always occur at the same pace in each development area, requiring Eligible Contractors to select from east and west neighbourhoods may not be feasible if inventory levels are not consistent throughout city development areas. As well, each Eligible Contractor has their neighbourhood specific preferences based on their current customer needs. Requiring balanced lot

allocations in different development areas may also result in Eligible Contractors purchasing unwanted lots, possibly leading to future financial implications and violations of the three year timeline to build requirement.

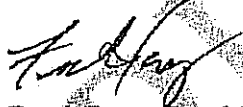
5. Incorporating infill building into the single family lot allocation process:

- The revitalization of single family housing stock in core neighbourhoods and on vacant lots are important component to our City and can be recognized by rewarding Eligible Contractors that build new single unit dwellings in these areas. As an incentive, it is proposed that each new one unit dwelling completed by an Eligible Contractor in a core neighbourhood or on a vacant inner city lot from this point forward could be included in historical sales calculation. It would be the responsibility of each Eligible Contractor to demonstrate to the Administration that the home was completed (final inspection) before it is added to their historical sales calculation.

Prior to finalizing a report to the Land Bank Committee in September, the Land Branch is requesting further feedback on the above noted Policy changes. Please provide comments on how you think this will affect your organization. Feedback received will help formulate the Administration's final recommendations on the proposed policy changes and help us provide lots in a fair and simple manner which meets the needs of the majority of our Eligible Contractors.

We are asking that you please submit your response in writing or by e-mail (land@saskatoon.ca) no later than July 15, 2011. The Administration will review all responses and prepare the required reports for City Council review and approval with the intent of having the new Policy in place for the next lot draw in the fall.

Yours truly,



Frank Long, Land Bank Manager
City of Saskatoon Land Branch

Attachment #1

Hampton Village Phase 7 Lot Draw

Hampton Village Lot Draw Phase 7 statistics & assumptions

- Total number of lots available during Lot Draw - 88
- Total lots available to Eligible Contractors at beginning of draw – 70 lots (based on 80-20 percent ratio)
- Actual number of Eligible Contractors that entered the draw – 38
- Number of lots leftover after Individuals lot purchases – 16
- Total lots purchased by Eligible Contractors during Lot Draw – 86
- Assumes no withdrawals during the lot draw.

Projected Sales Activity under Proposed Policy Changes

- Round 1 – Each Eligible Contractor that entered the draw would be allowed to pick one lot. (38 total lots)
- Round 2 – Each Eligible Contractor that entered the draw and was originally allocated more than 1 lot would be allowed to pick additional lots up to the lesser of their maximum allocation or 3 lots. (10 total lots)
- Round 3 (and further rounds if needed) – Continuation of rules for Round 2 until the maximum is reached. (2 total lots)
- Round 4 (and further rounds if need) – All Eligible Contractor applicants would be allowed to pick additional lots, one at a time, until the maximum Eligible Contractor share of 80 percent has been reached or all Individuals applicants have had the opportunity to purchase a lot and leftover lots remain. (36 total lots)

Attachment #2

Evergreen Phase 2 Lot Draw

Evergreen Lot Draw Phase 2 statistics & assumptions

- Total number of lots available during Lot Draw - 222
- Total lots available to Eligible Contractors at beginning of draw – 176 lots (based on 80-20 percent ratio)
- Actual number of Eligible Contractors that entered the draw – 104
- Number of lots leftover after Individuals lot purchases – 21
- Total lots purchases by Eligible Contractors during Lot Draw – 197
- Assumes no withdrawals during the lot draw.

Projected Sales Activity under Proposed Policy Changes

- Round 1 – Each Eligible Contractor that entered the draw would be allowed to pick one lot.(104 total lots)
- Round 2 – Each Eligible Contractor that entered the draw and was originally allocated more than 1 lot would be allowed to pick additional lots up to the lesser of their maximum allocation or 3 lots.(50 total lots)
- Rounds 3, 4 and 5 (and further rounds if needed) – Continuation of rules for Round 2 until the maximum for each remaining Eligible Contractor is reached.(20 total lots)
- Round 6(and further rounds if need) – All Eligible Contractor applicants would be allowed to pick additional lots, one at a time, until the maximum Eligible Contractor share of 80 percent has been reached or all Individuals applicants have had the opportunity to purchase a lot and leftover lots remain.(23 total lots)

Attachment 4

From: Alan Thomarat CHBA [alant@chbasaskatchewan.com]
Sent: July 18, 2011 5:01 PM
To: Long, Frank (CY - Land)
Cc: Alan Thomarat CHBA
Subject: Proposed Lot Sales Policy Changes

Good afternoon Frank.

Please find attached the Saskatoon & Region Home Builders' Association's comments on the proposed lot sales policy changes. The Association thanks you for the opportunity to provide feedback on changes that impact our members and the residential construction industry in our community.

We appreciate your willingness to extend the deadline for submitted comments to Monday, July 18, 2011. Your cooperation and positive relationship with the Association and our members is assisting in building a stronger Saskatoon.

Kind Regards,

Alan H. J. Thomarat
Chief Executive Officer



#11 - 3012 Louise Street
Saskatoon, SK S7J 3L8

Phone: 1.306.955.5188 Ext 232
Toll Free 1.888.955.5188
Fax: 1.306.373.3735

Email: alant@chbasaskatchewan.com
Email: exec@chbasaskatchewan.com

www.chbasaskatchewan.com
www.saskatoonhomebuilders.com

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**Saskatoon
& Region**
Home Builders'
Association, Inc.

SASKATCHEWAN

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Saskatoon, SK Canada S7J 3L8
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July 18, 2011

Frank Long, Land Branch Manager
City of Saskatoon Land Branch
201 3rd Avenue North
Saskatoon, SK S7K 2H7

RE: PROPOSED LOT SALES POLICY CHANGES

Dear ^{Frank} Mr. Long,

The Saskatoon & Region Home Builders' Association appreciates the opportunity to comment on the proposed changes to the Lot Sales Policy currently under review by the Saskatoon Land Branch. The Association commends the initiatives of the Land Branch, Council and the City that support principles of consumer protection and a stable, professional housing industry.

Our Association and our members have reviewed the proposed changes and wish to offer the following comments with respect to proposals under consideration.

1. Possible change to the number of lots selected by larger Eligible Contractors in one sitting

The Association recognizes that the City feels a sense of responsibility to answer the concerns of all contractors that participate in the lot draw process and to ensure lots are distributed fairly. While we appreciate that the City has moved to support the professional industry with the ratio change, unfortunately, it appears that the City is still willing to condone or accept that 20 percent of homes will not be built by professionals. Furthermore, it is apparent that with nearly 250 eligible contractors on average, no builder will get more than three or four lots per year.

The Association and our members understand that there is a high demand for lots by a high number of 'eligible' contractors. The number of lots currently available for purchase by professional builders is not keeping pace with the level of demand. In order to alleviate some pressure in the lot draw process, more lots should be made available or more importantly, the list of contractors should be reviewed. An appropriate supply of lots will mean that larger builders have greater opportunities to purchase the number of lots they require to sustain their operations.

As we have previously indicated, based on the size of the City of Saskatoon in comparison with other western centres, there are too many contractors considered eligible to purchase lots in Saskatoon. In 2002, there were about 55 contractors, in the 2006-2007 construction periods, there were approximately 120 contractors approved and now the City's own figures tell us there are 240 contractors listed. This is compounded by the sale to individuals.

Of the 240 contractors listed, 72 have not been active in the past three years. These names should be removed. Further, the purpose of supporting an industry in Saskatoon is to encourage success for those employed full time in the residential construction industry. It is our belief that it is not possible to be employed full time in this industry if one is not building at least three homes per year. This should be considered in the process of redesigning the administration of lot draws.

A point to consider is the number of contractors in other cities on the Prairies:

- Edmonton, Alberta has 164 home builders
- Calgary, Alberta has 258 home builders
- Winnipeg, Manitoba has 90 home builders
- Regina, Saskatchewan has 25 home builders

Out of the 240 home builders in Saskatoon eligible to participate in the Lot Draw process, only 68 of those having been considered eligible for membership in our Association. If we assume that the City will have 1,000 single family lots for sale and 200 of these are immediately removed from the pool to be set aside for privates (individuals not in the professional industry), there are then only 800 available lots for 240 contractors. Given that medium to large builders may need from 15 to 80 lots per builder, clearly we have one of two problems:

- 1 - there are not enough serviced lots; or
- 2 - there are too many contractors.

2. Provide equal opportunity to grow for all Eligible Contractors

The Association realizes that land available through a public developer such as the Land Branch should be allocated to ensure a high degree of fairness in the process; however, the City's eligibility criteria, if not enforced, may not be sufficient to ensure that all builders purchasing lots from the City maintain high standards in regards to build quality, consumer protection, available third party warranty and worker protection standards. The City should be commended for applying regulations on eligibility as a method to maintain standards, but these criteria should be reviewed to ensure that the same build standards upheld by reputable builders and our members are enforced on a universal basis regardless of your experience, status or size.

**3. Possible change to the length of time to determine ranking of Eligible Contractors
(three years to five years)**

The Association supports the proposal to extend the length of time required to establish the ranking of Eligible Contractors.

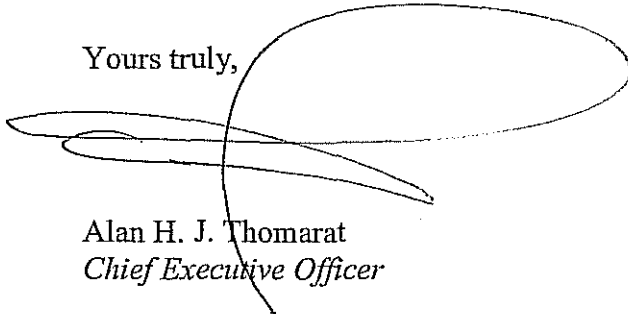
The proper administration of the Lot Draw process will reduce delays and ensure that lots are made available to those who are willing and able to build safe, healthy, affordable and high quality homes in Saskatoon.

The Lot Draw process is compounded because of difficulties regarding Eligible Contractor criteria and enforcement of regulations. There are regulations in place that are intended to prevent low quality construction, incomplete homes and non-conforming architectural design. It is a detriment to those builders who follow the regulations and wish to maintain a reputation with their customers and with the City when they are not uniformly enforced. Our builders are aware of projects that remain incomplete and are expressing some frustration with the inequalities in regulation enforcement as these non-conforming builders are allowed to remain in the Lot Draw process.

The Association recognizes the efforts of the City and Land Branch to address many concerns and provide a process from which the majority of professional builders and contractors will benefit. The Association appreciates all opportunities to be involved in the process and provides these comments with the hope for continued collaboration as we work in the mutual best interest of the City and the residential construction industry.

We support your efforts to help build a professional industry for the long term and are eager to work with you to continue to grow Saskatoon. If desired, we would appreciate an opportunity to meet with you to discuss further the proposed changes and our comments regarding the Lot Draw process. Please contact our office directly at 955-5188, ext. 232 if there are any questions or concerns.

Yours truly,

A large, stylized handwritten signature in black ink, appearing to read 'Alan H. J. Thomarat', written over the 'Yours truly,' text.

Alan H. J. Thomarat
Chief Executive Officer

Cc: Board of Directors, Saskatoon & Region Home Builders' Association
Builder Committee, Saskatoon & Region Home Builders' Association

Saskatoon City Land Branch

July 18,2011

Re: Lot Allocations

As a builder of approx 30-40 homes per year, we are hoping that changes are implemented to ensure adequate lots for participating builders who have been major purchasers of lot inventory. We have built our business over a period approx. ten years to a point where we have several employees as well as sub-contractors. We are finding that we are being overlooked by some of the other major developers because we are not a large enough customer. And with the city we are being severely limited to the number of lots largely in part by the number of eligible contractors now in the lot draws. Sadly, we are now in a position of perhaps downsizing and laying off employees totally because of the instability and lack of available lots under the current allocation process. I welcome changes to the allocation policy which would provide an atmosphere where we could continue to sustain our business and provide stable employment to our valuable employees.

Thank You,



Ken McNarland

K W Homes Ltd

**SELKIRK DEVELOPMENTS INC.
BOX 2087
SASKATOON, SK
S7K 3S7**

JULY 14, 2011

Frank Long
Land Bank Manager
City of Saskatoon Land Branch
land@saskatoon.ca

Dear Mr. Long,

This is our response to your letter of June 20, 2011, re: Proposed Lot Sales Policy Changes.

SELKIRK DEVELOPMENTS has been constructing houses in the city since 2002.

Although the past few years have been robust, we have also experienced some slower times (the early 2000's) and we think we are qualified to make the following statement: **of the 250 eligible builders on the city's list, we believe that some of them are not in the business for the long term and there should not be an allocation of land made for them.**

The problem, of course, is how to determine which are the bona fide builders and which ones are the fair-weather builders. Our answer to this problem is in **two parts**.

1.

The first part is to comment on the proposed changes to the Lot Sales Policy. We see the proposed policy as a thought-out compromise that is workable. The major advantage is that it gives us and others a fixed formula so we can develop our business plans with a certainty about land availability.

We support implementing the policy with no changes other than the following recommendation: the eligibility of very small or dormant builders should be reviewed. If some of these builders cannot prove that they are in accordance with the Land Branch's rules and policies for eligibility then they should be struck from the **ELIGIBLE BUILDER'S LIST**.

2.

The second part of our answer is to comment on the size of the builder's list. Compared to other cities it seems that Saskatoon may have builders who are not full-time in the construction business.

We know that the Land Branch has policies and rules regarding who can be on the **ELIGIBLE BUILDER'S LIST**, to discourage speculators, sub-contractors, fly-by-nighters, out-of-towners and those with no credentials.

We feel that, in spite of the Land Branch's intentions, there are some who have managed to circumvent the rules.

We would like the Land Branch to review their rules and policies regarding eligibility and strengthen and change where necessary. Afterwards, we would like the Land Branch to apply the rules and policies to the whole list, and strike any names that do not meet the standard.

Our concerns are with: those without financial capability, part-timers and family members hiding behind corporate veils, those with no industry credentials, speculators, and out-of-towners.

This may be a large undertaking but I believe that some of the existing problems with the lot draw process would be eliminated at its conclusion. I cannot suggest a proper size of the **ELIGIBLE BUILDER'S LIST** but a smaller, more manageable list consisting of real builders would benefit the industry and the city.

Sincerely yours,

James Schultz
SELKIRK DEVELOPMENTS INC.
j.schultz1917@gmail.com
cel 880-6679

vanBeek, Holly (CY - Land)

From: Vova Tseona [vtseona@gmail.com]
Sent: July 15, 2011 9:51 AM
To: Web E-mail - Land
Subject: [SPAM] - land draws - Email found in subject

The new proposed changes to land draws based on the response after meeting in April 2011, are still very much in fair only to the large builders and are completely unfair to the small builders. The proposed practice in the lot draw based on a contractor's proportionate share of the lots purchased over the past three years would leave many contractors without any, if not with no land at all. . In many cases, many small builders cannot buy the needed quantity of lots because of the shortage of land that is for sale from the city, and because the large builders will take a much bigger portion. This last proposed change after the April 2011 meeting gives small builders guarantee of one piece of land in the first round but almost 0% chance of purchasing any land after in the following rounds because of the new practice based on a contractor's proportionate share. A business cannot survive with only one guaranteed lot in their inventory.

This is why I believe the old land draw practice was honest and fair to all contractors. Perhaps a little time consuming, but fair. As per my explanation above this is why I am opposed and against the new changes.

Sincerely,
Waltzen Development Corp.
341-0977

7 July 2011

Frank Long
City of Saskatoon Land Branch
Saskatoon, SK



Re: Proposed lot sales changes – Proposal #2

We feel that the latest proposal has improved in some areas from the previous proposal but still needs to address a couple of issues:

1. *Too many eligible contractors aren't full time builders*

The majority of people are in agreement that part time builders are not good for the industry as a whole. Part time builders are not running a business. They are building homes to supplement the income they get through their full time job. As such, they do not need to meet the same standards that full time builders need to in order to maintain and grow a business. It is not as crucial for part time builders to place a lot of importance on product quality, customer service, warranty service, reputation management, etc. Unfortunately, part time builders make up a *large percentage of the Eligible Contractors list*. This makes it significantly more difficult for full time builders to run their business.

The Land Branch has obviously identified this issue in the past since there recently was a "full time builder" requirement to join the Eligible Contractor list. The down side to this policy was that it was difficult to enforce. Since the Land Branch is in the process of overhauling the lot sale policy, it is a perfect opportunity to implement a policy that can be easily enforced.

The simple way to differentiate a part time builder from a full time builder is the number of lots they purchase. It is not financially feasible to be a full time builder if someone is only building 1-2 homes per year.

Our proposed solution: To be included in lot draws, builders must have purchased an average of 3+ lots per year in the in the past 5 years (or since the company was added to the eligible contractors list).

- This will ensure part time builders do not take away lots from full time builders.
- Looking at the average lots per year over 5 years ties in well with using the 5 year timeframe for ranking builders.



- A clause could be added that would allow a builder to participate in a lot draw if they did not have the opportunity to buy 3 lots in a specific year due to shortage of lots.
- This policy would be effective and easy to manage
- New homebuilders that are attempting to get into the business would still be able to purchase lots over the counter.
- If the Land Branch thinks it would be helpful, this policy could be phased in over a specific period of time.

Eliminating part time builders achieves two things:

- 1. It improves the quality of the industry**
- 2. It makes significantly more lots available to distribute to full time builders**

2. The 5 year average should be weighted toward current years

The 5 year average would work fine if builders built the same number of homes each year. The reality is that most homebuilders (as with most businesses) are either growing or wanting to grow. As such, the number of homes they built 5 years ago is not as relevant to their business now. Under the current proposal, the following builders would be ranked the same even though the second builder is obviously "needing" significantly more lots at the present time:

Builder 1 – lots purchased each year: 15,15,15,15,15

Builder 2 – lots purchased each year: 5,10,15,20,25

Our proposed solution: Keep the 5 year average but give more weight/value to lot purchases from more recent years. Any "weighting factor" could be used. One potential option would be using 60%, 70%, 80%, 90%, 100%.

- This allows a company to continue on its growth trajectory rather than being penalized for lower lot purchases in previous years
- Homebuilders are still rewarded for having a longer track record of buying lots from the Land Branch
- The 5 year period still accounts for cycles in the market

Thank you for taking the time to consider our suggestions.

Cam Skoropat
President
Lexis Homes

vanBeek, Holly (CY - Land)

From: Norwood Developments [norwood@sasktel.net]
Sent: July 12, 2011 7:04 PM
To: Web E-mail - Land
Subject: lot draw

To who it may concern

Over all it is a policy that I can live with, However it would be good to have a clause that would enable us to revisit it after a year to make sure it is fair.

The bigger issue is the number of part time builders, builders that do one house a year or maybe every 2 years. The city must do a better job at handing out contractor licensees!

So the city brought in the \$50,000 penalty, so what this did is make all the privates go downtown and become builders .So now were up to almost 200 builders.

Bruce Farbacher
Norwood Developments

vanBeek, Holly (CY - Land)

From: Lorenzo Homes [lorenzohomes@sasktel.net]
Sent: July 05, 2011 10:40 PM
To: Web E-mail - Land
Subject: RE: Revised Lot Sales Policy Changes

To whom it may concern,

We feel that the proposed changes to the lot draw are reasonable.

We propose 1 additional change, the ability to pass or postpone a pick during the draw without being eliminated from the draw.

During the Evergreen lot draw we picked a lot in our first pick. When our second pick came we were not in a position to purchase additional lots due to our inventory of lots and houses. However, 1 week later we were in a position to purchase another lot, but were on longer in the draw. We see no reason why you could not either pass on your pick or be moved to the end of that round rather than lose any future picks in that draw.

Please consider this request.

Thank you

Lorenzo Homes Ltd
Curtis Mullin
lorenzohomes@sasktel.net
cell: 230-6867

From: Web E-mail - Land [<mailto:Land@Saskatoon.ca>]
Sent: June-22-11 4:53 PM
To: Web E-mail - Land
Subject: Revised Lot Sales Policy Changes

Dear Eligible Contractor

City Council at its meeting held on April 18, 2011, considered a report identifying proposed changes to the Residential Lots Sales Policy C09-006 to reflect proposed changes to the residential lot allocation process to Eligible Contractors. During the meeting, City Council resolved that the following issues be reviewed by the Administration:

- Review of possible changes to the number of lots selected by larger builders in one sitting;
- Review of possible changes to allow all eligible contractors equal opportunity to grow;
- Review of possible change to the length of time to determine ranking of eligible contractors (5 year vs. 3 year);
- Review the possibility of requiring eligible contractors to select lots from east and west side neighbourhoods;
- Review of how incentives for infill building could be incorporated into the single family lot distribution process.

Please refer to the attached letter to review the revised changes being proposed by the Land Branch after considering the feedback received from Eligible Contractors in April. Prior to finalizing a report to the Land Bank Committee and

subsequently City Council later this fall, the Land Branch is requesting your feedback on the revised changes as noted in the letter.

We are asking that you please submit your comments in writing or by e-mail (land@saskatoon.ca) **no later than July 15, 2011**. If the revised changes are received favourably and City Council approves the changes this Fall, the new policy would be implemented for the next lot draw scheduled for October.

If you have any questions regarding the revised proposal to allocate lots to Eligible Contractors during lot draws, please do not hesitate to contact our office at 975-3278.

Sincerely,

Land Branch
City of Saskatoon
201 3rd Ave N
Saskatoon SK S7K 2H7

Ph: (306) 975-3278
Fax: (306) 975-3070

July 10/2011

Mr: Long

I am a small contractor with not much money, however, I still like to contribute to the industry, to society and to my family.

If big contractors are given the first choice to choose first, no doubt they will take all the best lots. This will be unfair to small contractors like me, and even be discrimination. Therefore, I strongly oppose any change that would benefit any one.

with great respect,

F. D. Chumira

F L D Construction etc.

Murdock, Tannis (CY - Land)

From: w.halabura@sasktel.net
Sent: July 04, 2011 11:53 PM
To: Web E-mail - Land
Cc: Montana
Subject: re lot draw changess
Attachments: Wayne Halabura.vcf

Thank you for allowing Montana Homes to have input with regard to the proposed lot draw changes to be implemented in the upcoming lot draws.

There has been a lot of discussion with regard to how the procedure needs to be changed and the struggle to be fair to both small and larger builders. I attended the meeting that was held by the city to discuss the original proposal put forth to the builders. I was disappointed that the builders that attended for the most part were uninformed because of their lack of involvement in the ongoing discussions thru the Saskatoon home builders association that started many months earlier.

I understand the concern for smaller builders not being able to access the premium lots as the larger builders would take all the good lots and there would be none left. But that is simply not the case.

It was interesting when the lot draw came up in Hampton village in May that out of the 250 or so builders, 35 or so applied and only 2 or 3 private individuals. Where were all the builders that were crying for lots at the meeting?

When the evergreen draw came out all flocked to the east side Evergreen draw. All wanted the 160 to 180k lots. once they were gone they dropped out. Is that who you are trying to adjust your policy to? It seems so. As you know our company builds in all areas of the city. I purchased 3 lots in the last Hampton village draw. We purchased one in the Evergreen draw. Unfortunately we need lots in a larger quantity. One lot here and there is difficult for us. By the time the draw came around the product we needed which is the small to mid sized lots were all gone. We are not interested in premium lots. The city's proposal with everyone going one round then the larger builders getting their allotment really lends itself back to the small builders. You are trying to please everyone, but it is not being fair. First of all there are too many so called builders that are watering down the draw. How many registered builders are there in Regina? Definitely not near the number we have here.

There are also many lots sitting that are tied up that are not being built on. Your statement in the address to the builders in January as well as the information available suggests that a large number of builders have sat on lots either because they have no sale, and can not return them because of the money they loose, nor can not trade or sell them to other builders, or have not sold their existing inventory so they are unable to build. I was alarmed by how many lots actually are sold but vacant. This is also putting a false strain on inventory. With regard to builder inventory the quantity a larger builder needs for inventory and what a smaller needs is significantly different. When we have 30 lots it seems like a lot, but for us it is a six month supply. If a smaller builder has 3 lots that may be 1 or two years worth. The real issue is too many builders and too few lots to go around.

I am in favor of the 5 year average purchase but when your first pick comes you get all your allotment. Not one pick then your allotment.

What happened to the statement the builders would be rewarded for their commitment to purchasing lots over the years.

We could have went and purchased lots in Martinsville, and Warman when Some large builders left and developed land outside the city, and we were asked. We chose to stay and build where we live. Saskatoon. Now when the times are good and every one is a builder we are now being targeted as getting all the premium lots and the small builder is being left out and it is somehow unfair? It is a false statement.

My recommendation is to stay with the 5 year average and the draws start with those who have purchased the most. period. The first draw the builder gets his percentage of lot picks, then on to the next.

FYI we have never bought a premium lot or walkout.

Lets move foreword and have the policy amended immediately. We have 4 lots in total in all of the city that are not under construction and 3 of those 4 are not ready from the city to build on. We are laying off staff this week as we have no more lots. My first notice to staff went out on Thursday before the long weekend. Nice holiday present. Ask me if I had a nice weekend.

It is very unfortunate that your decision has been delayed until the next lot draw. It should have been made back in February.

Remember no matter what you decide there will always be someone unhappy. If you look back and go over who supported you in areas that no one wanted to build there should be some loyalty. I guess we will see.

Yours truly,

Wayne Halabura

MONTANA HOMES LTD.
#7-3111 Millar Avenue
Saskatoon, SK S7K 6N3
Office: (306) 249-2355
Cell: (306) 221-7835
Fax: (306) 249-2322
www.montanahomes.ca

we don't build houses...we build homes!

This message is confidential and intended solely for the use of the individual(s) named above as recipient(s). If you received this message in city anerror, please advise us immediately and destroy the original message without making a copy. Thank you for your assistance.d

TO: Secretary, Land Bank Committee
FROM: General Manager, Community Services Department
DATE: August 31, 2011
SUBJECT: Request to Sell City-Owned Property
In the Evergreen Neighbourhood Phase 3 on Zary Road, Sauer Crescent, Sauer Lane, Sauer Terrace, Sauer Rise, Roy Crescent, Roy Terrace, Evergreen Boulevard, Maningas Bend, Johns Road, Wyant Lane, and Rajput Way. Registered Plan 102056846: Block 619, Lots 22 to 39; Block 620, Lots 1 to 6; Block 621, Lots 1 to 6; and Block 625, Lots 1 to 9. To be Registered: Block 620, Lots 7 to 35; Block 621, Lots 7 to 21; Block 622, Lots 1 to 15; Block 623, Lots 1 to 36; Block 624, Lots 1 to 8; Block 625, Lots 10 to 34; Block 626, Lots 1 to 43; Block 645, Lots 1 to 46; Block 646, Lots 1 to 14; Block 647, Lots 1 to 10; Block 648, Lots 1 to 8; Block 649, Lots 1 to 40; Block 650, Lots 1 to 50; and Block 651, Lots 1 to 25.
FILE NO: LA 4218-11-3

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the Land Bank Manager be authorized to sell 367 lots in the Evergreen Neighbourhood through the Lot Draw process as outlined in this report;
- 2) that any of the lots which are not sold through the Lot Draw process be placed for sale over-the-counter on a first-come, first-served basis;
- 3) that the Land Bank Manager be authorized to sell Lots 8 and 9 of Block 626, yet to be Registered, to the highest bidder through a tender process for the intended use of developing Type 2 Residential Care Homes, Child Care Centres or Pre-Schools with tender conditions and reserve bid prices as outlined in this report, plus applicable taxes;
- 4) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sales by public tender;
- 5) that any of the pre-designated Type 2 Residential Care Home, Child Care Centre or Pre-School lots which are not sold through the public tender process be placed for sale over-the-counter on a first-come, first-served basis for the same intended purpose for a period of one year with conditions specified in the Sales Agreements as outlined in this report;

- 6) that any of the pre-designated Type 2 Residential Care Home, Child Care Centre or Pre-School lots remaining in inventory after a period of one year be made available for sale over-the-counter on a first-come, first-served basis for one of the permitted uses within the R1A zoning district; and
- 7) that the Land Bank Manager be authorized to administer development controls for the 403 lots in accordance with the criteria outlined in this report.

BACKGROUND

The purpose of this report is firstly to obtain approval to sell two lots through a public tender process as pre-designated locations for Type 2 Residential Care Homes, Child Care Centre or Pre-School; secondly to obtain approval to sell the remaining single family lots through a Lot Draw process to individuals and builders at the prices established within this report; and thirdly to obtain approval to administer development controls for each of the 403 lots.

Attachment 1 shows Phase 3 within the neighbourhood map. Attachment 2 shows the 193 lots in the Sauer Crescent, Lane, Terrace and Rise, Roy Crescent and Terrace, and Zary Road area. Attachment 3 shows the 210 lots in the Evergreen Boulevard, Johns Road, Wyant Lane, Rajput Way and Maningas Bend area.

For all of these lots, grading is completed and all deep underground services have been installed. Roadway, curb, sidewalk, and shallow utilities are currently under construction and are scheduled to be completed, weather permitting, this fall. To facilitate the timely delivery of these lots to the market, the Land Branch will offer 367 of the 403 lots in a fall Lot Draw. The possession of the lots will not be granted until the roads are completed to a gravel base stage and the shallow utilities are provided. If there is a necessity for delayed possession, the Sale Agreements for the relevant lots will reflect the delayed possession date. In a delayed possession scenario, offering the lots before servicing completion will provide builders some advance time to market the lots and initiate the building permit plan review process while final servicing is being completed.

A south to north 138 KV power line exists and affects a small number of the lots referred to within this report. SaskPower and the City of Saskatoon are in the process of securing a new route for this power line that will facilitate the removal in 2012. In order to avoid possible conflicts between home construction and the power line, the following 36 lots will not be priced or sold until the power line is moved: Block 645, Lots 1 to 25; Block 646, Lots 5 to 12; and Block 647, Lots 7 to 10.

JUSTIFICATION

Pre-Designated Lots

There are two lots being pre-designated as potential locations for Type 2 Residential Care Homes, Child Care Centres or Pre-Schools on Evergreen Boulevard. These sites are proposed to be sold through a public tender process with reserve bid prices as follows:

| | |
|-------------------------------------|-----------|
| To be Registered, Block 626, Lot 8, | \$123,300 |
| To be Registered, Block 626, Lot 9, | \$123,500 |

Tenders will be awarded to the highest bidder over the reserve bid price that meet the conditions as specified in the tender documents. If there is any uncertainty regarding the bids received, the appropriate reports and recommendations will be provided to Council.

One of the conditions to be specified in the tender documents is that the purchaser will be required to submit a ten percent non-refundable deposit. A Certificate of Independent Bid Determination will also be required from all bidders.

Transfer of Title to the purchaser's name will not occur until such time as the purchaser has submitted a Discretionary Use Application for the intended use and Administration (Planning & Development Branch) has approved it. A period of no longer than six months will be permitted for the purchaser to gain this approval. The purchaser will be responsible for all costs associated with this application. If the purchaser is unable to gain the necessary approval within six months from the close of tenders, the purchaser will forfeit their non-refundable deposit and the lot will be made available for purchase over-the-counter on a first-come, first-served basis.

A similar condition will be incorporated into the Sales Agreement when this lot is available over-the-counter. The purchaser will be required to obtain the necessary approvals for a Type 2 Residential Care Home, Child Care Centre or Pre-School within six months of placing an Option on the lot. The term of the option will be six months and will require a non-refundable deposit of ten percent of the reserve bid price.

If one or more of these lots do not sell within one year from the date of the original tender, the lots will be removed from the pre-designated list and will be sold on a first-come, first-served basis for one of the permitted uses within the R1A zoning district.

Lot Pricing

The lots in this phase of development will be the third grouping of Evergreen lots offered to the market. Unlike the first two Lot Draws in Evergreen, this Lot Draw will contain lots at a variety of price point lots. This Lot Draw will contain 155 narrower lots with paved lanes that vary in width from 9.14 metres (30 feet) to 11.58 metres (37.5 feet). The highest price point lots are the 24 walk-out basement lots and the remainder of the lots covering every price point in between the narrow lane lots and the walk-out basement lots. The non-lane lots vary in size from a minimum frontage

of 12.80 metres (42 feet) to a maximum of 18.92 metres (62 feet). The majority of the non-lane lots are between 14.02 metres (46 feet) and 15.24 metres (50 feet) wide.

There are a number of unique features in this phase of development including the following:

1. The Sauer Crescent area: Lots in the Sauer Crescent area back buffer areas, a linear park system, and the preserved prairie remnant (Cannam Park) in the northwest corner of the neighbourhood. The buffer areas will be used as a pedestrian connection point and will be developed to a linear park standard. These lots were unable to be graded to accommodate walk-out basements however they are very desirable as they back on to linear park trail system and contain an attractive rear-yard aluminium fence which was specially designed for this neighbourhood.
2. The Johns Road and Roy Crescent area walk-out basement lots: These 24 lots were able to be graded to accommodate walk-out basement lots, they back on to linear park and will therefore be the highest priced lots.
3. The Johns Road area large lots with lanes: These lots are across from the walk-out basement lots and therefore needed to be wider to harmonize with the highest priced lots in this phase. These lots will be attractive for certain purchasers in that they will be a front attached garage product that also has lane access for many uses such as an accessory building or R.V. parking. The lane provides a harmonious interface between the large lots and the smaller lots.
4. Community Garden: A drainage area, which is part of Prebble Park, will be used as a pedestrian connection point and is being developed to a park standard. The area will have space set aside to allow potential residents and or the Community Association the option of establishing a community garden.

All park development related to these lots are either tendered or in the process of tender preparation with completion of construction planned for the 2012 construction season.

Lot prices have been determined based on an examination of current and expected lot prices for comparable properties in the Saskatoon market. A base unit price of \$8,200 per front metre was used to calculate the lot prices. Adjustments were then made to the base prices, based on lot location and characteristics. A list of the individual lot prices is attached (Attachment 3). The prices range from \$73,900 to \$249,500, with average lot price for this phase being \$123,700.

Development Controls

A number of different development controls are being proposed in this phase of development in order to create character within the neighbourhood, to help fulfil the vision of the neighbourhood design, and to harmonize the interface between various housing forms. Development controls vary from one area to another due to lot sizes and location.

Plans for the design of built enhancements such as entry fences, entry signs, parks, drainage areas, the village square, roundabout landscaping and streetscaping design throughout the neighbourhood will include the use of naturally occurring rock that has been excavated in the normal land development process. One control that will be consistently proposed throughout the neighbourhood is the minimum 100 square feet of masonry application in order to harmonize home building materials to the design of these developer enhanced areas.

In order to improve the streetscape appearance along the main collector roadways throughout the neighbourhood, the eight foot garage rule is being proposed for lots along Evergreen Boulevard and Zary Road. This control ensures garages do not protrude more than eight feet from the habitable dwelling. The same development control was used successfully throughout the Willowgrove Neighbourhood on collector streets.

1) **Sauer Crescent, Rise and Terrace; Roy Crescent and Terrace; and Johns Road:**

The following development controls pertain to larger lots in the areas either backing on to open space or in close proximity to areas:

To be Registered: Block 621, Lots 14 to 21; Block 622, Lots 9 to 15; Block 623, Lots 1 to 36; Block 624, Lots 1 to 8; Block 625, Lots 16 to 34; Block 626, Lots 30 to 43; Block 646, Lots 10 to 14; Block 647, Lots 1 to 10; Block 648 Lots 1 to 8; and Block 649, Lots 26 to 40:

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation.

Note 1:

Block 626, Lots 32 to 39; Block 647, Lots 1 to 8; and Block 648, Lots 1 to 8 have been graded to accommodate walk-out basements. The following development control is therefore proposed for these lots in order to ensure that houses with walk-out basements are built on these lots:

- a) All dwellings shall be constructed with direct access from the basement level to the backyard (“walk-out units”).

Note 2:

The larger lots, Block 646, Lots 10 to 14; and Block 649, 26 to 40; are across from the walk-out basement lots and therefore needed to be wider to harmonize with the highest priced lots in this phase. They have access to lanes but will be required to construct a minimum double-wide attached garage. These lots will be attractive for certain purchasers in that they also have lane access for many uses such as an accessory building or R.V. parking.

2) Sauer Crescent and Lane; and Roy Crescent:

The following development controls pertain to standard lots on:

Registered Plan Number 102056846: Block 619, Lots 22 to 39; Block 620, Lots 1 to 6; Block 621, Lots 1 to 6; and

To be Registered: Block 620, Lots 21 to 35, Block 621, 7 to 13, Block 622, Lots 1 to 8, and Block 626, Lots 18 to 29:

- a) No dwelling shall be constructed on any of the lots which have an above-grade floor area (excluding attached decks, patios and garages) less than:
- i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation.

3) Zary Road and Evergreen Boulevard:

The following development controls pertain to the narrower standard lots on collector streets;

Registered Plan Number 102056846: Block 625, Lots 1 to 9; and

To be Registered: Block 620, Lots 7 to 20; Block 625, Lots 10 to 15; Block 626, Lots 1 to 6; and Block 626, Lots 10 to 17:

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1000 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch;
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation; and
- e) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling;

4) **Evergreen Boulevard**

The following development controls pertain to the two pre-designated lots and one larger lot:

To be Registered: Block 626, Lots 7 to 9:

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch;
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation; and
- e) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling;

In addition to the development controls listed above, all of the above "attached garage" lots will be subject to one further control indicating which side of the lot the garage must be placed. As outlined in the report adopted by City Council on February 27, 2006, the intent of this control is to pair garages together against a common property line in order to provide a better streetscape appearance.

5) Evergreen Boulevard, Wyant Lane, Maningas Bend, and Rajput Way:

The following development controls pertain to the 155 lots with lanes and Zoned R1B:

To be Registered: Block 645, Lots 1 to 46; Block 646, Lots 1 to 9; Block 649, 1 to 25; Block 650, Lots 1 to 50; and Block 651, Lots 1 to 25:

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,000 square feet in the case of a bungalow or bi-level;
 - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
- c) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located at a minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the property line;
- d) All dwellings shall be constructed with covered front verandas. The minimum width of the front veranda for bungalows and bi-levels shall be half the width of the house facade. Two storey dwellings shall have front verandas across the entire width of the house facade. Verandas shall be partially enclosed with railings and spindles or other type of partial enclosure;
- e) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- f) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area.

Note 1:

Block 645, Lots 1 to 25 are fronting on to Evergreen Boulevard which is a collector road with a transit route. The following development control is therefore proposed for these lots in order to ensure that the fronts of the houses are sited further away from the transit route:

- g) The minimum front yard setback shall be 5 metres.

OPTIONS

The only option would be to not proceed with the sale of the land at this time.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The proceeds from the sale of this land will be deposited into the Evergreen Neighbourhood Land Development Fund.

COMMUNICATIONS PLAN

Notice of the lot draw and public tender will be advertised in The StarPhoenix a minimum of two Saturdays prior to the draw and tender, pursuant to City Council Policy C09-006 Residential Lot Sales – General Policy, and will be posted on the City of Saskatoon Land Branch website.

ENVIRONMENTAL IMPLICATION

The Evergreen environmental initiatives, approved by City Council on September 27, 2010, will apply to all single family lots in this phase.

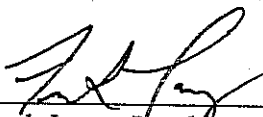
PUBLIC NOTICE

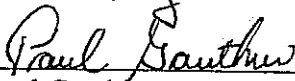
Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

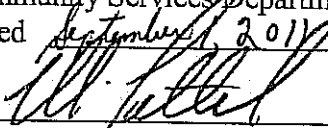
ATTACHMENTS

1. Plan of Evergreen showing Phase 3.
2. Plan showing the Lot and Block numbers for the 193 lots in the Sauer Crescent, Zary Road, and Roy Crescent areas.
3. Plan showing the Lot and Block numbers for the 210 lots in the Evergreen Boulevard, Johns Road, Wyant Lane, Rajput Way, and Maningas Bend areas.
4. List of the 367 individual lot prices.

Written by: Derek Thompson, Land Development Project Manager

Reviewed by 
Frank Long, Land Bank Manager
Dated: Aug 31/2011

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: September 2011

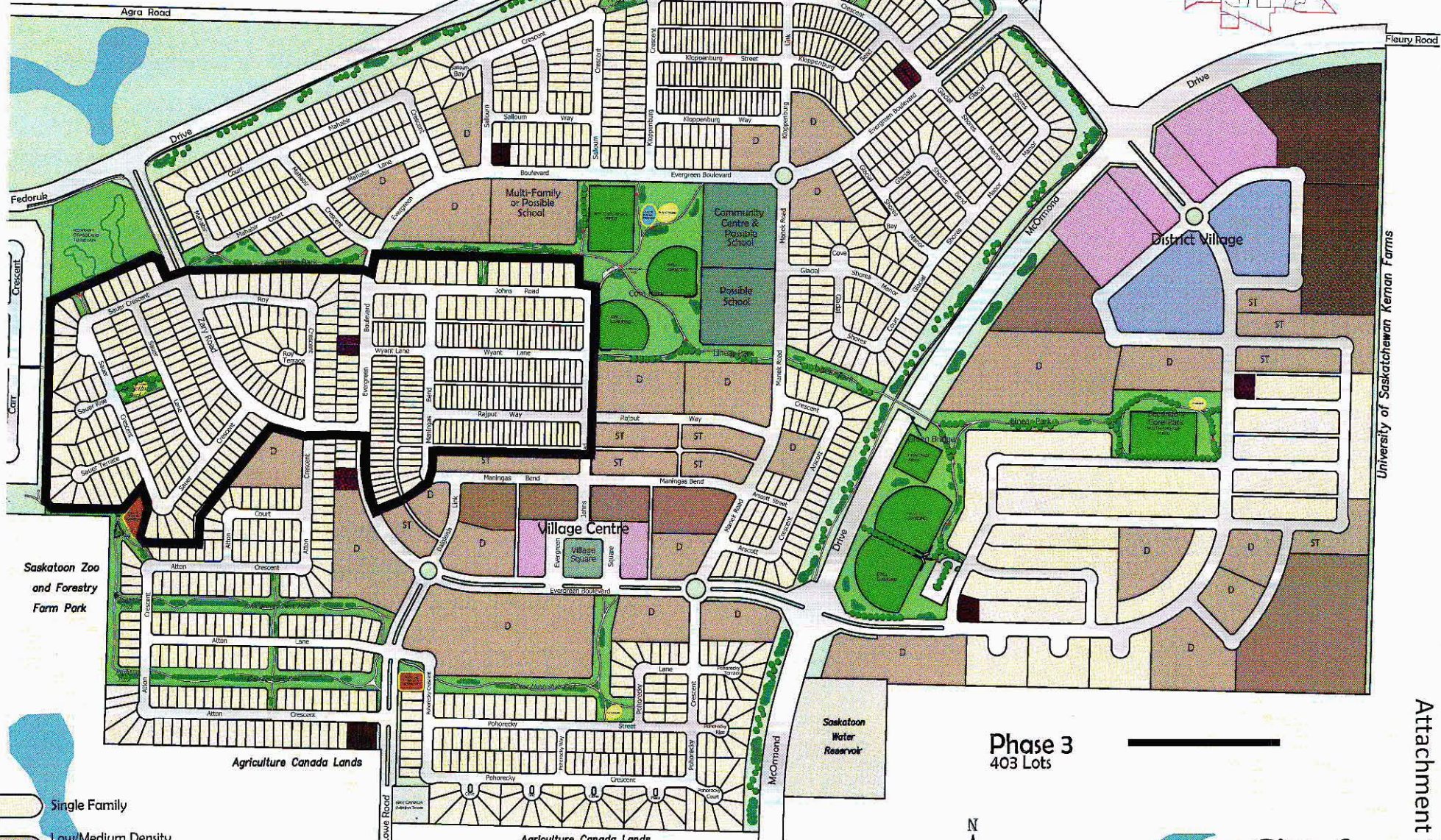
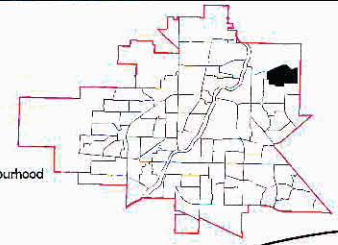
Approved by: 
Murray Totland, City Manager
Community Services Department
Dated: Sept. 7/11



EVERGREEN

Northeast Swale Preserved Natural Lands

Proposed Access to Future Neighbourhood



- Single Family
- Low/Medium Density Multiple-Unit Dwelling
 - D = Dwelling Group Townhouse
 - ST = Street Townhouse
- Medium/High Density Multiple-Unit Dwelling
- High Density Multiple-Unit Dwelling

- Residential Care Home (Residential Care Home - Type II, Daycare, Preschool)
- Commercial
- Institutional

- Buffers and Open Space
- Core Parks, Drainage Areas and Linear Parks
- Community Centre & Possible Schools

Phase 3
403 Lots



City of Saskatoon

Community Services - Land Branch - August 2011
Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. This is not a legal plan. This map is conceptual and may change. Park and buffer rendering is for illustrative purposes only and does not represent what will be constructed.

University of Saskatchewan Kernan Farms

Attachment 1



EVERGREEN

Lot Information Map 193 Lots of Phase 3



Legend

| | | | |
|--|--|------------------------------------|--|
| Single Family | | Commercial/Residential (Mixed Use) | |
| Multi-Family Low/Medium Density | | Future Lot Draw | |
| Multi-Family Medium/High Density | | Previous Lot Draw | |
| Residential Care Home (Residential Care Home - Type II; Daycare Centre; Preschool) | | Walkout Basement | |

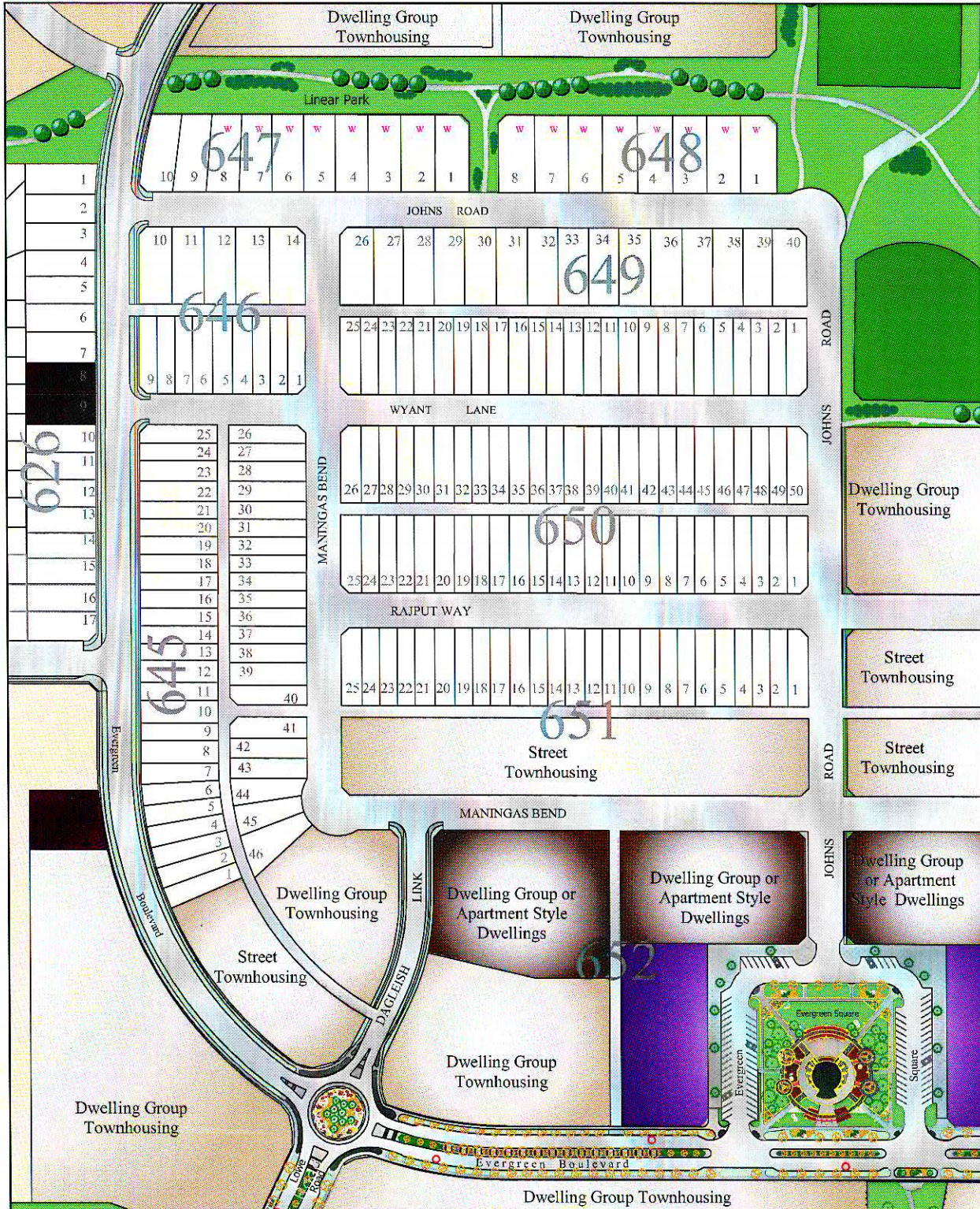


The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Park design and municipal buffer landscaping is not finalized and subject to change.



EVERGREEN

Lot Information Map 210 Lots of Phase 3



Legend

- | | | | |
|--|--|------------------------------------|--|
| Single Family | | Commercial/Residential (Mixed Use) | |
| Multi-Family Low/Medium Density | | Future Lot Draw | |
| Multi-Family Medium/High Density | | Previous Lot Draw | |
| Residential Care Home (Residential Care Home - Type II; Daycare Centre; Preschool) | | Walkout Basement | |



The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Park design and municipal buffer landscaping is not finalized and subject to change.

Proposed Price List

Evergreen (2011)

| Lot | Block | Plan | Price |
|-----|-------|------|-------|
|-----|-------|------|-------|

Evergreen Boulevard

| | | | |
|----|-----|------------------|--------------|
| 1 | 626 | To be registered | \$136,500.00 |
| 2 | 626 | To be registered | \$114,000.00 |
| 3 | 626 | To be registered | \$109,200.00 |
| 4 | 626 | To be registered | \$104,500.00 |
| 5 | 626 | To be registered | \$109,200.00 |
| 6 | 626 | To be registered | \$114,000.00 |
| 7 | 626 | To be registered | \$123,500.00 |
| 8 | 626 | To be registered | \$123,500.00 |
| 9 | 626 | To be registered | \$123,500.00 |
| 10 | 626 | To be registered | \$114,000.00 |
| 11 | 626 | To be registered | \$109,200.00 |
| 12 | 626 | To be registered | \$109,200.00 |
| 13 | 626 | To be registered | \$104,500.00 |
| 14 | 626 | To be registered | \$99,700.00 |
| 15 | 626 | To be registered | \$105,200.00 |
| 16 | 626 | To be registered | \$109,200.00 |
| 17 | 626 | To be registered | \$116,500.00 |

Johns Road

| | | | |
|----|-----|------------------|--------------|
| 13 | 646 | To be registered | \$175,000.00 |
| 14 | 646 | To be registered | \$181,100.00 |
| 26 | 649 | To be registered | \$175,400.00 |
| 27 | 649 | To be registered | \$150,800.00 |
| 28 | 649 | To be registered | \$156,900.00 |
| 29 | 649 | To be registered | \$156,900.00 |
| 30 | 649 | To be registered | \$169,700.00 |
| 31 | 649 | To be registered | \$162,900.00 |
| 32 | 649 | To be registered | \$156,900.00 |
| 33 | 649 | To be registered | \$156,900.00 |
| 34 | 649 | To be registered | \$156,900.00 |
| 35 | 649 | To be registered | \$162,900.00 |
| 36 | 649 | To be registered | \$162,900.00 |
| 37 | 649 | To be registered | \$156,900.00 |
| 38 | 649 | To be registered | \$156,900.00 |
| 39 | 649 | To be registered | \$150,800.00 |
| 40 | 649 | To be registered | \$182,700.00 |
| 1 | 647 | To be registered | \$227,200.00 |
| 2 | 647 | To be registered | \$227,200.00 |
| 3 | 647 | To be registered | \$219,300.00 |
| 4 | 647 | To be registered | \$219,300.00 |
| 5 | 647 | To be registered | \$211,500.00 |

| Lot | Block | Plan | Price |
|-------------------|-------|------------------|--------------|
| 6 | 647 | To be registered | \$211,500.00 |
| 7 | 647 | To be registered | \$208,500.00 |
| 1 | 648 | To be registered | \$242,800.00 |
| 2 | 648 | To be registered | \$227,200.00 |
| 3 | 648 | To be registered | \$227,200.00 |
| 4 | 648 | To be registered | \$235,000.00 |
| 5 | 648 | To be registered | \$235,000.00 |
| 6 | 648 | To be registered | \$227,200.00 |
| 7 | 648 | To be registered | \$227,200.00 |
| 8 | 648 | To be registered | \$242,800.00 |
| Wyant Lane | | | |
| 1 | 646 | To be registered | \$83,300.00 |
| 2 | 646 | To be registered | \$83,000.00 |
| 3 | 646 | To be registered | \$83,000.00 |
| 4 | 646 | To be registered | \$94,000.00 |
| 1 | 649 | To be registered | \$102,100.00 |
| 2 | 649 | To be registered | \$83,000.00 |
| 3 | 649 | To be registered | \$83,000.00 |
| 4 | 649 | To be registered | \$83,000.00 |
| 5 | 649 | To be registered | \$94,000.00 |
| 6 | 649 | To be registered | \$94,000.00 |
| 7 | 649 | To be registered | \$83,000.00 |
| 8 | 649 | To be registered | \$83,000.00 |
| 9 | 649 | To be registered | \$94,000.00 |
| 10 | 649 | To be registered | \$94,000.00 |
| 11 | 649 | To be registered | \$83,000.00 |
| 12 | 649 | To be registered | \$83,000.00 |
| 13 | 649 | To be registered | \$94,000.00 |
| 14 | 649 | To be registered | \$83,000.00 |
| 15 | 649 | To be registered | \$83,000.00 |
| 16 | 649 | To be registered | \$94,000.00 |
| 17 | 649 | To be registered | \$94,000.00 |
| 18 | 649 | To be registered | \$83,000.00 |
| 19 | 649 | To be registered | \$83,000.00 |
| 20 | 649 | To be registered | \$94,000.00 |
| 21 | 649 | To be registered | \$94,000.00 |
| 22 | 649 | To be registered | \$83,000.00 |
| 23 | 649 | To be registered | \$83,000.00 |
| 24 | 649 | To be registered | \$83,000.00 |
| 25 | 649 | To be registered | \$97,700.00 |
| 26 | 650 | To be registered | \$97,700.00 |
| 27 | 650 | To be registered | \$83,000.00 |
| 28 | 650 | To be registered | \$83,000.00 |
| 29 | 650 | To be registered | \$83,000.00 |
| 30 | 650 | To be registered | \$94,000.00 |
| 31 | 650 | To be registered | \$94,000.00 |
| 32 | 650 | To be registered | \$83,000.00 |
| 33 | 650 | To be registered | \$83,000.00 |

| Lot | Block | Plan | Price |
|-------------------|-------|------------------|-------------|
| 34 | 650 | To be registered | \$94,000.00 |
| 35 | 650 | To be registered | \$94,000.00 |
| 36 | 650 | To be registered | \$83,000.00 |
| 37 | 650 | To be registered | \$83,000.00 |
| 38 | 650 | To be registered | \$94,000.00 |
| 39 | 650 | To be registered | \$83,000.00 |
| 40 | 650 | To be registered | \$83,000.00 |
| 41 | 650 | To be registered | \$94,000.00 |
| 42 | 650 | To be registered | \$94,000.00 |
| 43 | 650 | To be registered | \$83,000.00 |
| 44 | 650 | To be registered | \$83,000.00 |
| 45 | 650 | To be registered | \$94,000.00 |
| 46 | 650 | To be registered | \$94,000.00 |
| 47 | 650 | To be registered | \$83,000.00 |
| 48 | 650 | To be registered | \$83,000.00 |
| 49 | 650 | To be registered | \$83,000.00 |
| 50 | 650 | To be registered | \$97,700.00 |
| Rajput Way | | | |
| 1 | 650 | To be registered | \$97,700.00 |
| 2 | 650 | To be registered | \$83,000.00 |
| 3 | 650 | To be registered | \$83,000.00 |
| 4 | 650 | To be registered | \$83,000.00 |
| 5 | 650 | To be registered | \$94,000.00 |
| 6 | 650 | To be registered | \$94,000.00 |
| 7 | 650 | To be registered | \$83,000.00 |
| 8 | 650 | To be registered | \$83,000.00 |
| 9 | 650 | To be registered | \$94,000.00 |
| 10 | 650 | To be registered | \$94,000.00 |
| 11 | 650 | To be registered | \$83,000.00 |
| 12 | 650 | To be registered | \$83,000.00 |
| 13 | 650 | To be registered | \$94,000.00 |
| 14 | 650 | To be registered | \$83,000.00 |
| 15 | 650 | To be registered | \$83,000.00 |
| 16 | 650 | To be registered | \$94,000.00 |
| 17 | 650 | To be registered | \$94,000.00 |
| 18 | 650 | To be registered | \$83,000.00 |
| 19 | 650 | To be registered | \$83,000.00 |
| 20 | 650 | To be registered | \$94,000.00 |
| 21 | 650 | To be registered | \$94,000.00 |
| 22 | 650 | To be registered | \$83,000.00 |
| 23 | 650 | To be registered | \$83,000.00 |
| 24 | 650 | To be registered | \$83,000.00 |
| 25 | 650 | To be registered | \$97,700.00 |
| 1 | 651 | To be registered | \$97,700.00 |
| 2 | 651 | To be registered | \$83,000.00 |
| 3 | 651 | To be registered | \$83,000.00 |
| 4 | 651 | To be registered | \$83,000.00 |
| 5 | 651 | To be registered | \$94,000.00 |

| Lot | Block | Plan | Price |
|----------------------|-------|------------------|--------------|
| 6 | 651 | To be registered | \$94,000.00 |
| 7 | 651 | To be registered | \$83,000.00 |
| 8 | 651 | To be registered | \$83,000.00 |
| 9 | 651 | To be registered | \$94,000.00 |
| 10 | 651 | To be registered | \$94,000.00 |
| 11 | 651 | To be registered | \$83,000.00 |
| 12 | 651 | To be registered | \$83,000.00 |
| 13 | 651 | To be registered | \$94,000.00 |
| 14 | 651 | To be registered | \$83,000.00 |
| 15 | 651 | To be registered | \$83,000.00 |
| 16 | 651 | To be registered | \$94,000.00 |
| 17 | 651 | To be registered | \$94,000.00 |
| 18 | 651 | To be registered | \$83,000.00 |
| 19 | 651 | To be registered | \$83,000.00 |
| 20 | 651 | To be registered | \$94,000.00 |
| 21 | 651 | To be registered | \$94,000.00 |
| 22 | 651 | To be registered | \$83,000.00 |
| 23 | 651 | To be registered | \$83,000.00 |
| 24 | 651 | To be registered | \$83,000.00 |
| 25 | 651 | To be registered | \$97,700.00 |
| Maningas Bend | | | |
| 26 | 645 | To be registered | \$86,000.00 |
| 27 | 645 | To be registered | \$83,000.00 |
| 28 | 645 | To be registered | \$94,000.00 |
| 29 | 645 | To be registered | \$94,000.00 |
| 30 | 645 | To be registered | \$83,000.00 |
| 31 | 645 | To be registered | \$83,000.00 |
| 32 | 645 | To be registered | \$83,000.00 |
| 33 | 645 | To be registered | \$83,000.00 |
| 34 | 645 | To be registered | \$83,000.00 |
| 35 | 645 | To be registered | \$83,000.00 |
| 36 | 645 | To be registered | \$83,000.00 |
| 37 | 645 | To be registered | \$83,000.00 |
| 38 | 645 | To be registered | \$88,500.00 |
| 39 | 645 | To be registered | \$105,100.00 |
| 40 | 645 | To be registered | \$92,800.00 |
| 41 | 645 | To be registered | \$100,100.00 |
| 42 | 645 | To be registered | \$94,000.00 |
| 43 | 645 | To be registered | \$94,000.00 |
| 44 | 645 | To be registered | \$99,600.00 |
| 45 | 645 | To be registered | \$105,700.00 |
| 46 | 645 | To be registered | \$118,100.00 |
| Sauer | | | |
| 22 | 619 | 102056846 | \$166,300.00 |
| 23 | 619 | 102056846 | \$153,500.00 |
| 24 | 619 | 102056846 | \$157,300.00 |
| 25 | 619 | 102056846 | \$158,600.00 |
| 26 | 619 | 102056846 | \$126,000.00 |

| Lot | Block | Plan | Price |
|-----|-------|------------------|--------------|
| 27 | 619 | 102056846 | \$115,000.00 |
| 28 | 619 | 102056846 | \$120,000.00 |
| 29 | 619 | 102056846 | \$115,000.00 |
| 30 | 619 | 102056846 | \$120,000.00 |
| 31 | 619 | 102056846 | \$109,200.00 |
| 32 | 619 | 102056846 | \$114,000.00 |
| 33 | 619 | 102056846 | \$109,200.00 |
| 34 | 619 | 102056846 | \$114,000.00 |
| 35 | 619 | 102056846 | \$109,200.00 |
| 36 | 619 | 102056846 | \$114,000.00 |
| 37 | 619 | 102056846 | \$109,200.00 |
| 38 | 619 | 102056846 | \$114,000.00 |
| 39 | 619 | 102056846 | \$108,300.00 |
| 1 | 620 | 102056846 | \$128,700.00 |
| 2 | 620 | 102056846 | \$120,500.00 |
| 3 | 620 | 102056846 | \$121,400.00 |
| 4 | 620 | 102056846 | \$122,200.00 |
| 5 | 620 | 102056846 | \$123,000.00 |
| 6 | 620 | 102056846 | \$125,500.00 |
| 21 | 620 | To be registered | \$115,500.00 |
| 22 | 620 | To be registered | \$113,200.00 |
| 23 | 620 | To be registered | \$115,000.00 |
| 24 | 620 | To be registered | \$115,000.00 |
| 25 | 620 | To be registered | \$115,000.00 |
| 26 | 620 | To be registered | \$110,000.00 |
| 27 | 620 | To be registered | \$115,000.00 |
| 28 | 620 | To be registered | \$120,000.00 |
| 29 | 620 | To be registered | \$137,500.00 |
| 30 | 620 | To be registered | \$137,500.00 |
| 31 | 620 | To be registered | \$120,000.00 |
| 32 | 620 | To be registered | \$115,000.00 |
| 33 | 620 | To be registered | \$115,000.00 |
| 34 | 620 | To be registered | \$117,300.00 |
| 35 | 620 | To be registered | \$120,000.00 |
| 1 | 621 | 102056846 | \$116,400.00 |
| 2 | 621 | 102056846 | \$118,100.00 |
| 3 | 621 | 102056846 | \$121,400.00 |
| 4 | 621 | 102056846 | \$123,800.00 |
| 5 | 621 | 102056846 | \$125,500.00 |
| 6 | 621 | 102056846 | \$126,300.00 |
| 7 | 621 | To be registered | \$135,300.00 |
| 8 | 621 | To be registered | \$129,300.00 |
| 9 | 621 | To be registered | \$112,000.00 |
| 10 | 621 | To be registered | \$112,000.00 |
| 11 | 621 | To be registered | \$112,000.00 |
| 12 | 621 | To be registered | \$112,000.00 |
| 13 | 621 | To be registered | \$129,200.00 |
| 14 | 621 | To be registered | \$149,800.00 |

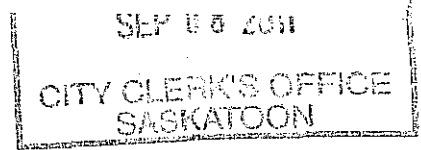
| Lot | Block | Plan | Price |
|-----|-------|------------------|--------------|
| 15 | 621 | To be registered | \$122,000.00 |
| 16 | 621 | To be registered | \$122,000.00 |
| 17 | 621 | To be registered | \$122,000.00 |
| 18 | 621 | To be registered | \$122,000.00 |
| 19 | 621 | To be registered | \$130,800.00 |
| 20 | 621 | To be registered | \$129,600.00 |
| 21 | 621 | To be registered | \$136,800.00 |
| 1 | 622 | To be registered | \$143,100.00 |
| 2 | 622 | To be registered | \$112,000.00 |
| 3 | 622 | To be registered | \$112,000.00 |
| 4 | 622 | To be registered | \$112,000.00 |
| 5 | 622 | To be registered | \$112,000.00 |
| 6 | 622 | To be registered | \$112,000.00 |
| 7 | 622 | To be registered | \$112,000.00 |
| 8 | 622 | To be registered | \$118,100.00 |
| 9 | 622 | To be registered | \$127,900.00 |
| 10 | 622 | To be registered | \$125,000.00 |
| 11 | 622 | To be registered | \$130,000.00 |
| 12 | 622 | To be registered | \$130,000.00 |
| 13 | 622 | To be registered | \$120,000.00 |
| 14 | 622 | To be registered | \$125,000.00 |
| 15 | 622 | To be registered | \$156,000.00 |
| 1 | 623 | To be registered | \$165,100.00 |
| 2 | 623 | To be registered | \$168,800.00 |
| 3 | 623 | To be registered | \$176,900.00 |
| 4 | 623 | To be registered | \$186,200.00 |
| 5 | 623 | To be registered | \$182,200.00 |
| 6 | 623 | To be registered | \$173,500.00 |
| 7 | 623 | To be registered | \$183,000.00 |
| 8 | 623 | To be registered | \$197,400.00 |
| 9 | 623 | To be registered | \$202,100.00 |
| 10 | 623 | To be registered | \$193,800.00 |
| 11 | 623 | To be registered | \$200,500.00 |
| 12 | 623 | To be registered | \$139,900.00 |
| 13 | 623 | To be registered | \$141,200.00 |
| 14 | 623 | To be registered | \$141,700.00 |
| 15 | 623 | To be registered | \$136,200.00 |
| 16 | 623 | To be registered | \$136,200.00 |
| 17 | 623 | To be registered | \$136,200.00 |
| 18 | 623 | To be registered | \$136,200.00 |
| 19 | 623 | To be registered | \$136,200.00 |
| 20 | 623 | To be registered | \$130,900.00 |
| 21 | 623 | To be registered | \$170,300.00 |
| 22 | 623 | To be registered | \$184,200.00 |
| 23 | 623 | To be registered | \$208,600.00 |
| 24 | 623 | To be registered | \$202,700.00 |
| 25 | 623 | To be registered | \$170,300.00 |
| 26 | 623 | To be registered | \$131,200.00 |

| Lot | Block | Plan | Price |
|-------------|-------|------------------|--------------|
| 27 | 623 | To be registered | \$136,200.00 |
| 28 | 623 | To be registered | \$136,200.00 |
| 29 | 623 | To be registered | \$141,100.00 |
| 30 | 623 | To be registered | \$162,700.00 |
| 31 | 623 | To be registered | \$192,100.00 |
| 32 | 623 | To be registered | \$175,500.00 |
| 33 | 623 | To be registered | \$162,900.00 |
| 34 | 623 | To be registered | \$177,500.00 |
| 35 | 623 | To be registered | \$178,600.00 |
| 36 | 623 | To be registered | \$182,100.00 |
| 1 | 624 | To be registered | \$169,800.00 |
| 2 | 624 | To be registered | \$158,300.00 |
| 3 | 624 | To be registered | \$171,000.00 |
| 4 | 624 | To be registered | \$171,000.00 |
| 5 | 624 | To be registered | \$171,000.00 |
| 6 | 624 | To be registered | \$171,000.00 |
| 7 | 624 | To be registered | \$171,000.00 |
| 8 | 624 | To be registered | \$169,300.00 |
| Zary | | | |
| 7 | 620 | To be registered | \$136,000.00 |
| 8 | 620 | To be registered | \$133,400.00 |
| 9 | 620 | To be registered | \$104,400.00 |
| 10 | 620 | To be registered | \$99,700.00 |
| 11 | 620 | To be registered | \$99,700.00 |
| 12 | 620 | To be registered | \$104,500.00 |
| 13 | 620 | To be registered | \$109,200.00 |
| 14 | 620 | To be registered | \$104,500.00 |
| 15 | 620 | To be registered | \$99,700.00 |
| 16 | 620 | To be registered | \$109,200.00 |
| 17 | 620 | To be registered | \$104,500.00 |
| 18 | 620 | To be registered | \$109,200.00 |
| 19 | 620 | To be registered | \$99,700.00 |
| 20 | 620 | To be registered | \$109,800.00 |
| 1 | 625 | 102056846 | \$123,100.00 |
| 2 | 625 | 102056846 | \$109,800.00 |
| 3 | 625 | 102056846 | \$110,600.00 |
| 4 | 625 | 102056846 | \$110,600.00 |
| 5 | 625 | 102056846 | \$110,600.00 |
| 6 | 625 | 102056846 | \$110,600.00 |
| 7 | 625 | 102056846 | \$110,600.00 |
| 8 | 625 | 102056846 | \$111,400.00 |
| 9 | 625 | 102056846 | \$111,400.00 |
| 10 | 625 | To be registered | \$111,400.00 |
| 11 | 625 | To be registered | \$110,600.00 |
| 12 | 625 | To be registered | \$110,600.00 |
| 13 | 625 | To be registered | \$99,700.00 |
| 14 | 625 | To be registered | \$111,400.00 |
| 15 | 625 | To be registered | \$111,400.00 |

| Lot | Block | Plan | Price |
|------------|-------|------------------|--------------|
| Roy | | | |
| 16 | 625 | To be registered | \$162,400.00 |
| 17 | 625 | To be registered | \$162,400.00 |
| 18 | 625 | To be registered | \$164,400.00 |
| 19 | 625 | To be registered | \$163,900.00 |
| 20 | 625 | To be registered | \$162,600.00 |
| 21 | 625 | To be registered | \$143,300.00 |
| 22 | 625 | To be registered | \$137,100.00 |
| 23 | 625 | To be registered | \$137,100.00 |
| 24 | 625 | To be registered | \$137,100.00 |
| 25 | 625 | To be registered | \$148,800.00 |
| 26 | 625 | To be registered | \$129,300.00 |
| 27 | 625 | To be registered | \$137,100.00 |
| 28 | 625 | To be registered | \$169,300.00 |
| 29 | 625 | To be registered | \$184,700.00 |
| 30 | 625 | To be registered | \$182,600.00 |
| 31 | 625 | To be registered | \$170,300.00 |
| 32 | 625 | To be registered | \$156,900.00 |
| 33 | 625 | To be registered | \$158,100.00 |
| 34 | 625 | To be registered | \$135,300.00 |
| 18 | 626 | To be registered | \$122,700.00 |
| 19 | 626 | To be registered | \$115,000.00 |
| 20 | 626 | To be registered | \$125,000.00 |
| 21 | 626 | To be registered | \$115,000.00 |
| 22 | 626 | To be registered | \$125,000.00 |
| 23 | 626 | To be registered | \$115,000.00 |
| 24 | 626 | To be registered | \$125,000.00 |
| 25 | 626 | To be registered | \$115,000.00 |
| 26 | 626 | To be registered | \$125,000.00 |
| 27 | 626 | To be registered | \$115,000.00 |
| 28 | 626 | To be registered | \$125,000.00 |
| 29 | 626 | To be registered | \$115,000.00 |
| 30 | 626 | To be registered | \$146,400.00 |
| 31 | 626 | To be registered | \$179,100.00 |
| 32 | 626 | To be registered | \$249,500.00 |
| 33 | 626 | To be registered | \$239,100.00 |
| 34 | 626 | To be registered | \$221,100.00 |
| 35 | 626 | To be registered | \$221,100.00 |
| 36 | 626 | To be registered | \$227,400.00 |
| 37 | 626 | To be registered | \$226,000.00 |
| 38 | 626 | To be registered | \$221,600.00 |
| 39 | 626 | To be registered | \$236,600.00 |
| 40 | 626 | To be registered | \$204,200.00 |
| 41 | 626 | To be registered | \$193,800.00 |
| 42 | 626 | To be registered | \$194,500.00 |
| 43 | 626 | To be registered | \$213,500.00 |

4215-1
4.

TO: Secretary, Land Bank Committee
FROM: General Manager, Community Services Department
DATE: August 18, 2011
SUBJECT: Request to Sell City-Owned Property
In the Rosewood Neighbourhood: Werschner Crescent, Werschner Lane,
Hastings Crescent and Hastings Lane.
Registered Plan 102037799: Block 12, Lots 88 to 129; Block 13, Lots 1 to 25;
Block 14, Lots 1 to 60; Block 15, Lots 1 to 25; and Block 16, Lots 1 to 18.
FILE NO: LA 4218-11-2



RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the Land Bank Manager be authorized to sell 170 lots in the Rosewood Neighbourhood through a Lot Draw process as outlined in this report;
- 2) that any of the lots which are not sold through the Lot Draw process be placed for sale over-the-counter on a first-come, first-served basis; and
- 3) that the Land Bank Manager be authorized to administer development controls for the 170 lots in accordance with the criteria outlined in this report.

BACKGROUND

The purpose of this report is to obtain approval to sell 170 single family lots through a Lot Draw process to individuals and builders at the prices established within this report and to obtain approval to administer development controls for each of the 170 lots.

Attachment 1 indicates within the heavy black border the location of Phase 1 within the Rosewood neighbourhood. Attachment 2 shows the detailed Lot and Block numbers in Registered Plan No. 102037799 for the 170 lots on Werschner Crescent, Werschner Lane, Hastings Crescent and Hastings Lane.

For all of these lots, grading is completed and all deep underground services have been installed. Roadway, curb, sidewalk, and shallow utilities are currently under construction and are, weather permitting, scheduled to be completed this fall. To facilitate the timely delivery of these lots to the market, the Land Branch will offer the 170 lots in an October or November Lot Draw. Possession of the lots will not be granted until the roads are completed to a gravel base stage and the shallow utilities are provided. If necessary, Sale Agreements for these lots will reflect the delayed possession date. Offering the lots before servicing completion will provide builders some advance time to market the lots and initiate the building permit plan review process while final servicing is being completed.

JUSTIFICATION

Lot Pricing

This is the Land Branch's first phase of development in Rosewood. This Lot Draw will contain a variety of lot sizes that vary in width from approximately 13.2 metres (43 feet) to 16.0 metres (53 feet). The highest price point lots are the 19 walk-out basement lots and 18 lots that back on to Adams Park. The lowest price points are the smaller standard lots with the remainder of the lots varying within a median price range. The majority of the lots are between 14.02 metres (46 feet) and 15.24 metres (50 feet) wide and are within the median price range.

There are a number of unique features in this phase of development including the following:

1. The Hastings Crescent and Hastings Lane area walk-out lots: The lots on the west leg of Hastings Crescent and three lots on the west leg of Hastings Lane were able to be graded to accommodate walk-out basement lots. These lots back on to the Hyde Park wetland system and will contain an attractive rear-yard aluminium fence and will therefore be the highest priced lots.
2. The Werschner Crescent area large lots: The lots located within the south block of Werschner Crescent contain large frontages, they back onto the linear park - Adams Park - and will contain an attractive rear-yard aluminium fence, and will therefore be higher priced lots.
3. The Werschner Lane area lots: The lots located within the east block of Werschner Lane are the only lots in this phase of development that have rear lane access. These lots do require attached garages, but also allow for the possibility of detached garages, with access off of the rear lane.

All park development related to these lots is in the process of tender preparation with completion of construction planned for the 2012 construction season.

Lot prices have been determined based on an examination of current and expected lot prices for comparable properties in the Saskatoon market with specific reference to Rosewood. A base unit price of \$9,100 per front metre was used to calculate the lot prices. Adjustments were then made to the base prices, based on lot location and characteristics. A list of the individual lot prices is attached (Attachment 3). The prices range from \$121,500 to \$248,400, with average lot price for this phase being \$160,169.

Development Controls

A number of different development controls are being proposed in this phase of development in order to create character within the neighbourhood, to help fulfil the vision of the neighbourhood

design, and to harmonize the interface between various housing forms. Development controls vary from one area to another due to lot sizes and location.

The control that requires the masonry application of brick, stone, or manufactured stone on the front elevations of all dwellings, is consistent with an architectural requirement of Boychuk within their development area. Boychuk is the developer immediately adjacent to the Land Branch development area.

1) **Hastings Crescent, Hastings Lane and Werschner Crescent**

The following development controls pertain to larger lots in the areas either backing on to open space or in close proximity to open space:

Plan Number, 102037799, Block 12, Lots 88 to 111; Block 14, Lots 1 to 13; Block 15, Lots 13 to 25; and Block 16, Lots 1 to 18.

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation.

Note 1:

Block 12, Lots 88 to 103, and Lots 106 to 108, have been graded to accommodate walkout basements. The following development control is therefore proposed for these lots in order to ensure that houses with walkout basements are built on these lots:

- a) All dwellings shall be constructed with direct access from the basement level to the backyard ("walkout units").

2) **Hastings Lane, Hastings Crescent, and Werschner Lane**

The following development controls pertain to standard lots on:

Plan Number 102037799, Block 12, Lots 112 to 129; Block 13, Lots 1 to 25; Block 14, Lots 14 to 60; and Block 15, Lots 1 to 12.

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation.

In addition to the development controls listed above, all lots will be subject to one further control indicating which side of the lot the garage must be placed. As outlined in the report adopted by City Council on February 27, 2006, the intent of this control is to pair garages together against a common property line in order to provide a better streetscape appearance.

OPTIONS

The only option would be to not proceed with the sale of the land at this time.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The proceeds from the sale of this land will be deposited into the Rosewood Neighbourhood Land Development Fund.

COMMUNICATIONS PLAN

Notice of the Lot Draw and public tender will be advertised in The StarPhoenix a minimum of two

Saturdays prior to the draw and tender, pursuant to City Council Policy C09-006 Residential Lot Sales – General Policy, and will be posted on the City of Saskatoon Land Branch website.

ENVIRONMENTAL IMPLICATION

There are no environmental implications.

PUBLIC NOTICE

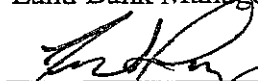
Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENTS


1. Plan of Rosewood showing the lots to be priced.
2. Plan showing the lot and block numbers.
3. List of 170 individual lot prices.

Written by: Derek Thompson, Land Development Project Manager and Frank Long,
Land Bank Manager

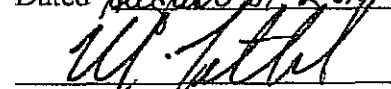
Reviewed by


Frank Long, Land Bank Manager
Dated: Aug 31, 2011

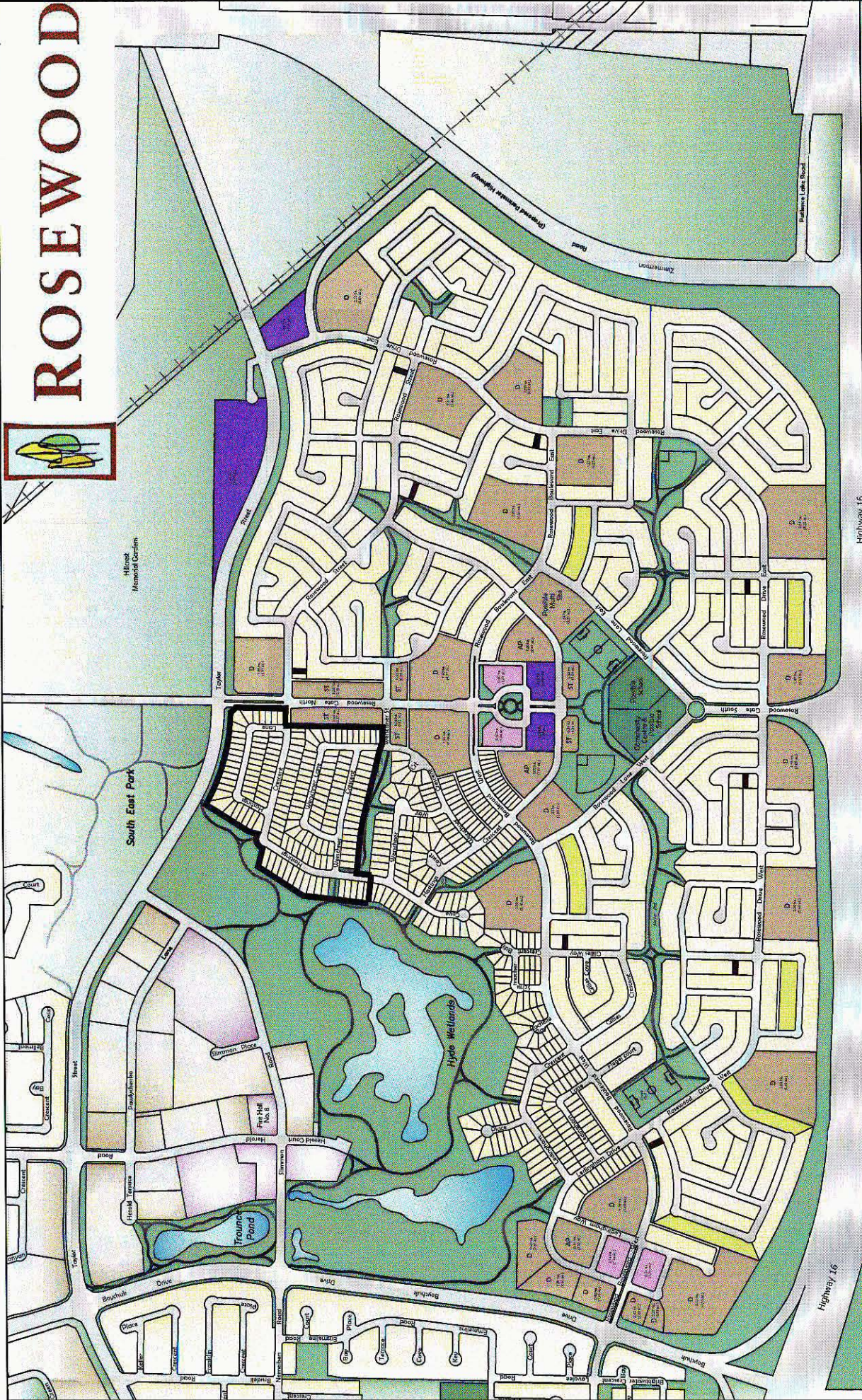
Approved by:


Paul Gauthier, General Manager
Community Services Department
Dated August 31, 2011

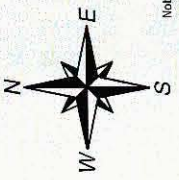
Approved by:


Murray Totland, City Manager
Community Services Department
Dated: Sept. 7/11

ROSEWOOD



Phase 1 170 lots



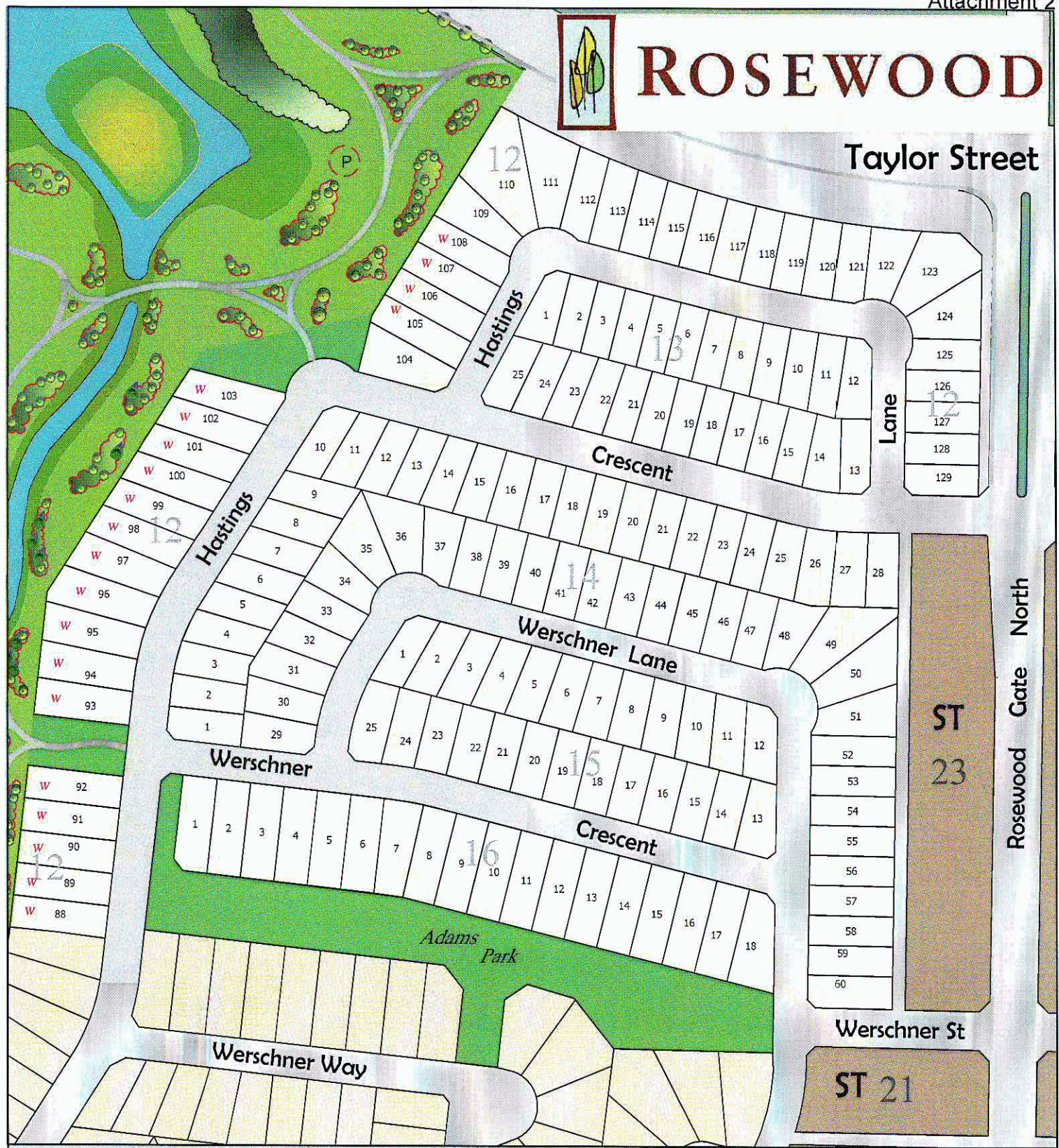
- Single Family
- Single Family Attached
- Multi-Family
- Residential Type II Care Home
- Institutional
- Commercial
- Community Centre & Possible Schools
- Parks, Buffers and Open Space
- Lobes and Ponds
- AP - Apartment Style
- D - Dwelling Group Townhouse
- ST - Street Townhouse

**City of
Saskatoon**
Community Services - Land Branch - June 2011
Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale.



ROSEWOOD

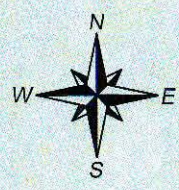
Taylor Street



- Single Family (Phase 1)
- Single Family (future)
- Multi-Family
ST = Street Townhouse
- Parks, Buffers and Open Space
- Ponds
- Picnic Area
- Walkout Basement Lot

Park design is conceptual, subject to change.

Future Lot Draw - Dates to be Determined:
Preliminary Lot Information Map



City Services - Land Branch - March 2011
Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale.

The Rosewood Neighbourhood is a joint project shared with the City of Saskatoon and several other developers. For more information on specific lots please contact the Land Branch at 975-3278.

Proposed Price List

Rosewood (2011)

| Lot | Block | Plan | Price |
|-----------------|-------|-----------|--------------|
| Hastings | | | |
| 88 | 12 | 102037799 | \$222,600.00 |
| 89 | 12 | 102037799 | \$222,600.00 |
| 90 | 12 | 102037799 | \$222,600.00 |
| 91 | 12 | 102037799 | \$222,600.00 |
| 92 | 12 | 102037799 | \$222,600.00 |
| 93 | 12 | 102037799 | \$237,500.00 |
| 94 | 12 | 102037799 | \$239,300.00 |
| 95 | 12 | 102037799 | \$240,900.00 |
| 96 | 12 | 102037799 | \$248,400.00 |
| 97 | 12 | 102037799 | \$243,300.00 |
| 98 | 12 | 102037799 | \$226,700.00 |
| 99 | 12 | 102037799 | \$225,700.00 |
| 100 | 12 | 102037799 | \$224,600.00 |
| 101 | 12 | 102037799 | \$224,400.00 |
| 102 | 12 | 102037799 | \$223,500.00 |
| 103 | 12 | 102037799 | \$240,500.00 |
| 104 | 12 | 102037799 | \$223,200.00 |
| 105 | 12 | 102037799 | \$204,200.00 |
| 106 | 12 | 102037799 | \$213,900.00 |
| 107 | 12 | 102037799 | \$213,900.00 |
| 108 | 12 | 102037799 | \$214,000.00 |
| 109 | 12 | 102037799 | \$207,200.00 |
| 110 | 12 | 102037799 | \$234,900.00 |
| 111 | 12 | 102037799 | \$182,000.00 |
| 112 | 12 | 102037799 | \$134,400.00 |
| 113 | 12 | 102037799 | \$133,300.00 |
| 114 | 12 | 102037799 | \$133,300.00 |
| 115 | 12 | 102037799 | \$133,300.00 |
| 116 | 12 | 102037799 | \$133,300.00 |
| 117 | 12 | 102037799 | \$133,300.00 |
| 118 | 12 | 102037799 | \$133,300.00 |
| 119 | 12 | 102037799 | \$133,300.00 |
| 120 | 12 | 102037799 | \$133,300.00 |
| 121 | 12 | 102037799 | \$132,800.00 |
| 122 | 12 | 102037799 | \$149,300.00 |
| 123 | 12 | 102037799 | \$174,700.00 |
| 124 | 12 | 102037799 | \$171,900.00 |
| 125 | 12 | 102037799 | \$136,500.00 |
| 126 | 12 | 102037799 | \$136,500.00 |
| 127 | 12 | 102037799 | \$136,500.00 |
| 128 | 12 | 102037799 | \$136,500.00 |

| Lot | Block | Plan | Price |
|-----|-------|-----------|--------------|
| 129 | 12 | 102037799 | \$135,500.00 |
| 1 | 13 | 102037799 | \$145,000.00 |
| 2 | 13 | 102037799 | \$122,800.00 |
| 3 | 13 | 102037799 | \$122,800.00 |
| 4 | 13 | 102037799 | \$122,800.00 |
| 5 | 13 | 102037799 | \$122,800.00 |
| 6 | 13 | 102037799 | \$122,800.00 |
| 7 | 13 | 102037799 | \$121,800.00 |
| 8 | 13 | 102037799 | \$121,500.00 |
| 9 | 13 | 102037799 | \$121,500.00 |
| 10 | 13 | 102037799 | \$121,500.00 |
| 11 | 13 | 102037799 | \$125,200.00 |
| 12 | 13 | 102037799 | \$133,200.00 |
| 13 | 13 | 102037799 | \$128,900.00 |
| 14 | 13 | 102037799 | \$139,000.00 |
| 15 | 13 | 102037799 | \$128,900.00 |
| 16 | 13 | 102037799 | \$122,400.00 |
| 17 | 13 | 102037799 | \$122,400.00 |
| 18 | 13 | 102037799 | \$122,400.00 |
| 19 | 13 | 102037799 | \$122,400.00 |
| 20 | 13 | 102037799 | \$125,600.00 |
| 21 | 13 | 102037799 | \$125,600.00 |
| 22 | 13 | 102037799 | \$125,600.00 |
| 23 | 13 | 102037799 | \$125,500.00 |
| 24 | 13 | 102037799 | \$131,200.00 |
| 25 | 13 | 102037799 | \$133,500.00 |
| 1 | 14 | 102037799 | \$185,400.00 |
| 2 | 14 | 102037799 | \$180,100.00 |
| 3 | 14 | 102037799 | \$180,300.00 |
| 4 | 14 | 102037799 | \$180,300.00 |
| 5 | 14 | 102037799 | \$174,300.00 |
| 6 | 14 | 102037799 | \$182,700.00 |
| 7 | 14 | 102037799 | \$182,900.00 |
| 8 | 14 | 102037799 | \$182,900.00 |
| 9 | 14 | 102037799 | \$181,700.00 |
| 10 | 14 | 102037799 | \$187,500.00 |
| 11 | 14 | 102037799 | \$143,700.00 |
| 12 | 14 | 102037799 | \$137,300.00 |
| 13 | 14 | 102037799 | \$137,300.00 |
| 14 | 14 | 102037799 | \$139,300.00 |
| 15 | 14 | 102037799 | \$139,800.00 |
| 16 | 14 | 102037799 | \$139,400.00 |
| 17 | 14 | 102037799 | \$133,300.00 |
| 18 | 14 | 102037799 | \$133,300.00 |
| 19 | 14 | 102037799 | \$133,300.00 |

| Lot | Block | Plan | Price |
|------------------|-------|-----------|--------------|
| 20 | 14 | 102037799 | \$133,300.00 |
| 21 | 14 | 102037799 | \$133,300.00 |
| 22 | 14 | 102037799 | \$133,300.00 |
| 23 | 14 | 102037799 | \$133,300.00 |
| 24 | 14 | 102037799 | \$133,300.00 |
| 25 | 14 | 102037799 | \$144,200.00 |
| 26 | 14 | 102037799 | \$147,300.00 |
| 27 | 14 | 102037799 | \$140,700.00 |
| 28 | 14 | 102037799 | \$141,900.00 |
| Werschner | | | |
| 29 | 14 | 102037799 | \$143,000.00 |
| 30 | 14 | 102037799 | \$143,000.00 |
| 31 | 14 | 102037799 | \$142,800.00 |
| 32 | 14 | 102037799 | \$142,200.00 |
| 33 | 14 | 102037799 | \$142,500.00 |
| 34 | 14 | 102037799 | \$157,600.00 |
| 35 | 14 | 102037799 | \$163,000.00 |
| 36 | 14 | 102037799 | \$181,100.00 |
| 37 | 14 | 102037799 | \$154,900.00 |
| 38 | 14 | 102037799 | \$138,800.00 |
| 39 | 14 | 102037799 | \$138,800.00 |
| 40 | 14 | 102037799 | \$138,800.00 |
| 41 | 14 | 102037799 | \$138,800.00 |
| 42 | 14 | 102037799 | \$138,800.00 |
| 43 | 14 | 102037799 | \$138,800.00 |
| 44 | 14 | 102037799 | \$138,800.00 |
| 45 | 14 | 102037799 | \$138,800.00 |
| 46 | 14 | 102037799 | \$138,800.00 |
| 47 | 14 | 102037799 | \$138,800.00 |
| 48 | 14 | 102037799 | \$159,200.00 |
| 49 | 14 | 102037799 | \$193,300.00 |
| 50 | 14 | 102037799 | \$190,900.00 |
| 51 | 14 | 102037799 | \$171,100.00 |
| 52 | 14 | 102037799 | \$140,400.00 |
| 53 | 14 | 102037799 | \$140,400.00 |
| 54 | 14 | 102037799 | \$140,400.00 |
| 55 | 14 | 102037799 | \$140,400.00 |
| 56 | 14 | 102037799 | \$140,400.00 |
| 57 | 14 | 102037799 | \$140,400.00 |
| 58 | 14 | 102037799 | \$140,400.00 |
| 59 | 14 | 102037799 | \$140,400.00 |
| 60 | 14 | 102037799 | \$152,500.00 |
| | | | |
| 1 | 15 | 102037799 | \$139,700.00 |
| 2 | 15 | 102037799 | \$141,300.00 |
| 3 | 15 | 102037799 | \$142,700.00 |
| 4 | 15 | 102037799 | \$143,800.00 |
| 5 | 15 | 102037799 | \$144,600.00 |

| Lot | Block | Plan | Price |
|-----|-------|-----------|--------------|
| 6 | 15 | 102037799 | \$145,200.00 |
| 7 | 15 | 102037799 | \$145,400.00 |
| 8 | 15 | 102037799 | \$145,400.00 |
| 9 | 15 | 102037799 | \$145,200.00 |
| 10 | 15 | 102037799 | \$144,700.00 |
| 11 | 15 | 102037799 | \$144,000.00 |
| 12 | 15 | 102037799 | \$142,800.00 |
| 13 | 15 | 102037799 | \$169,300.00 |
| 14 | 15 | 102037799 | \$155,200.00 |
| 15 | 15 | 102037799 | \$155,200.00 |
| 16 | 15 | 102037799 | \$155,200.00 |
| 17 | 15 | 102037799 | \$155,200.00 |
| 18 | 15 | 102037799 | \$155,200.00 |
| 19 | 15 | 102037799 | \$155,200.00 |
| 20 | 15 | 102037799 | \$155,200.00 |
| 21 | 15 | 102037799 | \$155,200.00 |
| 22 | 15 | 102037799 | \$155,200.00 |
| 23 | 15 | 102037799 | \$155,200.00 |
| 24 | 15 | 102037799 | \$155,200.00 |
| 25 | 15 | 102037799 | \$165,000.00 |
| 1 | 16 | 102037799 | \$186,700.00 |
| 2 | 16 | 102037799 | \$186,700.00 |
| 3 | 16 | 102037799 | \$186,700.00 |
| 4 | 16 | 102037799 | \$186,700.00 |
| 5 | 16 | 102037799 | \$186,700.00 |
| 6 | 16 | 102037799 | \$186,700.00 |
| 7 | 16 | 102037799 | \$189,100.00 |
| 8 | 16 | 102037799 | \$187,100.00 |
| 9 | 16 | 102037799 | \$186,700.00 |
| 10 | 16 | 102037799 | \$186,700.00 |
| 11 | 16 | 102037799 | \$186,700.00 |
| 12 | 16 | 102037799 | \$186,700.00 |
| 13 | 16 | 102037799 | \$186,700.00 |
| 14 | 16 | 102037799 | \$186,700.00 |
| 15 | 16 | 102037799 | \$186,700.00 |
| 16 | 16 | 102037799 | \$186,700.00 |
| 17 | 16 | 102037799 | \$186,700.00 |
| 18 | 16 | 102037799 | \$192,900.00 |

His Worship the Mayor and City Council
The City of Saskatoon

REPORT
of the
EXECUTIVE COMMITTEE

Composition of Committee

His Worship Mayor D. Atchison, Chair
Councillor C. Clark
Councillor R. Donauer
Councillor B. Dubois
Councillor M. Heidt
Councillor D. Hill
Councillor M. Loewen
Councillor P. Lorje
Councillor T. Paulsen
Councillor G. Penner

1. Chief Whitecap Park Master Plan
(File No. CK. 4205-38)

RECOMMENDATION: that the information be received.

The following report of the General Manager, Community Services Department dated September 2, 2011 is submitted for Council's information.

"BACKGROUND

Chief Whitecap Park and the adjacent floodplains are a large area of land that offers many benefits to a variety of people. Chief Whitecap Park is owned and operated by the City of Saskatoon (City) and is located south of the city limits on Cartwright Street, and is bordered by the South Saskatchewan River to the west, the Riverside Country Club to the south, and the Hamlet of Furdale to the north and east.

During its June 14, 2010 meeting, City Council approved the Chief Whitecap Park Master Plan (Master Plan). The proposed Master Plan provides direction on the future design and

function of this space. The Master Plan includes a large off-leash dog area, improvements to pathways and park amenities including the development of adequate parking areas for users, the naturalization of a large upland area, and an interpretive area for cultural, historical, and natural interpretations.

City Council also approved that the Administration proceed with a request for development review approval of the Master Plan from the Meewasin Valley Authority (MVA), proceed with a request for discretionary use approval from the Rural Municipality (R.M.) of Corman Park, and prepare a submission for the 2011 Capital Budget for Chief Whitecap Park.

During its February 28, 2011 meeting, City Council resolved that a letter received from Chief Darcy Bear dated February 10, 2011, be referred to Administration. This letter indicated that Chief Darcy Bear would appreciate a briefing on the status of the Master Plan approval and implementation timeline. Chief Darcy Bear also requested a time to meet and discuss the opportunity to link Whitecap Dakota First Nation's plans of incorporating historic monuments into the Master Plan.

The purpose of this report is to provide City Council with an update on the Master Plan.

REPORT

The development of a Master Plan will allow the Administration to request discretionary use approval from the R.M. of Corman Park, as well as development review approval from the MVA. Detail design and construction of Chief Whitecap Park cannot proceed until the City receives formal approval from the R.M. of Corman Park, the MVA, and until capital funding is in place.

Last fall, the Leisure Services Branch submitted and received approval of the Master Plan from the MVA Development Review Committee. The approval of the Master Plan is subject to the City submitting a detailed design to the MVA within the next 60 months. Approval ensures the Master Plan is consistent with the planning principles for the MVA.

On September 29, 2010, your Administration submitted a discretionary use application to the R.M. of Corman Park requesting approval of the Master Plan. Since this time, your Administration has been working with the R.M. of Corman Park planners to address concerns on traffic and roadways, parking, policing, safety, facility implementation, and timing. The R.M. of Corman Park is requesting traffic estimates, an assessment of the physical capacity, and the level of service of Cartwright and Grasswood Roads. This has prompted the City to work with a traffic engineering consultant this fall to complete a traffic study to:

- 1) review existing traffic volumes and roadway classifications;
- 2) forecast 5-year traffic volumes;
- 3) assess the existing roadway capacity; and
- 4) determine the level of service and deficiencies in capacity.

On May 16, 2011, your Administration met with Chief Darcy Bear and members of the Whitecap Dakota First Nation Council and senior management. During this meeting, your Administration provided an update on the status of the Master Plan, and it was an opportunity to discuss Whitecap Dakota First Nation's plans of incorporating historic monuments into the Master Plan. As the development of Chief Whitecap Park moves from the Master Plan phase to detailed design, the City will continue to work with Whitecap Dakota First Nation and partner together whenever possible on the implementation of the Master Plan.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

During its December 13, 2010 meeting, City Council approved the 2011 Capital Budget, and the 2012 to 2015 Capital Budget Plan, including \$50,000 for a portion of the detailed design. The 2012 and 2013 plans include the completion of the detailed design and the phasing of the Master Plan implementation at a cost of \$1.09 million.

The City will begin detailed design subject to the R.M. of Corman Park approving the City's discretionary use application to formalize the permitted program uses identified in the Master Plan.

STAKEHOLDER INVOLVEMENT

The Master Plan was completed in June 2010 and was developed through consultation with major stakeholders including the Whitecap Dakota First Nation, the MVA, the R.M. of Corman Park, residents neighbouring the park, and the current park users.

PUBLIC COMMUNICATION PLAN

The Master Plan progressed through a number of stages from conception to approval. A Steering Committee was formed to identify all of the user and stakeholder's interests. A program plan was created using feedback from the Steering Committee and park user surveys. Two open houses were held where the Master Plan was presented for public comment. As a result of this public consultation process, a revised Master Plan was produced and presented to and approved by City Council in June 2010.

Your Administration will continue to meet with stakeholders, residents neighbouring the park, and current park users to keep them informed throughout the implementation of the Master Plan.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

Respectfully submitted,

His Worship Mayor D. Atchison, Chair

COMMUNICATIONS TO COUNCIL

MEETING OF CITY COUNCIL – MONDAY, SEPTEMBER 26, 2011

A. REQUESTS TO SPEAK TO COUNCIL

1) Kent Smith-Windsor, Executive Director, The Chamber, dated September 14

Requesting permission to address City Council with respect to 2011 Saskatoon Operations Review. (File No. CK. 116-1)

RECOMMENDATION: that Kent Smith-Windsor be heard.

2) Alan Thomarat, Saskatoon & Region Home Builders' Association, Inc., dated September 16

Requesting permission to address City Council with respect to lot sales policy. (File No. CK. 4110-36)

RECOMMENDATION: that Alan Thomarat be heard.

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Laurie Lyman, dated August 25, 2011

Commenting on civic spending. (File No. CK. 116-1)

RECOMMENDATION: that the information be received.

2) Sarah Marchildon, Broadway Business Improvement District, dated September 14

Requesting that Sarah Marchildon be appointed as the BIDs representative on the Municipal Heritage Advisory Committee, replacing Tammy Thompson. (File No. CK. 225-18)

RECOMMENDATION: that that Sarah Marchildon be appointed as the BIDs representative on the Municipal Heritage Advisory Committee, replacing Tammy Thompson.

3) Tim Fehr, dated September 14

Commenting on suggestion of vehicle registration tax. (File No. CK. 1500-1)

RECOMMENDATION: that the information be received.

4) Sarah Williams, dated September 15

Commenting on extending the dates outdoor pools are open. (File Nos. CK. 613-1 & 5500-1)

RECOMMENDATION: that the information be received.

5) Patricia Nash, dated September 15

Commenting on Proposed Implementation of Police Death of Member While in Office. (File No. CK. 4670-5)

RECOMMENDATION: that the information be received.

Items Which Require the Direction of City Council
Monday, September 26, 2011
Page 2

6) James Brodie, dated September 14

Commenting on civic spending. (File No. CK. 1910-1)

RECOMMENDATION: that the information be received and considered during the budget review process.

7) Sheri Benson, Executive Director, United Way and Cory Neudorf, Chief Medical Health Officer, Saskatoon Health Region, dated September 15

Commenting on low-income subsidized bus passes and leisure cards. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

8) George Kosmas, dated September 20

Requesting permission for the Greek Community of Saskatoon and the Aetos Greek Dance Group of Saskatoon to hold a flag raising and play national anthem on October 28, 2011.

RECOMMENDATION: that the request for the Greek Community of Saskatoon and the Aetos Greek Dance Group of Saskatoon to hold a flag raising and play national anthem on October 28, 2011, be granted subject to any administrative conditions.

9) Joanne Sproule, Secretary to the Board of Police Commissioners, dated September 19

Submitting copy of letter from Chief of Police with respect to Saskatoon Police Service Air Unit statistics from July 1, 2008 to July 1, 2011. (File No. CK. 5000-1)

RECOMMENDATION: that the information be received.

10) Joanne Sproule, Secretary to the Board of Police Commissioners, dated September 21

Providing update on the Saskatoon Police Service Headquarters project. (File No. CK. 600-5)

RECOMMENDATION: that the information be received.

Items Which Require the Direction of City Council
Monday, September 26, 2011
Page 3

11) Joanne Sproule, Deputy City Clerk, dated September 7

Advising of Notice of Hearing of Development Appeals Board regarding the property located at 206 Slimmon Road. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Harvey Froese, dated September 9

Commenting on conditions at the public boat launch. (File No. CK. 5520-1) **(Referred to Administration to respond to the writer.)**

2) Dwayne Sabuslsky, dated September 7

Commenting on the condition of city streets. (File No. CK. 150-1) **(Referred to Administration to respond to the writer.)**

3) Janice Beaudry, dated September 9

Commenting on intersection of Marquis Drive and Idylwyld Drive, near Costco. (File No. CK. 6320-1) **(Referred to Administration to respond to the writer.)**

4) Dean Peterson, dated September 16

Commenting on the National Building Code as it pertains to legal suites. (File No. CK. 4350-1) **(Referred to Administration to respond to the writer.)**

RECOMMENDATION: that the information be received.

D. PROCLAMATIONS

1) Heather Hogg, dated September 12

Requesting City Council October 20th as Learning Disabilities Awareness Day. (Learning Disabilities Month was proclaimed at an earlier meeting of City Council.) (File No. CK. 205-5).

2) Rhonda Rosenberg, Multicultural Council of Saskatoon, dated September 9

Requesting City Council proclaim November 20 to 26, 2011 as Saskatchewan Multicultural Week. (File No. CK. 205-5)

3) Cindy Haftner, Executive Director, Adoption Support Centre of Saskatchewan Inc. dated September 14

Requesting City Council proclaim November 2011 as Adoption Awareness Month. (File No. CK. 205-5)

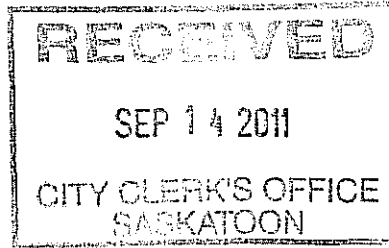
4) Neil Bergen, dated September 20

Requesting City Council proclaim November 4, 2011 Community Radio Day. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section D; and
 - 2) that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

The Chamber

GREATER SASKATOON CHAMBER OF COMMERCE
104-202 4th Avenue North, Saskatoon, SK S7K 0K1
Tel: (306) 244-2151 Fax: (306) 244-8366
Email: chamber@saskatoonchamber.com
Website: www.saskatoonchamber.com



September 14, 2011

City Clerk's Office
2nd Floor City Hall
222 3rd Avenue North
Saskatoon, SK
S7K 0J5

Dear City Clerk:

Re: Request to Address City Council, September 26, 2011

The Greater Saskatoon Chamber of Commerce is requesting to address City Council on September 26th, 2011, regarding the 2011 City of Saskatoon Operations Review.

Our speaking representative will be Mr. Kent Smith-Windsor representing the Greater Saskatoon Chamber of Commerce.

Thank you for your consideration.

Sincerely,

Kent Smith-Windsor
Executive Director

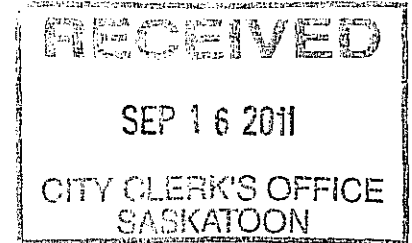


**Saskatoon
& Region**
Home Builders'
Association, Inc.

4110-36
#11, 3012 Louise Street
Saskatoon, SK S7J 3L8
Phone: (306) 955-5188
Fax: (306) 373-3735

Email: info@saskatoonhomebuilders.com

FAX COVER



TO: Janice Mann, City Clerk
COMPANY: City of Saskatoon
FAX #: (306) 975-2784

FROM: Alan Thomarat, Chief Executive Officer
E-MAIL: alant@chbasaskatchewan.com
FAX #: (306) 373-3735
PHONE: (306) 955-5188, Ext. 234
DATE: September 16, 2011
PAGES: 1 including cover page

Good afternoon, Ms. Mann.

Please accept this as a formal request to address City Council regarding lot sales policy on September 26, 2011. This fax follows our electronic submission also sent on September 16, 2011.

Best regards,

Alan Thomarat

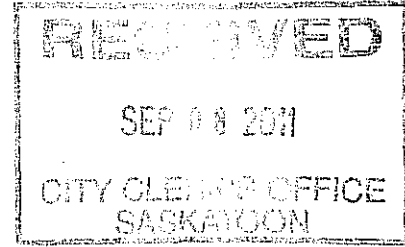
This message (including any attachments) is confidential and intended solely for the use of the individual named above. If you have received this message in error, please advise us immediately by telephone and destroy the original message without making a copy. Thank you for your assistance.

Building Confidence & Communities

Mann, Janice (Clerks)

116-B1

From: Paulsen, Tiffany (CK - Council)
Sent: September 07, 2011 10:50 PM
To: Mann, Janice (Clerks)
Subject: FW: Council Business



can you please put this on the next council agenda.

thanks

Tiffany Paulsen

City Councillor - Ward 9
(306) 955-0563 - phone
(306) 955-0567 - fax
222 3rd Avenue North
Saskatoon, SASK
S7K 0J5
tiffany.paulsen@saskatoon.ca
www.tiffanypaulsen.ca

 Please consider the environment before printing this email.

IMPORTANT NOTICE:

This email is confidential, may be legally privileged, and is for the intended recipient only. Access, disclosure, copying, distribution, or reliance on any of it by anyone else is prohibited. Please delete if obtained in error and email confirmation to the sender.

From: Laurie Lyman [laurielyman@sasktel.net]
Sent: August 25, 2011 3:27 PM
To: Paulsen, Tiffany (CK - Council)
Subject: Council Business

I have been following news reports in the Saskatoon Star-Phoenix and Letters to the Editor in the same publication. As a citizen and taxpayer in Saskatoon, I am greatly aggrieved by many of the issues now facing us here our our city.

While we apparently have a wonderful rating in Standard and Poor's, it seems council has forgotten the basics and has turned to development as a type of "legacy" instead of maintenance.

How can we justify spending and approximate \$80 million on an unnecessary, unneeded art gallery when we have *major* infrastructure issues to be dealt with? And now I see we have the possibility of asking taxpayers to pay for upkeep of their streets. Isn't that why we already pay our taxes? Because this particular council has unwisely opted to misallocate funds, we are possibly faced with new levies as homeowners. What about those on very restricted, limited budgets? Do their streets lack repair? Are the rest of the landowners in the city expected to "pitch in" and pay for the upkeep in these areas? What a foolish idea.

I met you several years ago during a walk with the Wildwood Park Patrol, now defunct, and would have sworn you were more focussed on basics than it appears through reports and decisions of council. However, I do believe the current council is in jeopardy of being replaced at the earliest opportunity of voters.

Please put my money to the use it was intended for - the upkeep of Saskatoon and essential services (such as weekly garbage pickup during our very hot summers). Stop "developing" things at the cost of taxpayers' money. That is what developers are for. They develop things. City council is by definition devoted to city issues: maintenance (thing of Montea's crumbling infrasture) of streets, garbage pickup in a timely manner, recycling in a responsible way (oh, Cosmo Industries - a landmark way of doing business in Canada) and the like.

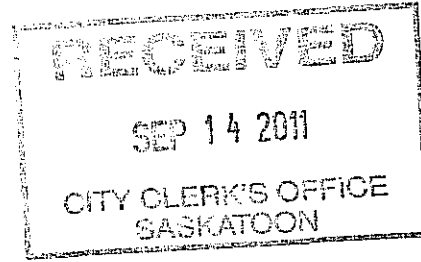
If it helps, share this email with Council.

Sincerely,

Laurie Lyman
222 Highbury Court
Saskatoon SK S7H 4W3
382-0468



225-18
B2)



September 14, 2011

City Clerk (Executive Committee)
City Clerk's Office
City Hall, 222 Third Avenue North
Saskatoon, SK S7K 0J5

Re: Broadway BID Replacement on Municipal Heritage Advisory Committee (MHAC)

Executive Committee,

I am seeking to replace the Broadway BID's former representative on MHAC, as Tammy Thompson has left her position with the Broadway BID.

Please take the appropriate steps to have the current Executive Director, Sarah Marchildon, appointed as the BID's representative on MHAC at the earliest convenience.

Thanks for your consideration of this matter.

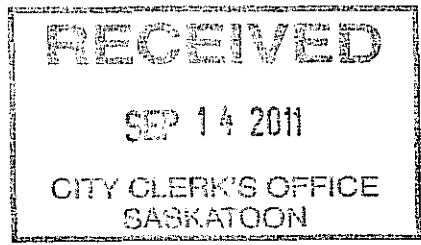
Respectfully,

Sarah Marchildon
Executive Director
Broadway Business Improvement District

Get the Goods... on Broadway.

1500-1
B3

From: CityCouncilWebForm
Sent: September 14, 2011 8:07 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Tim Fehr
122 Adelaide Street East
Saskatoon
Saskatchewan
S7J-0H4

EMAIL ADDRESS:

tim.fehr@shaw.ca

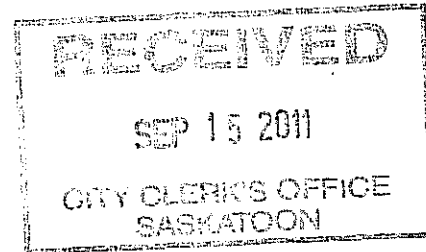
COMMENTS:

To whom it may Concern;
I am becoming concerned that city council really does not have a handle on the cities finances. This morning I read in the star phoenix that the city is looking at float vehicle registration tax, this is bull. I already pay enough and frankly being overcharged on my vehicles already. I watched your council meeting on monday and your toying with the idea of a public beach in the river, give your heads a shake. This is not only not feasible but dangerous because of the strong currents in the river. I am all for a prgressive city but there are area's that being neglected such as our pathetic roads and alley ways. I hear that council is going to raise our taxes again and what will this increase pay for? Lets look at this carefully. Have a good day.

B4)

613-1
x 5520-1

From: CityCouncilWebForm
Sent: September 15, 2011 6:31 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Sarah Williams
810 14th ST E
Saskatoon
Saskatchewan
S7N0P8

EMAIL ADDRESS:

s.l.williams@sasktel.net

COMMENTS:

Our city enjoyed such a beautiful late August and early September this year. During that time we tried to escape the heat by running through the sprinkler or wading in the river. But my children are young, and we would have loved to have spent those last few weeks of summer at the pools. Every year we return from summer holidays in mid-August and realize we have 1 day left at the pool, despite many beautiful days left in the year to enjoy it! It might take us years to develop a floating pool in the river, or even a good beach if the river level continues to rise each year. Why not utilize the resources we have better and leave the pools open until August 31st and the spray parks open until it becomes clear the weather has changed?

I hope you will take this suggestion under consideration carefully for next year so we can really enjoy the tail end of summer! After-all, it's too short to begin with!

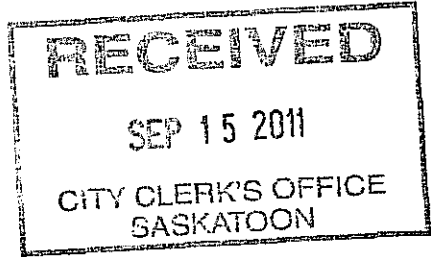
4670 B5)

From: CityCouncilWebForm
Sent: September 15, 2011 1:17 PM
To: City Council
Subject: Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:
patricia nash
58 matheson place

saskatoon
Saskatchewan
s7l 3y5



EMAIL ADDRESS:

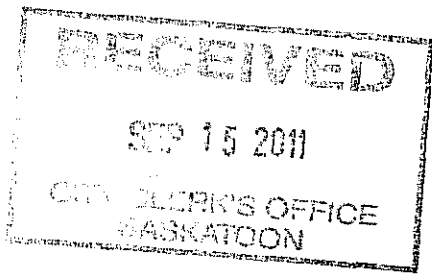
patnash5@shaw.ca

COMMENTS:

I am very disappointed that city council would carry the Proposed Implementation of Policy Death of Member While in Office without bringing it to a public vote. I feel this is very unjust for the taxpayers of Saskatoon to absorb. Most people have their own life insurance policies for cases like this. My condolences do go out to the Neault family.

1910 (B6)

From: CityCouncilWebForm
Sent: September 14, 2011 5:41 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

James Brodie
739 wilkinson way
saskatoon
Saskatchewan
s7n3l6

EMAIL ADDRESS:

j.brodie@sasktel.net

COMMENTS:

Well, Well, Well here we go again, a new tax proposal, vehicle registration tax. This proposal is absolutely ridiculous whats next a head tax for all residents, maybe again you as city fathers should have said no to some of the issues that come up before concil, as in trailer parking on private property, motorcycle noise, fencing for 22 end street, lights for Victoria Bridge.

These roads didn't fall apart overnight a good fiscal government would have had the foresight and would have put a plan in place before the infarstructure fall apart.

Shame on you, now here comes all these new taxes, so we can fix roads whats next ????

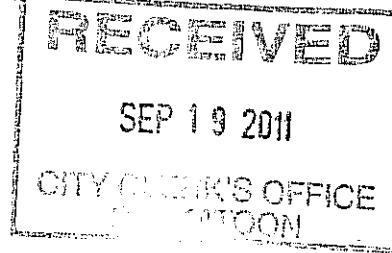
How about sensible government spending within your means.

James Brodie

B7)

c/o Ministry of Education
8th Floor, 122 3rd Ave. North
Saskatoon, SK S7K 2H6

September 15th, 2011



His Worship the Mayor and Members of City Council
Office of the City Clerk
222 Third Avenue North
Saskatoon, SK S7K 0J5

Dear His Worship the Mayor and Members of City Council:

In April of this year, the Saskatoon Poverty Reduction Partnership was invited to engage in a 2 day planning meeting in Kitchener, ON for a pan-Canadian *Cities Reducing Poverty* initiative. Our local partnership, which was formed in 2010, was invited due to our leadership efforts in addressing poverty in Saskatoon. The Partnership has evolved from a long history of community collaboration and a clear commitment to a multi-sectoral and sustainable effort to reduce poverty in Saskatoon that is focused on a common vision.

The *Cities Reducing Poverty* initiative builds on a comprehensive, 10 year poverty reduction initiative across Canada led by the Tamarack Institute. Two representatives of our partnership attended this meeting. They were not only able to benefit from the learnings of other cities across Canada engaged in poverty reduction work but also share our local successes.

Upon sharing some of our local successes, our partnership representatives received very positive reactions from other cities which we wanted to take the opportunity to share with you. Specifically, the fact that Saskatoon is one of few cities in Canada to offer subsidized bus and leisure services passes for low-income residence in the city demonstrates strong local leadership. Bus passes enable low income individuals and families to shop for groceries, attend social events, travel to medical or other appointments such as to the Food Bank. The City of Saskatoon and the Ministry of Social Services are to be applauded for this significant investment that increases transport affordability for residents who might not be able to participate in daily activities.

The leisure pass provides free access for residents living under the LICO to enjoy activities that contribute to their physical health and mental well-being. These passes allow low income children and families to go to swimming pools in the summer at no cost, an important contribution towards inclusion.

Furthermore, the City of Saskatoon sustains community associations through funding for community activities which are offered at low or no cost to community members. Associations in the core neighborhoods have a particularly strong presence that reflects the desire of citizens in the core to build healthy, safe and active communities.

In closing, the City of Saskatoon and the Department of Social Services should be recognized for developing options that allow for low income engagement; this inclusive model improves the quality of life of all of Saskatoon citizens, regardless of economic status. The City of Saskatoon should be proud of this notable contribution and we would like to recognize your commitment to ease some barriers that challenge those with lower incomes.

Sincerely,

Sheri Benson
Executive Director
United Way of Saskatoon

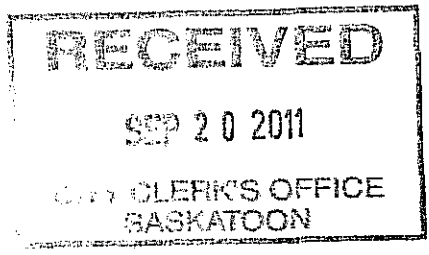
Cory Neudorf
Chief Medical Health Officer
Saskatoon Health Region

Co-Chairs, Saskatoon Poverty Reduction Partnership

305-1

B8)

From: CityCouncilWebForm
Sent: September 20, 2011 3:49 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

George Kosmas
131 Crean Cres.
Saskatoon
Saskatchewan
S7J3W7

EMAIL ADDRESS:

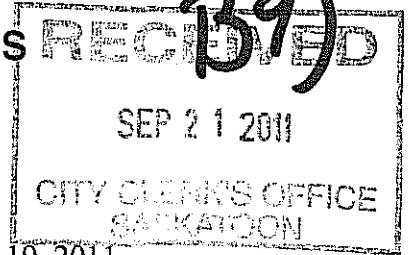
geo_46@msn.com

COMMENTS:

The Greek Community of Saskatoon and The Aetos Greek Dance Group of Saskatoon are writing about the possibility of holding a raising of the flag and national anthem on October 28 to commemorate the beginning of the struggle for the first allied victory during WW2 when Italy demanded the occupation of Greece and received a resounding OXI (meaning no) from the leader of Greece at the time Ioannis Metaxas. This would be the 71st anniversary of that event.



THE BOARD OF POLICE COMMISSIONERS
SASKATOON, SASKATCHEWAN



September 19, 2011

His Worship the Mayor
and Members of City Council

Your Worship and Members of City Council:

Re: Saskatoon Police Service – Air Support Unit

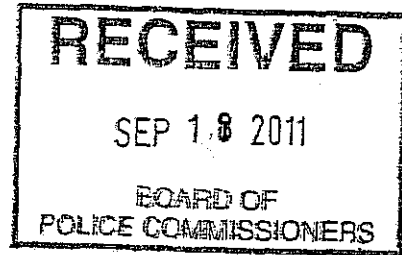
Attached, for City Council's information, is a letter dated September 19, 2011, from the Chief of Police, setting out statistics for the Saskatoon Police Service Air Unit from July 1, 2008 to July 1, 2011.

Yours truly,

Joanne Sproule
Secretary to the Board

JS:jf

Attachment



September 19, 2011

Board of Police Commissioners
222 Third Ave N
Saskatoon, SK S7K 0J5

Attention: Joanne Sproule, Secretary

Dear Madam:

Re: Saskatoon Police Service - Air Support Unit

Prior to the September 12, 2011, Board of Police Commissioners meeting, I sent each Board Member an email detailing the outcome of the Saskatoon Police Air Support Unit. This letter officially confirms that information. The Board requested this letter be formally sent to City Council for their information.

Saskatoon Police Service Air 1 Statistics from July 1, 2008 to July 1, 2011 are as follows:

- Flew 2484 hours
- Initiated 184 arrests
- Assisted in 308 other arrests
- Identified 129 traffic offences where tickets were issued
- Saved Patrol cars from attending 354 calls for service. (The plane checked the area and problem had stopped)
- Had 734 on-view events
- Spotted 92 fires, mainly in areas surrounding the city
- Checks on the safety of officers 660 times
- Involved in 15 criminal pursuits
- The FLIR (Forward Looking Infrared) was used 976 times to capture evidence.

The above work was achieved by four officers, who work in teams of two. The teams fly approximately 400 hours each, for a total of approximately 800 hours flying time. A result such as this could not be derived by four officers working in patrol cars.

Yours truly,

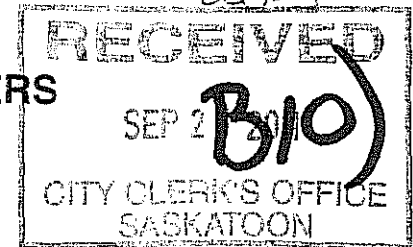
Clive Weighill
Chief of Police

CW/dr



THE BOARD OF POLICE COMMISSIONERS

SASKATOON, SASKATCHEWAN



September 21, 2011

His Worship the Mayor
and Members of City Council

Your Worship and Members of City Council:

**Re: Project Update
Saskatoon Police Service HQ**

For City Council's information, the following is an update on the Saskatoon Police Service Headquarters project, as provided by the General Manager, Infrastructure Services Department, in a report dated September 6, 2011 to the Board of Police Commissioners.

"City Council, at its meeting held on June 13, 2011, considered a report of the General Manager, Infrastructure Services Department, dated June 6, 2011, requesting that the Administration be authorized to borrow an additional \$31,100,000 (up to \$122,100,000) to finance the new Police Headquarters Facility; and that the award for the design build proposal, as negotiated by EllisDon Corporation for the headquarters building and Parkade be approved. City Council resolved:

- '1) that the Administration be authorized to borrow an additional \$31,100,000 (up to \$122,100,000) to finance the new Police Headquarters Facility (Capital Project 2132), approved in previous capital budgets and capital plans, with a debt repayment term of 30 years;
- 2) that the design build proposal, as negotiated with EllisDon Corporation, for the new Saskatoon Police Services Headquarters Building and Parkade, at a total cost of \$106,091,790 (including G.S.T.), be approved; and
- 3) that the City Solicitor be requested to prepare the necessary agreement for execution by His Worship the Mayor and the City Clerk, under the corporate seal.'

Recent project schedule items are as follows.

1. The construction site has been fenced off;
2. The 33% version of the construction drawings have been received;
3. Environmental soil remediation is underway;
4. The building permit for the foundation has been approved;
5. Water and sewer construction on Ontario Avenue and 25th Street is ongoing;

6. The 66% version of the construction drawings are planned to be received in October;
7. Construction office trailers are planned to be on site the week of September 6; and
8. Basement excavation is planned to commence September 19.

Design, construction, and project meetings are ongoing. Substantial completion is scheduled for October 31, 2013.

An elevator shaft has been added to the design to provide space for a future elevator. This future elevator is near the loading area and will improve circulation throughout the building. The cost of the shaft is \$162,900 and is funded from the project contingency.

A sod turning ceremony was held June 24, 2011 which received coverage by all media outlets. A video of the ceremony can be viewed at the Saskatoon Police Service website by following the New Headquarters link at www.police.saskatoon.ca. The website also continues to provide updates on the project.

Attached is a site photo, which was taken on September 4, 2011 (Attachment 1).”

Also, as information, the Chair of the Board of Police Commissioners provided the Board with the following three newspaper articles, noting that police headquarters renovations in Winnipeg and construction of a parkade in Waterloo have not gone as well as expected:


“One price, eight consultants”, Winnipeg Free Press, July 16, 2011

“City tab for police HQ consultants tops \$173K”, Winnipeg Free Press, July 19, 2011

“Parking deck sought at new police building”, The Record, February 11, 2011

Copies of the above articles are attached.

Yours truly,



Joanne Sproule
Secretary to the Board

JS:jf

Attachment



Figure 1- Site Photo Looking North - September 4, 2011

Winnipeg Free Press - PRINT EDITION

One price, eight consultants

City hires numerous advisers to pin down cost of new police HQ

By Bartley Kives and Jen Skerritt

Posted: 07/16/2011 1:00 AM | Comments: 13 (including replies)

PRINT

E-MAIL

3

0

SHARE 4

REPORT ERROR

The City of Winnipeg hired eight separate consulting firms to help figure out how much it would cost to convert the old Canada Post building into new police headquarters -- and still wound up adding \$28 million to the tab.

Earlier this week, city finance officials revealed the cost of transforming the 10-storey Graham Avenue facility mushroomed to \$155 million from a previous estimate of \$127 million.

Hired hands

Consultants employed to help the City of Winnipeg determine whether it should buy the Canada Post building and figure out the cost of converting the Graham Avenue structure into new police headquarters:

Shindico: Information co-ordination

LM Architectural Group: Designs

Bird Construction Company: Capital cost estimates

Gulay Elevator Services: Elevators

Daniel Lyzun & Associates: Acoustics

Crosier Kilgour & Partners: Engineering

SMS Engineering: Engineering

AECOM: Hired to provide a second opinion on how well the space works for police and to verify costs.

Source: City of Winnipeg, planning, property and development department

Related Items

ARTICLES

EPC approves higher cost of new police headquarters

Post building.

"This is definitely value for the dollar," Katz said.

The city purchased the building from Canada Post for \$30 million to replace the Public Safety Building -- which faces a costly repair job of its own -- and consolidate multiple police units within the same location.

On Friday, city council's executive policy committee approved additional spending to conduct the renovation. Mayor Sam Katz said the city needs to better explain the final price tag for a project can be as much as 30 per cent higher than initial estimates, once more detailed designs are done.

According to city property officials, no fewer than eight consulting firms helped prepare the initial estimates. First, the city hired seven consultants to determine the cost of converting the Canada Post building into police headquarters.

It then hired an eighth to provide "a second opinion" and verify those costs, city spokeswoman Michelle Bailey said in a statement.

The city was not able to provide a breakdown of fees paid to consultants but promised to do so on Monday. Katz and city property director Deepak Joshi said the city will not seek to reclaim any fees or costs from consultants because the final cost estimate fell within the expected range, even if it did wind up at the higher end.

Katz said the city now has a \$155-million "guaranteed maximum price" for the facility. If the cost goes up, the city is not on the hook for the additional funds. The \$155-million figure includes the \$30-million purchase price for the Canada

The Winnipeg Police Service struck a deal to buy the Canada Post building in 2009 after the city abandoned a plan to repair the limestone cladding on the Public Safety Building on Princess Street.

The price tag for that renovation had already ballooned to \$65 million from \$19 million in three years, partly due to the cost of moving police into temporary offices in other buildings.

The police and consultants spent a total of 18 months studying the Canada Post building option. Senior city hall sources said they did not discover serious problems with the building's envelope and foundation, but Joshi said that is not the case.

Only after the city took possession did officials determine it would cost more money to fix the problems in the long term, he said.

"The only way to discover them is when you actually start making the renovations," he said.

Katz said it's likely the estimated cost of re-cladding the Public Safety Building would be much higher than initially thought.

Police and city officials say even with repairs, the PSB is unsuitable as a police headquarters.

The city wants to consolidate police units and about 1,200 officers in the Canada Post building to give the service a stronger downtown presence.

When complete in 2013, the new Graham Avenue headquarters will also house evidence rooms, the stolen-auto unit, crime analysis, community relations, criminal investigations and a police museum.

Comparing the Canada Post renovation to a PSB renovation would not take these new features into account, Joshi said.

"In the interest of public safety and protecting the citizens, people will be willing to spend more," added Winnipeg police Supt. Devon Clunis, addressing politicians on Friday.

jen.skerritt@freepress.mb.ca bartley.kives@freepress.mb.ca

Republished from the Winnipeg Free Press print edition July 16, 2011 B1

Winnipeg Free Press - PRINT EDITION

City tab for police HQ consultants tops \$173K

By Bartley Kives

Posted: 07/19/2011 1:00 AM | Comments: 2 (including replies)

PRINT

E-MAIL

6

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SHARE 6

3

REPORT ERROR

THE City of Winnipeg spent \$173,900 to determine whether it made financial sense to convert the former Canada Post building into police headquarters, property staff disclosed Monday.

Last week, city council's executive policy committee approved \$155 million in spending on the renovation of the 10-storey Graham Avenue building, which will replace the six-storey Public Safety Building on Princess Street. The price tag represents a \$28-million increase over the \$127-million figure approved in 2009. The city also spent \$30 million to purchase the Canada Post building from the Crown corporation.

The city disclosed last week it employed eight consultants to conduct due diligence on the project and later determined it would cost more to amend foundation and building-envelope issues.

On Monday, staff released a detailed breakdown of the costs and amended the list of consultants, removing Gulay Elevators -- who were not paid -- and adding Pinchin Environmental to the list.

The breakdown is as follows:

- AECOM: \$70,700 to provide second opinion on work of other consultants;
- LM Architectural Group: \$56,500 for designs;
- SMS Engineering: \$32,000 for engineering;
- Bird Construction: \$7,000 for capital cost estimates;
- Crosier Kilgour & Partners: \$5,200 for engineering;
- Pinchin Environmental: \$2,000 for environmental work;
- Daniel Lyzun & Associates: \$500 for acoustics;
- Shindico: Cost of information co-ordination included in the real-estate firm's commission on the sale of the building. The city did not disclose the commission for proprietary reasons.

bartley.kives@freepress.mb.ca

Republished from the Winnipeg Free Press print edition July 19, 2011 B3

The Record



Parking deck sought at new police building

By Melinda Dalton, Record staff
February 11, 2011

WATERLOO — Construction hasn't started yet, but Waterloo Regional Police could be short 65 parking spaces when the new north division building opens in 2012 if the cost for an additional parking deck isn't approved.

The project team is asking the police services board to consider including the deck in the design of the new structure as it's being built. The added parking, which will be used for staff vehicles, would cost around \$654,000.

The deck was not included in the project's original \$18-million budget. It would bring the number of parking spots for staff, service vehicles and visitors at the new building, to be located at the corner of Weber and Columbia streets, to 165. The 50,000-square-foot building will be double the size of the current one of Erb Street.

Joanne Leeson, project engineer with the region, said they knew the need for those 65 spaces existed when they started the conceptual design, but the logistics hadn't been fully fleshed out when the original budget was approved.

"The actual building size was probably smaller in the conceptual plan so we thought we had a little bit more room for the parking, but we actually had less room," she said.

"There were so many variables in the conceptual stage — we hadn't even hired an architect yet. So we were just trying to see how many spots we could fit and it seemed like we could fit them in there."

She said even with the addition of the deck, the project will still be on budget at this point. The project team is recommending they proceed with the additional parking now since building onto the structure at a later date would be disruptive and cost significantly more.

Leeson said the project team already looked into renting the additional spaces from neighbouring businesses, but couldn't find anyone willing to enter into a long-term contract.

The deck would be located at the back of the building, which will be partially built out of an old La-Z-Boy furniture factory. Leeson said because of the grade of the property, it won't look like a typical parking deck from the outside of the structure.

Parking is one of several problems with the current uptown location used by the north division, which covers Waterloo and a portion of Kitchener. The former insurance building on Erb Street only has a small lot out back and police have had to make other arrangements to accommodate their fleet.

The regional government currently provides parking for its employees, which comes from taxpayer dollars. It's the same for police. At their Erb Street location, employees park at designated spots in a nearby lot and the cost is covered by the police service. Employees are responsible for the taxable benefit portion of that cost.

The new north division building is intended to eliminate the need for off-site staff parking.

The police services board reviewed an update on the new divisional building at its meeting Wednesday and asked the project team to come back with options both with and without the deck.

Tenders are expected to go out in March and building construction is expected to be complete in the fall of 2012.

At Wednesday's meeting, chair Tom Galloway said he was "conflicted" that the service was looking to add more parking when the region is trying to push people toward public transit.

"We should lead by example, I suppose," he said.

The building itself will meet a minimum silver classification for environmentally efficient design. It could be bumped up to gold if they decide to take part in a regional program that encourages adding solar panels to new and existing region buildings.

The project team originally considered adding a green roof, but the maintenance and cost were deemed to be prohibitive.

According to a report presented to the board, the solar panels, which would cover more than 10,000-square-feet on the roof, wouldn't be seen from the street and wouldn't detract from the design.

The project will be paid for through regional development charges, debentures and the sale of the Erb Street building, which has been estimated at \$3.2 million. Tenders both with and without the parking deck are expected to return to the police services board in April.

mcalton@therecord.com

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City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

B11)

September 7, 2011

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Refusal to Issue Sign Permit
 Freestanding Sign and Wall Signs
 (Exceeding Maximum Allowable Height and
 Maximum Allowable Size)
 206 Slimmon Road – M2 Zoning District
 Pride Signs Ltd.
 (Appeal No. 16-2011)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

Joanne Sproule
Deputy City Clerk
Secretary, Development Appeals Board

JS:ks

Attachment

Templates\DABs\Mayor.dot



City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

| | | |
|---------------|--|------------------------|
| DATE: | Monday, September 16, 2011 | TIME: 4:00 p.m. |
| PLACE: | Committee Room E, Ground Floor, South Wing, City Hall | |
| RE: | Refusal to Issue Sign Permit Freestanding Sign and Wall Signs (Exceeding Maximum Allowable Height and Maximum Allowable Size) 206 Slimmon Road – M2 Zoning District Pride Signs Ltd. (Appeal No. 16-2011) | |

TAKE NOTICE that Pride Signs Ltd. has filed an appeal under Section 219(1)(c) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue sign permits for a freestanding sign and wall signs at 206 Slimmon Road, which is located in an M2 zoning district.

The following deficiencies have been identified:

1. In regards to the freestanding sign applied for, section 3.2.3.1(2) of the Sign Regulations states the height of any freestanding sign must not exceed 2.5 metres (8.2 feet). The freestanding sign applied for is noted at a height of 3.05 metres (10 feet). This results in a height overage of 0.55 metres (1.8 feet).
2. In regards to the wall signage on the North primary building face, section 3.2.3.5(2) of the Sign Regulations states that the face area of any wall sign per commercial retail unit must not exceed 2.0 metres squared (21.5 feet squared). The wall sign applied for is noted at 2.33 metres squared (25.1 feet squared). This results in an overage of 0.33 metres squared (3.55 feet squared).
3. In regards to the wall signage on the West primary building face, section 3.2.3.5(2) of the Sign Regulations states that the face area of any wall sign per commercial retail unit must not exceed 2.0 metres squared (21.5 feet squared). The wall sign applied for is noted at 2.33 metres squared (25.1 feet squared). This results in an overage of 0.33 metres squared (3.55 feet squared).

The Appellant is seeking the Board's approval of the above deficiencies for the following reasons:

“We feel the signage has been downsized accordingly in order to stay within the intent of the bylaw without the signage looking disproportionate to the size of the building and surrounding area. The new signs would provide the necessary visibility our client is looking for and are not excessive by any means. In addition, the signage will not be overbearing for the area as it is surrounded by retail and direct competitors with much larger signage on the same scale of building. The signs will also be on a timer and will be turned off between 11:00pm and 7:00am.”

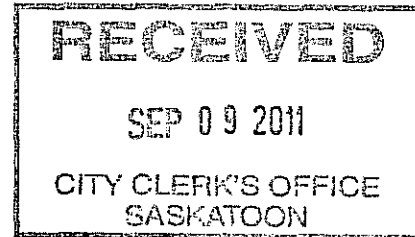
Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2880.

Dated at SASKATOON, SASKATCHEWAN, this 7th day of September, 2011.

Joanne Sproule, Secretary
Development Appeals Board

5520-1
C1

From: CityCouncilWebForm
Sent: September 09, 2011 3:55 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Harvey Froese
1103 Taylor St East
Saskatoon
Saskatchewan
S7H 1W6

EMAIL ADDRESS:

harveyfroese@yahoo.com

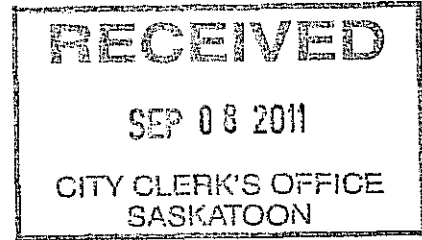
COMMENTS:

There is a problem with the public boat launch near the steel bridge. Of course the rocks there are slippery, and the water gets deep really quick. When loading a boat in a river current, it is necessary to be able to control the position of the back end. What is needed is a small dock on the downstream side, with bumper guards so as not to damage boats. Even 15 feet would be enough. Perhaps, on steel skids so it can be pulled out for winter, or moved to accomodate river level.

The way it is , it is just an accident waiting to happen.
I fell in the rocks today. No serious injury, but not fun.

150 (12)

From: CityCouncilWebForm
Sent: September 07, 2011 10:43 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Sabulsky Dwayne
221 Vancouver Ave N
Saskatoon
Saskatchewan
S7L3P5

EMAIL ADDRESS:

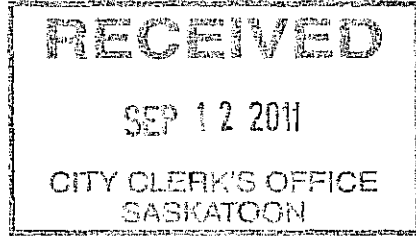
dsbud@sasktel.net

COMMENTS:

As I'm sure you've heard thousands of times from everyone about deteriorating streets all over the city, with rough, potholes, heaves everyone wants new smooth pavement. But whats underneath? 40, 50,60 year old water and sewer lines, water shutoff valves to business and resedential, sewer lines from residenial to the street. Our street from 23rd to rushhome rd was repaved 3 years ago and has been dug up 4 times since because of such problems. Why not impliment something to replace whats under the roadway first. Another thing that I keep thinking about is whether or not this city has any intention of building a full fledge perimeter bypass. The south bridge is in my opinion not the traffic answer we need. Thank you Dwayne

6320-1
C3)

From: CityCouncilWebForm
Sent: September 09, 2011 11:49 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Janice Beaudry
Box 586
Martensville
Saskatchewan
S0K 2T0

EMAIL ADDRESS:

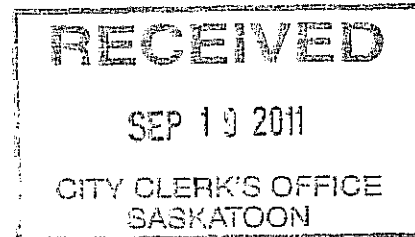
ajaj@live.ca

COMMENTS:

There needs to be more signs and a meridian put up at the Costco intersection going north to Martensville. There are two lefthand turning lanes one of which is now being used as a straight thru lane, which you can imagine is causing a dangerous situation. I would say 90% of the time someone is using the outside turning lane incorrectly at rush hour and other times throu the day. Beside the coutless vehicles which include OUT OF PROVINCE VEHICLES, there has been cement trucks go screaming throu that lane a long with a gravel truck who locked up his wheels and almost ran into a car who wasn't moving because they were turning left. Today I even saw a school bus going straight. How many accidents/lives lost have to happen before it's fixed? I would find it odd if I was the first person to bring this to your attention.

4350 -1
(C4)

From: CityCouncilWebForm
Sent: September 16, 2011 10:01 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Dean Petersen
810 Denham Cr.
Saskatoon
Saskatchewan
S7R1E8

EMAIL ADDRESS:

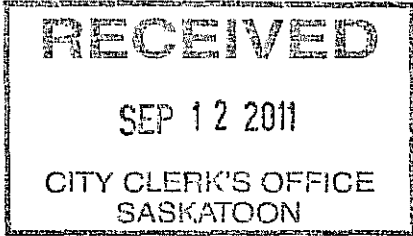
petersenaccounting@shaw.ca

COMMENTS:

My daughter owns a house in the Westview area. In her basement is a suite that needs to be brought up to code in order to make it a legal suite. We understand this and are willing to do so. The issue we have is the cost of this can be prohibitive. I have spoken to inspectors and was told that a National Building Code was going to be adopted in September, this has been delayed until further notice, perhaps next year. The new code supposedly relaxed some of the requirements making it easier to comply and possibly reducing costs. We are dissapointed at the dealays as this is not allowing us to make repairs and rent the suite. Do we have any recourse or is it possible to move up the adoption of the N.B.C?

DI
205-5

From: CityCouncilWebForm
Sent: September 12, 2011 4:01 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Heather Hogg
3 - 701 Second Ave N
Saskatoon
Saskatchewan
S7K 2C9

EMAIL ADDRESS:

heather.h@ldas.org

COMMENTS:

Hello,

I would like to get October declared as Learning Disabilities Awareness month. October 20th is the National Day of Learning Disabilities Awareness and would like to get that day declared also as LD Awareness Day.

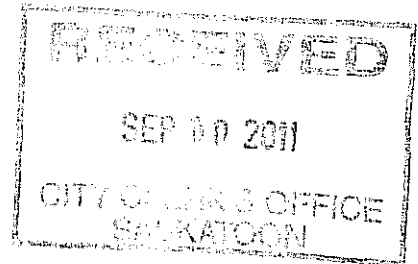
This is to bring awareness to those who have learning disabilities and the many ways that there is help for them to achieve their goals.

People with learning disabilities have average to high average intelligence. They just learn differently. About 10% of the population has learning disabilities and this is more than all the other learning disabilities put together.

Thank You.

September 9, 2011

City of Saskatoon
Office of the City Clerk
2nd Floor, City Hall
222 3rd Avenue North
Saskatoon, Sask. S7K 0J5
975-3240
E-mail: city.clerks@saskatoon.ca



Dear City Clerk,

Please accept this written request for a provincial proclamation.

Saskatchewan Multiculturalism Week is November 20-26, 2010.

Saskatchewan Multicultural Week is celebrated each November the week that includes September 22nd. The Saskatchewan motto is *From Many Peoples Strength*. Saskatchewan was the first province to enact multiculturalism legislation on November 22, 1974, recognizing the right of every community to retain its identity, language and traditional arts and sciences for the mutual benefit of citizens. In 1997 the Act was revised and a section of the Act states the policy should preserve, strengthen and promote Aboriginal cultures and acknowledge their historic and current contribution to development of Saskatchewan. More information is available on [The Multiculturalism Act of Saskatchewan](#).

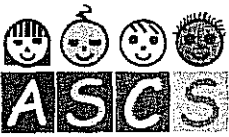
The Multicultural Council of Saskatchewan is committed to promoting, fostering, improving and developing multiculturalism in the economic, cultural and political life of Saskatchewan while working to achieve equality of all residents. MCoS is supported by Saskatchewan Lotteries through SaskCulture.

Contact person:
Rhonda Rosenberg, Executive Director
Multicultural Council of Saskatchewan
452 Albert Street North, Regina SK S4R 3C1
Phone: (306) 721-6267; Fax: (306) 721-3342
exec@mcos.ca

Thank you for your assistance. I look forward to hearing from you regarding this proclamation request.

Respectfully,

Rhonda Rosenberg
Executive Director

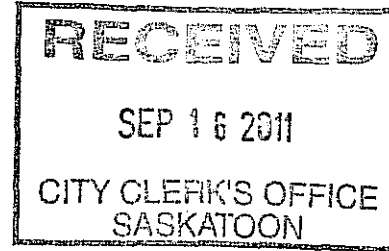


Adoption Support Centre of Saskatchewan Inc.

Saskatchewan's Primary Adoption Resource and Information Centre

205-5

D3)



September 14, 2011

City Clerks Office
His Worship The Mayor Don Atchison
222-3rd Ave North
SASKATOON SK S7K 0J5

Dear Don Atchison:

In past years, the city of Saskatoon has been supportive in the efforts of the Adoption Support Centre of Saskatchewan to raise awareness about adoption. We continue to work towards ongoing education for the Saskatchewan community regarding the role of adoption in our society.

Once again November is being declared as *Adoption Awareness Month* and is being promoted nationally across Canada under the auspices of the Adoption Council of Canada. The Adoption Support Centre of Saskatchewan is looking to you for support in this effort by declaring November as *Adoption Awareness Month* in Saskatoon.

Our Association is planning numerous activities in connection with other regions in the province during November in an effort to promote adoption and make information available to families, birthparents, professionals, adoptees and organizations.

Enclosed is a newly revised copy of our brochure which explains our services, goals and activities: we would be happy to answer any questions you may have about the Adoption Support Centre of Saskatchewan Inc.

Your consideration and support of our endeavors to promote adoption within the community is truly appreciated. We look forward to hearing from you in the near future and would like to ask that November be proclaimed *Adoption Awareness Month* in Saskatoon.

Yours truly

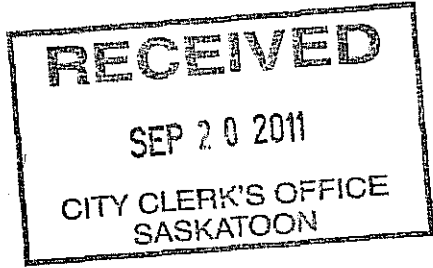
Cindy Hafner
Executive Director

Enclosure.

205-5

DH)

From: CityCouncilWebForm
Sent: September 20, 2011 10:18 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Neil Bergen
267 3rd Avenue South

Saskatoon
Saskatchewan
S7K 1N4

EMAIL ADDRESS:

manager@cfcr.ca

COMMENTS:

We request that Saskatoon City Council proclaim Nov. 4th, 2011 "Community Radio Day". This date marks 25 years since the Community Radio Society of Saskatoon was incorporated as a non-profit organization.

Thank you
Neil Bergen
General Manager CFCR 90.5 FM