

Council Chambers
City Hall, Saskatoon, Sask.
Monday, October 22, 2007
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Clark, Dubois, Heidt, Hill, Lorje, Neault, Paulsen,
Penner, Pringle, and Wyant;
City Manager Richards;
City Solicitor Dust;
General Manager, Corporate Services Bilanski;
General Manager, Community Services Gauthier;
General Manager, Fire and Protective Services Bentley;
General Manager, Infrastructure Services Totland;
General Manager, Utility Services Wandzura;
City Clerk Mann; and
Council Assistant Mitchener

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the minutes of meeting of City Council held on October 9, 2007, be approved.

CARRIED.

Moved by Councillor Pringle, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider the reports of the Administration and Committees.

CARRIED.

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

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

Committee arose.

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 2**

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

“ADMINISTRATIVE REPORT NO. 22-2007

Section A – COMMUNITY SERVICES

- A1) Municipal Enterprise Zone
List of Approved Applications – September/October 2007
File No.: PL. 4110 – 34; CK. 3500-15**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

The Municipal Enterprise Zone was established by City Council in 2002 to provide financial incentives to encourage more economic development in seven core neighbourhoods and two core industrial areas of Saskatoon. Among many incentives, the Municipal Enterprise Zone will provide automatic rebates for building, plumbing, sign permit fees, land use fees such as rezoning and discretionary use charges, tax abatements for up to five years, and one year grants in lieu of tax abatement. The program is temporary until the funds are spent. City Council provided \$500,000 of initial funding for the program in the spring of 2002, renewed the program funding with \$500,000 in March 2006, and again with \$500,000 on February 26, 2007.

REPORT

The following applications were approved by the Adjudication Committee on September 6 and October 4, 2007:

1. Luna Metal Works, 1008 20th Street West – Luna Metal Works is a metal fabrication business in the Riversdale neighbourhood. The company wishes to expand its operations at its current location by purchasing the City-owned right-of-way behind the building, currently a disused lane. This is estimated to cost \$7,100 in advertising, surveying and other fees, plus \$3,947.34 in land costs. On September 6, 2007, the Enterprise Zone Committee approved an application under the Land Assembly program to cover the costs associated with this process (except land costs) for a total incentive of \$7,100.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, OCTOBER 22, 2007

PAGE 3

2. Royal Canadian Legion, 606 Spadina Crescent West – The Royal Canadian Legion moved to its current location in the King George neighbourhood in early 2007 and proceeded to renovate the interior of the premises. The organization submitted a rezoning application to better accommodate its intended use of the property and applied to the Enterprise Zone Program for a rebate of the associated fees. The total investment in the property is \$200,000. On September 6, 2007, the Enterprise Zone Committee approved a rebate of application and advertising fees for the rezoning application equal to \$3,092.86.
3. North Star Apparel, 506 20th Street West – North Star Trophies sells awards and engraving services, and has previously expanded its business to include sales of pins, medals, specialty advertising products and customized laser engraving services. The company wishes to further expand its operations by moving into a second, larger location on 20 Street West in Riversdale where it will offer custom sports and corporate apparel. North Star Apparel plans to operate out of two 20th Street West locations. The total investment in this property is estimated at \$350,000. On September 6, 2007, the Enterprise Zone Committee approved a request for a grant-in-lieu of one year's taxes of \$7,156.31 for this new occupancy. On October 4, 2007, the committee approved an application for a façade improvement grant of \$2,500 for this location. The estimated cost of the proposed façade improvements is \$2,500 to \$3,500.
4. Quinn the Eskimo Inc., 207 Idylwyld Drive South – Quinn the Eskimo is an army and navy surplus and camping store located in the Riversdale neighbourhood. The proponent intends to paint three faces of the building, all of which are visible to busy public areas. These improvements are estimated to cost between \$2,800 and \$3,000. On September 6, 2007, the Enterprise Zone Committee approved a façade grant in the amount of \$2,500 to assist with this project.
5. Eastern Market, 218-C-D Avenue B South – Eastern Market is an Asian grocery store in the market district of the Riversdale neighbourhood. This, and several other businesses at 218 Avenue B South plan to improve the exterior of their building by painting it and adding new cladding materials. Though the formal addresses for these businesses are on Avenue B, their storefronts and main entrances open into the paved rear laneway and adjacent parking area. The Enterprise Zone Committee has determined that since this rear area is in no danger of being built upon, these businesses are eligible to receive façade grants. The total cost of planned façade improvements for Eastern Market's application is estimated at \$10,500. On September 6, 2007, the committee approved a façade grant in the amount of \$2,500 for this project.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, OCTOBER 22, 2007

PAGE 4

6. Academy of Fashion Design, 218-B Avenue B South – The Academy of Fashion Design is a fashion design training centre as well as a retail fabric and sewing supply store. It is one of several businesses at 218 Avenue B South in the Riversdale neighbourhood that intends to update its storefront. The total cost of façade improvements is estimated at \$13,400. On September 6, 2007, the Enterprise Zone Committee approved a façade grant in the amount of \$2,500 to assist with this project.
7. Labour Ready, 218-A Avenue B South – Labour Ready provides temporary employment services to workers and businesses in Saskatoon. It is one of several businesses at 218 Avenue B South in the Riversdale neighbourhood that intends to update its storefront. Labour Ready's proposed improvements are anticipated to cost approximately \$10,400. On September 6, 2007, the Enterprise Zone Committee approved a façade grant in the amount of \$2,500 to assist with this project.
8. Golden Eagle Organ Company, 218-E Avenue B South – The Golden Eagle Organ Company recently occupied a space at 218 Avenue B South in the Riversdale neighbourhood. The company builds and repairs fine pipe organs. It is one of several businesses at the address that intends to update its storefront. These improvements are expected to cost \$3,500. On September 6, 2007, the Enterprise Zone Committee approved a façade grant in the amount of \$2,500 to assist with this project.
9. North Star Trophies (Saskatoon) Ltd., 501-A 20th Street West – North Star offers its awards, pins, metals, and custom engraving services out of its 501A 20th Street West location in Riversdale. North Star intends to undertake façade improvements on its storefront at an estimated cost of \$2,500 to \$3,500. On October 4, 2007, the Enterprise Zone Committee approved a façade improvement grant application from North Star Trophies in the amount of \$2,500 for the improvement of its current storefront.
10. Persons Living With AIDS, 501-B 20th Street West – Persons Living With AIDS (PLWA) is a community-based organization that assists people living with AIDS. This organization is located adjacent to North Star Trophies in the same building in Riversdale. Both proponents will be undertaking a project to improve the building's façade. The total project cost for PLWA's portion of the storefront is estimated at \$2,700. On October 4, 2007, the Enterprise Zone Committee approved a façade improvement grant of \$2,500 to assist PLWA with this project.
11. Audio Link, 108-B Avenue D South – Audio Link is a wholesale/retail supplier of audio and electrical equipment in the Riversdale neighbourhood. Along with Krazy Kileys Saskatoon, which also operates out of this Avenue D location, Audio Link will be undertaking improvements to the building's façade. The total cost of these improvements will be approximately \$3,400. On October 4, 2007, the Enterprise Zone Committee approved a grant in the amount of \$2,500 to assist Audio Link with this project.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, OCTOBER 22, 2007

PAGE 5

12. Krazy Kileys Saskatoon, 108 Avenue D South – Krazy Kileys is a retail electronics business that has operated on 22nd Street West in the Riversdale neighbourhood for a number of years. Along with Audio Link who shares this site, Krazy Kileys will be undertaking cosmetic and signage improvements to the building's façade. The estimated cost of these improvements is \$2,800. On October 4, 2007, the Enterprise Zone Committee approved a façade improvement grant of \$2,500 for this application.
13. Heifer International – Canadian Prairies, 233 Avenue C South – Heifer International is a non-profit corporation whose mission is to work in partnership with community-based groups around the world to achieve long-term solutions to hunger, poverty, and environmental degradation. The organization recently occupied this location in the Riversdale neighbourhood and wishes to proceed with improvements to its storefront. The total estimated project cost for these improvements is \$2,264.11. On October 4, 2007, the Enterprise Zone Committee approved a façade improvement grant in the amount of \$2,264.11 to assist with this project.
14. Canada Disc and Tape, 404 33rd Street West - Canada Disc and Tape provides a wide range of products and services including the replication of DVD, CD, Mini CD, CD business cards, floppy disks, audio, and video cassettes. Canada Disc and Tape is located in the Mayfair neighbourhood. Total investment in planned façade improvements is estimated at \$7,575.91. On October 4, 2007, the Enterprise Zone Committee approved a façade appearance grant in the amount of \$2,500 to assist with the improvements.

Follow-up inspections will be undertaken at all of the above locations. Only when it is clearly demonstrated that the projects are completed, will the committed funds be provided to the owner/applicant.

FINANCIAL IMPACT

As of October 9, 2007, there was an estimated \$332,000 remaining in the Municipal Enterprise Zone account. This allows for all money spent on completed projects and committed to be spent on submitted applications. The above applications total \$47,113.28 and are within the means of the Municipal Enterprise Zone Program.

PUBLIC NOTICE

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 6**

- A2) Municipal Enterprise Zone
101079706 Saskatchewan Ltd. (Emerald Park)
2309 17th Street West; and 525, 529, 601 & 605 Avenue X South
File No.: PL. 4110-34-104; CK. 3500-15**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

During its June 25, 2007 meeting, City Council adopted a recommendation of the Municipal Enterprise Zone Adjudication Committee to approve a five-year tax abatement of incremental property taxes for a 160 unit residential renovation project at 601 Avenue W South; 2309 17th Street West; and 525, 529, 601 and 605 Avenue X South.

REPORT

On October 1, 2007, the City Planning Branch received an update from Emerald Park indicating that the scale of its project had been reduced from the initial submission.

In its letter to the City Planning Branch received October 1, 2007, Emerald Park indicated that one of the original six apartment buildings, 601 Avenue W South, has been sold and will no longer be involved in the project. This brings the number of apartment buildings to be renovated down to five, comprising 136 units. Emerald Park has indicated that other than the sale of one of the buildings, the scope of the project has not changed. The revised project cost is approximately \$1,458,000.

City Council initially approved a five-year incremental tax abatement of \$114,885 based on estimates for 160 units renovated. The revised amount of the tax abatement for the 136 remaining units is reduced to \$97,652.

The City Planning Branch will conduct a follow-up inspection to ensure that the project is completed according to the proposal prior to disbursement of any incentives.

FINANCIAL IMPACT

The reduction in the project scope affects mainly foregone revenue associated with the tax abatement.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 7**

PUBLIC NOTICE

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

ATTACHMENTS

1. Location Map

**A3) Application for Condominium Conversion
906 Duchess Street, City Park Neighbourhood
RM5 Zoning District
Lots 20-39, Blocks B, D, and E, Plan H1323
Applicant: First Security Fund Ltd.
(File No.: PL. 4132- 26/07; CK. 4132-1)**

RECOMMENDATION:

- 1) that the application submitted by First Security Fund Ltd. to convert the existing apartment complex at 906 Duchess Street to a condominium be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the Professional Review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that the proposal conforms with the Zoning Bylaw, based on a surveyed Condominium Plan to be submitted by the applicant;
 - c) confirmation that an Option to Purchase is offered to each tenant in occupancy as of the date of the application, as required by Section 3.4 of the City Council Policy C09-004 (Condominium Approvals); and,

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, OCTOBER 22, 2007

PAGE 8

- 2) that final approval to the application be granted to the applicant once the above-noted conditions are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that the matter be considered with Item A1 of Communications to Council.

**A4) Land-Use Applications Received by the Community Services Department
For the Period Between September 27, 2007 and October 10, 2007
(For Information Only)
(File No.: PL. 4132, PL. 4355-D, and PL. 4300; CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Condominium

- Application No. 38/07: 2251 St. Henry Avenue
Applicant: Redwood Properties Ltd.
Legal Description: Lot 1, Block 2, Plan 68S21984
Current Zoning: RM4
Neighbourhood: Exhibition
Date Received: October 2, 2007
- Application No. 39/07: 1001 Temperance Street
Applicant: M. McNinch for D. Jackson and G. Wilkinson
Legal Description: Lot 19, Block 10, Plan F5527
Current Zoning: RM3
Neighbourhood: Varsity View
Date Received: October 4, 2007

Discretionary Use

- Application No. D14/07: 150 Cardinal Place
Applicant: Vecima Networks Inc.
Legal Description: Lot C, Block 2, Plan 82S15546
Current Zoning: AG
Proposed Use: Parking Station
Neighbourhood: Airport Industrial
Date Received: October 9, 2007

Subdivision

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, OCTOBER 22, 2007

PAGE 9

- Application No. 61/07: 520 46th Street East
Applicant: Tri-City Surveys for Boardwalk Developments Inc.
Legal Description: Parcel D, Plan 62S04419
Current Zoning: IL1
Neighbourhood: North Industrial
Date Received: September 28, 2007

Subdivision

- Application No. 62/07: 502 4th Street East
Applicant: Webster Surveys for Tim Ryan
Legal Description: Lots 1, 2 and 15, Block 24, Plan G229 and 101311502
Current Zoning: R2
Neighbourhood: Buena Vista
Date Received: October 9, 2007

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Condominium No. 38/07
2. Plan of Proposed Condominium No. 39/07
3. Plan of Proposed Discretionary Use No. D14/07
4. Plan of Proposed Subdivision No. 61/07
5. Plan of Proposed Subdivision No. 62/07

Section B – CORPORATE SERVICES

**B1) Incentive Applications
Startco Engineering Ltd. and
DyMark Industries
(No. 3500-13)**

RECOMMENDATION: 1) that the application from Startco Engineering Ltd. for a five-year tax abatement on the incremental portion of taxes at 3714 Kinnear Avenue, be approved, commencing in 2009 as follows:

100% in Year 1
80% in Year 2
70% in Year 3
60% in Year 4
50% in Year 5;

- 2) that the application from DyMark Industries Inc. for a five-year tax abatement on the incremental portion of taxes at 3719 Kinnear Avenue, be approved, commencing in 2009 as follows:

100% in Year 1
80% in Year 2
70% in Year 3
60% in Year 4
50% in Year 5; and,

- 3) that the City Solicitor be instructed to prepare the appropriate bylaws and agreements.

ADOPTED.

REPORT

Attached are two reports from Chief Darcy Bear, Acting Chair, Saskatoon Regional Economic development Authority Inc. (SREDA) Board of Directors. The reports are self-explanatory and provide the required information for City Council to consider the requests by Startco Engineering Ltd. and DyMark Industries Inc. for five-year tax abatements.

PUBLIC NOTICE

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

ATTACHMENT

1. Reports – Acting Chair, SREDA Board of Directors.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
 MONDAY, OCTOBER 22, 2007
 PAGE 11**

**B2) 2007 Yearend Projections
 (File No. 1704-1)**

RECOMMENDATION: that the information be received.
ADOPTED.

REPORT

The City’s monitoring and control process includes a review of the City’s financial position each fall and the preparation of a report projecting actual revenues and expenditures to December 31, 2007. While every effort is made to ensure a high degree of accuracy in the preparation of this report, City Council is reminded that these estimates are based on actual revenues and expenditures for eight months (to August 31) and projections for the last four months of the year.

The attachments reveal a projected year-end deficit for the General Fund of \$2,287,200 as summarized in the table below (a variance of 1.0% of budget) details of which are provided in Schedules I and II. Projections for each of the City’s five utilities are provided in Schedules III through VII.

City of Saskatoon General Fund
 2007 Summary

	2007 Budget	2007 Projection	Variance	Percent
Revenues	\$229,702,300	\$230,973,600	\$1,271,300)	0.55 %
Expenditures	<u>229,702,300</u>	<u>233,260,800</u>	<u>(3,558,500)</u>	(1.55 %)
Surplus (Deficit)	\$ 0	(\$ 2,287,200)	(\$2,287,200)	(1.00 %)

The Administration has reviewed the projection and has taken steps to minimize or reduce the deficit where possible. The City Manager has requested Departments to curtail all discretionary spending to the end of the year.

While many programs expect revenues and expenses close to their budgeted values, programs that anticipate significant variances can be attributed to a few key events that have impacted operations.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 12**

Building Permit Revenues

Revenues are projected to be nearly \$1.3 million better than budget. A significant part of the variance is the result of greater building permit revenues from the construction activity in the city. While building permit revenues are producing an expected \$983,000 favourable variance, most of this is being transferred to the stabilization reserve.

Snow and Ice Management

Major snowstorms this past winter, including the blizzard of January 10, 2007, resulted in a significant over-expenditure for the snow removal and street sanding programs. The snow removal budget is expected to be exceeded by \$1,641,500 while the street sanding program could be overspent by \$405,800. The 2007 provision of \$548,600 to the Snow and Ice Management Contingency Reserve is the only balance in that reserve. Therefore, using this reserve balance to offset any deficit in this program will have a net impact on the year-end results of \$1,498,700.

Transit

The Transit utility is projecting a deficit of \$788,800, over and above the subsidy the general fund provides to the utility. This deficit can be partly offset by the balance in the Transit Stabilization Reserve of \$242,440 having a net mill rate impact of \$546,360. The shortfall is mostly the result of the discounted bus pass program in conjunction with the Provincial Department of Community Resources which is comprised of decreased revenues of \$422,200 in addition to increased staff costs required to sell the passes of \$54,200.

SUMMARY

The projected deficit, should it be realized at year-end, would be offset by any balance in the City's Revenue Stabilization Reserve. While the reserve currently has a balance of \$1,831,600, which is not sufficient to cover the projected deficit, once the year-end results are confirmed, your Administration will review all funding options.

PUBLIC NOTICE

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

ATTACHMENTS

1. Explanation of Variances Greater Than \$100,000.
2. City of Saskatoon Projected Actuals/Variances for the Year Ended December 31, 2007.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 13**

**B3) Urban Development Agreement – Ideas Inc.
(File No. 1815-9; File No. CK. 4129-22)**

RECOMMENDATION: that City Council approve a contribution toward leasehold improvements to the Ideas Inc. new facility, totalling \$116,033 under the Urban Development Agreement.

ADOPTED.

BACKGROUND

The Saskatoon Urban Development Agreement (UDA) is a five-year (2005-2009), tri-party agreement between the City (\$2.5 million), the Province (\$2.5 million) and Western Economic Diversification (\$5 million). The Management Committee meets on a regular basis to review and recommend approval to various project requests.

REPORT

The former Saskatoon Electric Branch Offices south of the new home for the Saskatoon Farmers' Market was renovated and turned into a "business centre" and includes a business incubator component that will bring businesses in at the start up stage, and help them grow to the point that they leave as financially viable, growth-oriented companies that have the capacity to carry market facility costs and hire even more personnel. The impact in the core neighbourhoods will include additional commercial activity, increased entrepreneurial spirit, and new jobs.

The original design and capital budget did not include specific leasehold improvements that affectively finish much of the space to be leased to potential clients. In subsequent discussions with the management board for the incubator (Ideas Inc.), it became apparent that this is required in order to attract new business to the facility.

To assist in mitigating the impact on the capital budget, your Administration submitted the leasehold improvement incremental costs, totalling \$116,033, for funding under the Saskatoon Urban Development Agreement. In June 2007, the Management Committee met and approved the request from the City of Saskatoon with the contribution coming from the City's share of UDA funding. Based on the Management Committee's recommendation, your Administration is requesting City Council approval of this project under the Saskatoon Urban Development Agreement.

PUBLIC NOTICE

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

Section D – INFRASTRUCTURE SERVICES

**D1) Enquiry – Councillor M. Heidt (November 6, 2006)
 Four-Way Stop Signs – Intersection of 37th Street and Junor Avenue
 (File No. 6280-1)**

RECOMMENDATION: that a four way stop be installed at the intersection of 37th Street and Junor Avenue.

ADOPTED.

BACKGROUND

The following enquiry was made by Councillor Heidt at the meeting of City Council held on November 6, 2006:

“Would the Administration look at making this a four-way stop?”

REPORT

Junor Avenue and 37th Street are both classified as collector streets, with Junor Avenue providing access to Hampton Village. In addition, 37th Street and Junor Avenue are both on transit routes.

The existing traffic control devices at the intersection include a two-way stop control at 37th Street, giving right-of-way to Junor Avenue. In the surrounding area there is a three-way stop at the intersection of Junor Avenue and Hampton Circle, and a two-way stop at the intersection of Junor Avenue and McClocklin Road, giving right-of-way to Junor Avenue.

Traffic counts were undertaken during peak hours on December 5, 2006 and September 13, 2007, as outlined in Table 1 below.

Table 1 Junor Avenue and 37th Street Traffic Volumes

Time	Junor Ave SB		Junor Ave NB		37th Street WB		37th Street EB	
	December Study	September Study	December Study	September Study	December Study	September Study	December Study	September Study
7:00- 8:00	44	89	147	225	39	49	210	250
8:00-9:00	69	105	114	163	42	46	157	191
12:00-1:00	82	141	55	111	21	35	77	91
4:00-5:00	275	418	89	134	25	46	70	93
5:00-6:00	378	477	99	130	24	60	70	131
Percentage Increase	848	1230	504	763	151	236	584	756
	45%		51.3%		56.2%		29%	

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 15**

The traffic data shows that traffic volume has increased by approximately 50% since December 2006, due to the development in the area.

The five year collision history indicates that there has been one right angle collision reported that would be susceptible to correction by a four-way stop.

To warrant the installation of a four-way stop, an intersection must meet certain minimum criteria, as specified in the Policy C07-007, Use of Stop and Yield Signs, which takes into consideration:

- Traffic volume entering the intersection during the five peak hours of the day to determine if traffic levels on the intersecting roadways are relatively equal on all approaches;
- Collision history at the intersection; and
- Proximity of adjacent four-way stop controls.

According to data collected, traffic volumes have increased in all directions due to development in Hampton Village and along 37th Street, and are relatively equal on all approaches for the majority of the day. The Administration is, therefore, recommending that four way stop signs be installed at the intersection of 37th Street and Junor Avenue.

PUBLIC NOTICE

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

**D2) Enquiry – Councillor B. Dubois (December 18, 2006)
Feasibility of Pedestrian-Activated Lights – Reid Road and Central Avenue
(File No: CK. 6150-1)**

RECOMMENDATION: that an active pedestrian corridor be installed at Reid Road and Central Avenue, subject to funding being approved in the 2008 Capital Budget Traffic Safety Program.

ADOPTED.

BACKGROUND

The following enquiry was made by Councillor Dubois at the meeting of City Council held on December 18, 2006:

“Would the Administration please report on the feasibility of having a crosswalk or pedestrian-activated light at Reid Road and Central Avenue.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 16**

REPORT

Infrastructure Services has completed a review of the Central Avenue and Reid Road intersection. Traffic volumes and pedestrian data were analyzed to determine the need for additional traffic control devices.

Central Avenue is classified as a four-lane major arterial roadway and carries a daily traffic volume of approximately 19,000 vehicles per day. Reid Road is classified as a local roadway with a traffic volume of 1,600 vehicles per day. The intersection of these roadways is currently controlled by stop signs for eastbound and westbound traffic. A bus stop is located on the northeast corner of Central Avenue and Reid Road, which contributes to the majority of the pedestrian traffic.

A pedestrian study conducted at the intersection indicated that there were three 15 minute time periods warranting a pedestrian corridor or an active pedestrian corridor. There were only 65 points warranting a pedestrian actuated signal. The minimum requirement for the installation of this type of signal is a warrant rating of 100 points or greater.

The collision history at the intersection of Central Avenue and Reid Road was also examined, with 29 reported between 2001 and 2004. The majority of these were classified as rear end collisions or side swipes due to left turning vehicles.

Based on existing traffic data, pedestrian counts and warrant calculations, this intersection meets the requirements for an active pedestrian corridor. The estimated cost for this project is approximately \$50,000. Projects of this nature are funded through Capital Budget 631 – Traffic Safety. All of the 2007 funds have been allocated, therefore, the Administration is recommending that an active pedestrian corridor be installed at Reid Road and Central Avenue in 2008, subject to availability of funding.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 202-0307-002r002

D3) School Signing Revisions
Saskatoon Mishah School
(File No. 6280-3; CK. 6280-1)

RECOMMENDATION: that new school zone signage be installed for the Saskatoon Mishah School at 113-115th Street West, as per attached Plan 212-0045-003r001 (Attachment 1), and that the existing school zone signage at their previous location at 314 Saguenay Drive be removed.

ADOPTED.

Infrastructure Services has been requested to install school zone signing for Saskatoon Mishah School at a new location, 113 – 115th Street West.

Consultations with the principal and a representative of the school board have resulted in the preparation of new school signing plans. The proposed changes are acceptable to Infrastructure Services, the school board, and the school's principal.

Infrastructure Services recommends that new school zone signage be installed at 113-115th Street West, as per attached Plan No. 212-0045-003r001, and that the existing school zone signage be removed at the old site on 314 Saguenay Drive.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan No. 212-0045-003r001.

D4) Proposed No Parking Restriction
600 Block of Taylor Street
(File No. 6120-03; CK. 6120-2)

RECOMMENDATION: that a No Parking restriction be installed on the north side of the 600 block of Taylor Street, west of Heritage Crescent as shown on Plan No. 210-0028-008r001.

ADOPTED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 18**

REPORT

Infrastructure Services has received a concern regarding the safety of traffic movement at the intersection of Taylor Street and Heritage Crescent. Southbound traffic on Heritage Crescent wishing to turn left to eastbound Taylor Street, or wanting to proceed through to Weyakwin Drive, have their view of approaching vehicles obstructed by parked vehicles on the north side of Taylor Street.

Infrastructure Services is recommending that a No Parking restriction be installed on the north side of the 600 block of Taylor Street, west of Heritage Crescent, as outlined on Plan No. 210-0028-008r001 (Attachment 1). The parking restriction will ensure better visibility for motorists using this intersection.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 210-0028-008r001.

**D5) Proposed General Loading Zone
(File No. 6145-1)**

RECOMMENDATION: that a five minute General Loading Zone be installed on the south side of the 1000 Block 20th Street West.

ADOPTED.

Infrastructure Services has received a request from a business located at 1005 – 20th Street West, for the installation of a five minute General Loading Zone in front of their building on the south side of the street, as shown on Plan No.210-0042-001r004 (Attachment 1).

The loading zone conforms to City guidelines with respect to Loading Zones.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan No. 210-0042-001r0004.

REPORT NO. 11-2007 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor G. Wyant, Chair
Councillor C. Clark
Councillor B. Dubois
Councillor P. Lorje
Councillor B. Pringle

1. 2006 Annual Report – Visual Arts Placement Jury
(File No. CK. 430-62)

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has considered and is forwarding the attached copy of the 2006 Annual Report of the Visual Arts Placement Jury to City Council as information.

2. Annual Water Main Rehabilitation Program and
Review of Criteria for Replacing Water Mains
(File No. 7820-5)

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a copy of the report of the General Manager, Infrastructure Services Department dated October 2, 2007, providing information about the policy and service levels for the above program. Your Committee is forwarding the report to City Council as information.

3. Comprehensive Bicycle Plan
(File No. CK. 5300-5-5)

RECOMMENDATION: that the report of the General Manager, Infrastructure Services Department dated October 2, 2007, be received as information and forwarded to the Budget Committee and to the Saskatoon Environmental Advisory Committee for information.

IT WAS RESOLVED: that the matter be considered with Item A6 of Communications to Council.

**4. 2006 Parks Infrastructure Condition Audit
(File No. CK. 4200-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Infrastructure Services Department dated October 2, 2007, with the Administration and is forwarding the report to City Council as information.

**5. 2007 Prepaid Service Rates (Direct & Offsite)
(File No. CK. 4216-1)**

RECOMMENDATION: that the 2007 prepaid rates, as outlined in the report of the General Manager, Infrastructure Services Department dated October 5, 2007, and as set out in Schedules I, II and III of the report, be approved.

ADOPTED.

Attached is a copy of the report of the General Manager, Infrastructure Services Department dated October 5, 2007, with respect to proposed 2007 offsite and direct service rates. Your Committee has reviewed and supports the prepaid service rates proposed for 2007.

**6. Reserve and Rate Sufficiency Review
(File No. CK. 4216-1)**

RECOMMENDATION: 1) that the Parks and Recreation levy component rate for 2007 for residential lots be increased by 23.6 percent and the allocation of funds be distributed as follows:

Neighbourhood	\$162.15
District	\$67.35
Multi-District	<u>\$21.95</u>
Total	<u>\$251.45</u>

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, OCTOBER 22, 2007

PAGE 21

- 2) that the Community Centre reserve for 2007 on residential lots be set as follows:

Hampton Village	\$108.60
Willowgrove	\$111.00
Stonebridge	\$72.50; and

- 3) that \$365,000 be re-allocated from the integrated planning function to the contingency fund for the Parks and Recreation levy.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated September 19, 2007, with respect to the proposed Parks and Recreation Levy rate for 2007.

Your Committee has reviewed the matter with the Administration and has been advised that the Administration will be having further discussions with the Developer's Liaison Committee on the proposed Inspection Levy, including the components that should be included and the number of inspections required per site.

Following review of the matter, your Committee is supporting the recommendations of the Administration, as outlined above.

7. Strategy to Address Park Space Deficiencies
(File No. CK. 4205-1)

RECOMMENDATION: that the strategy to address neighbourhood park space deficiencies, as detailed in the report of the General Manager, Community Services Department dated October 1, 2007, be approved.

ADOPTED.

Your Committee has considered the attached report of the General Manager, Community Services Department dated October 1, 2007, and supports the proposed strategy to address neighbourhood park space deficiencies.

Your Committee has been advised that once the strategy is considered by City Council, the data base would then be updated and the information would be distributed to community associations.

**8. Destination Type Accessible Playgrounds
(File No. CK. 4205-1)**

RECOMMENDATION: that Capital Project #2354 Accessible Playgrounds be revised to reflect Option 3 of the report of the General Manager, Community Services Department dated October 1, 2007.

ADOPTED.

Attached is the report of the General Manager, Community Services Department dated October 1, 2007, outlining the concept of destination-type accessible playgrounds and how this would apply to Saskatoon, presenting the criteria developed to determine their locations, and recommending appropriate sites for the destination-type accessible playgrounds.

Your Committee has reviewed the report with the Administration and supports Option 3 as presented in the above report of the General Manager, Community Services Department.

**9. Local Program Priorities – Saskatchewan Lotteries Trust Fund
for Sport, Culture and Recreation Community Grant Program
(File No. CK. 1860-19)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed and approved the proposed changes in the local priorities for allocating Saskatoon's portion of the Saskatchewan Lotteries Community Grant Program and the City of Saskatoon Cultural Participation Grant in 2008, as outlined in the attached report of the General Manager, Community Services Department dated September 17, 2007. The report is being provided to City Council as information.

REPORT NO. 14-2007 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor G. Penner, Chair
Councillor M. Neault
Councillor D. Hill
Councillor M. Heidt
Councillor T. Paulsen

**1. Capital Project – 1817
Mendel Art Gallery Renovation and Expansion Project
(File No. CK. 620-4)**

RECOMMENDATION: that approval be granted for the release of \$100,000.00 from Capital Project 1817 – Mendel Art Gallery Renovation and Expansion, to incorporate “Leadership in Energy and Environmental Design” Green Building rating system certification standards within the tender-ready process for the project.

City Council considered a communication from Dr. Art Knight, Board Chair & President, Mendel Art Gallery, requesting that the City release an additional \$100,000 from the City’s commitment of \$4,625,000 for the Mendel Art Gallery’s renovation and expansion capital project. These funds would be used to formally incorporate the “Leadership in Energy and Environmental Design”, LEED, Green Building rating system certification standards. City Council referred the matter to the Administration and Finance Committee.

Attached is a copy of the report of the General Manager, Infrastructure Services Department dated October 10, 2007 which was considered by the Administration and Finance Committee at its meeting held on October 15, 2007 in response to Council’s referral. Also attached is a communication dated October 2, 2007 from Dr. Art Knight, Board Chair & President, Mendel Art Gallery, as referenced above.

Your Committee has considered City Council’s referral with the Administration and with Dr. Art Knight and Mr. Terry Graff, Executive Director & CEO, Mendel Art Gallery, and has determined that there are costs associated with LEED Certification. Dr. Art Knight indicated that the Mendel Board believes that meeting the LEED Certification standard is an appropriate recognition of the clearly top-of-mind environmental concerns of this community. It was not until the planning and design work had reached its current state that it would have been possible to quantify what additional design work, research, and consultancy work would be required to achieve their desired goal of LEED Certification. If they proceed beyond this point without incorporating the LEED required work, going back when a decision might be made at a later date would be quite problematic and expensive.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 24**

City Council has been exposed to targets regarding Greenhouse Gas emissions for civic buildings and the Committee believes this proposal would be in keeping with those targets. The Committee therefore supports the proposal regarding LEED Certification for the renovation and expansion project for the Mendel Art Gallery at the fee indicated.

Item B2 of Communications to Council was brought forward.

**“B2) Lawrence Pinter, Chair, Saskatoon Environmental Advisory Committee,
dated October 15”**

Providing support of the release of funding for the Mendel Art Gallery expansion project. (File No. CK. 175-9)”

IT WAS RESOLVED: that the recommendation be adopted.

**2. Letter to Canadian Urban Transit Association
Inclusion of Access Transit Issues in Conference Schedule
(File No. CK. 225-58)**

RECOMMENDATION: that approval be granted for submission of the letter to the Canadian Urban Transit Association.

ADOPTED.

Attached is a copy of the report of the Access Transit Advisory Committee dated September 27, 2007 which indicates that there are no Access Transit issues on the agenda for the 2007 Fall Conference Schedule for the Canadian Urban Transit Association. The Advisory Committee, in its awareness role, would like to ensure that in future, Access Transit issues be discussed at the conference level, and have submitted a draft letter in this regard, for approval of City Council.

Your Committee supports the submission of this letter to the Canadian Urban Transit Association.

REPORT NO. 17-2007 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship Mayor D. Atchison, Chair
Councillor C. Clark
Councillor B. Dubois
Councillor M. Heidt
Councillor D. Hill
Councillor P. Lorje
Councillor M. Neault
Councillor T. Paulsen
Councillor G. Penner
Councillor B. Pringle
Councillor G. Wyant

**1. Formalizing Crime Prevention through Environmental Design (CPTED)
(File No. CK. 5000-4)**

RECOMMENDATION:

- 1) that City Council direct the Administration to amend the City of Saskatoon Development Plan as described in the report of the General Manager, Community Services Department dated September 24, 2007;
- 2) that the proposed position also participate in the Technical Planning process; and
- 3) that the City Manager be authorized to formalize the CPTED process throughout the Corporation.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated September 24, 2007, which was prepared for Mayor's Committee on Neighbourhood Safety.

Your Committee has considered the matter and puts forward the above recommendation.

2. Enquiry – Councillor P. Lorje (August 13, 2007)

Bylaw Governing Condominium Conversions
(File No. CK. 4132-1)

- RECOMMENDATION:**
- 1) that the General Manager, Community Services Department be directed to prepare amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) as outlined in the report of the General Manager, Community Services Department dated September 28, 2007, with an amendment to items 1) and 3) on page 2 to increase the notice period for tenants from the proposed six months to nine months;
 - 2) that notice of the proposed amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) be specifically provided to appropriate stakeholders; and
 - 3) that the Administration review the policy and report back to Council in January 2010.

IT WAS RESOLVED: that the matter be considered with Item A3 of Communications to Council.

His Worship the Mayor assumed the Chair.

Moved by Councillor Pringle, Seconded by Councillor Penner,

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

CARRIED.

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

The following communications were submitted and dealt with as stated:

1) Jim and Darlene Scott, dated October 8

Enquiring about a potential sound barrier by Riel Crescent. (File No. CK. 375-2)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the letter be forwarded to the Administration.

CARRIED.

**2) Lawrence Pinter, Chair, Saskatoon Environmental Advisory Committee,
dated October 15**

Providing support of the release of funding for the Mendel Art Gallery expansion project. (File No. CK. 175-9)

DEALT WITH EARLIER. SEE PAGE NO. 23.

3) Ronald Johnson, dated September 4

Submitting petition with approximately 161 letters with respect to seniors' issues in the Eastview and Nutana Suburban Centre neighbourhoods. (File No. CK. 6000-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Pringle, Seconded by Councillor Penner,

THAT the letter be forwarded to the Administration.

CARRIED.

4) Melanie and David Stevenson, dated October 12

Commenting on difficulties encountered with respect to the Flood Protection Program. (File No. CK. 7820-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the letter be forwarded to the Administration.

CARRIED.

5) **Peter Gallen, dated October 12**

Expressing concern about policies with respect to walkway closures. (File No. CK. 6295-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the letter be referred to the Administration.

CARRIED.

6) **Kelly Patrick, dated October 14**

Expressing concerns with respect to business improvements and community associations. (File No. CK. 4110-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor Clark,

THAT the information be received.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 29**

7) Martin Been, undated

Expressing concern about condo conversion. (File No. CK. 4132-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Clark, Seconded by Councillor Paulsen,

THAT the letter be referred to the Administration to respond to the writer regarding the process.

CARRIED.

8) Kirby Wirchenko, dated October 22

Submitting comments regarding proposed changes to the condominium conversion policy. (File No. CK. 4132-1)

9) Sean Shaw, dated October 21

Submitting comments regarding proposed changes to the condominium conversion policy. (File No. CK. 4132-1)

10) Laura Lacey, dated October 21

Submitting comments regarding proposed changes to the condominium conversion policy. (File No. CK. 4132-1)

RECOMMENDATION: that the letters be considered with Items A3 – A5 of Communications to Council and Clause 2, Report No. 17-2007 of the Executive Committee.

Moved by Councillor Clark, Seconded by Councillor Paulsen,

THAT the letters be considered with Items A3 – A5 of Communications to Council and Clause 2, Report No. 17-2007 of the Executive Committee.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 30**

11) Brock Campbell, dated October 18

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

12) Jeff Hehn, dated October 18

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

13) Andrew McKinlay, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

14) Sean Shaw, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

15) Kevin Vindeg, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

16) Terry Shuya, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

17) Susan Paige Snitynsky, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

18) Kirby and Tonya Wirchenko, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

19) Sylvia Cholodnuik, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 31**

20) Dave Jones, dated October 21

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

21) Jon Page, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

22) Mackenzie Usher, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

23) Neil Balan, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

24) Cathy Holtlander, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

25) Maureen Junk, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

26) Laura Lacey, dated October 21

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 32**

27) Antoinette Martens, dated October 22

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

RECOMMENDATION: that the letters be considered with Items A6 and A7 of Communications to Council and Clause 3, Report No. 11-2007 of the Planning and Operations Committee.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT the letters be considered with Items A6 and A7 of Communications to Council and Clause 3, Report No. 11-2007 of the Planning and Operations Committee.

CARRIED.

28) Frederick Khonje, dated October 22

Submitting comments in opposition of the application for condominium conversion of Duchess Court apartments. (File No. CK. 4132-1)

RECOMMENDATION: that the letter be considered with Item A1 of Communications to Council and Clause A3, Administrative Report No. 22-2007.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the letter be considered with Item A1 of Communications to Council and Clause A3, Administrative Report No. 22-2007.

CARRIED.

C. INFORMATION ITEMS

1) Zhenhai Li, dated October 3

Commenting on childhood obesity. (File No. CK. 150-1)

2) Terry Ream, President, Alberta Public Works Association, dated September 29

Submitting information on the Alberta Public Works Association 2007 Provincial Equipment Roadeo held earlier this year. (File No. CK. 205-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 33**

3) Kevin Robertson, dated October 9

Commenting on fencing in the front yards of homes. (File No. CK. 4188-1)

4) Dustin Letkeman, dated October 11

Commenting on the newly installed Traffic Bridge lighting. (File No. CK. 6050-8)

5) Susan Giffen, dated October 11

Advising City Council about a fundraiser for the homeless. (File No. CK. 750-1)

6) Dean Weber, dated October 15

Commenting on rent increases. (File No. CK. 750-1)

7) Joanne Sproule, Deputy Assistant City Clerk, dated October 4

Submitting Notice of Hearing of the Development Appeals Board regarding the property located at 809 32nd Street West. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Heather Ross, dated September 25

Commenting on the proposed Whitewater Project. (File No. CK. 4129-1) **(Referred to the Administration for further handling.)**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 34**

2) Lyle Stockman, dated October 2

Suggesting a change to the traffic signals on Millar Avenue. (File No. CK. 6250-1) **(Referred to the Administration for consideration.)**

3) Bernie Sylvestri, dated October 3

Commenting on the Veterans' License Plates program. (File No. CK. 6120-1) **(Referred to Administration and Finance Committee for further handling.)**

4) Juli Yuzdepski, dated October 3

Commenting on the dangers of uncontrolled intersections. (File No. CK. 6250-1) **(Referred to Administration for consideration.)**

5) Pat Tymchatyn, Meadowgreen Communication Association, dated October 3

Suggesting the land at 239 Avenue W South be converted into a Wellness Park. (File Nos. CK. 4205-1 and 4020-1) **(Referred to Administration for consideration.)**

6) Rusty Chartier, dated October 3

Submitting copy of correspondence with respect to an incident where inappropriate music was played at JF Cairns Baseball Field. (File No. CK. 375-2) **(Referred to Cultural Diversity and Race Relations Committee for further handling.)**

7) Richard Rothenburger, dated October 5

Submitting a complaint about a transit operator. (File No. CK. 7300-1) **(Referred to Administration for further handling.)**

8) Gail Bunt, dated October 5

Supporting expansion of the Frances Morrison Library. (File No. CK. 650-1) **(Referred to Saskatoon Library Board for further handling.)**

9) Robin Morrall, dated September 23

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 35**

Commenting on the proposal to convert the Greystone Heights Apartments into condominium units. (File No. CK. 750-1) **(Referred to Administration for further handling.)**

10) Ashley Uitti, undated

Commenting on the proposal to convert the Greystone Heights Apartments into condominium units. (File No. CK. 750-1) **(Referred to Administration for further handling.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

E. PROCLAMATIONS

1) Jim McKinny, Secretary, The Royal Canadian Legion, dated October 9

Requesting that City Council proclaim the week of November 5 to 11, 2007, as Veterans' Week and to recognize the "two minute wave of silence." (File No. CK. 205-5)

2) Claire Fletcher, Coalition to Investigate the Persecution of Falun Gong in China, dated September 24

Requesting that City Council proclaim October 22 to 28, 2007 as Human Rights in China Awareness Week. (File No. CK. 205-5)

RECOMMENDATION:

- 1) that City Council approve all proclamations as set out in Section E; and
- 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council.

Moved by Councillor Penner, Seconded by Councillor Heidt,

- 1) *that City Council approve all proclamations as set out in Section E; and*
- 2) *that the City Clerk be authorized to sign the standard form proclamations on behalf of City Council.*

CARRIED.

UNFINISHED BUSINESS

- 9c) Enquiry – Councillor G. Penner (June 11, 2007)
Dandelion Control
(File No. CK. 4200-2)**
-

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on October 9, 2007 deferred consideration of the following report of the General Manager, Infrastructure Services Department to this meeting:

‘RECOMMENDATION: that the information be received.

BACKGROUND

The following enquiry was made by Councilor G. Penner at the City Council meeting held on June 11, 2007:

“We are currently being inundated with dandelions, and there have been many complaints regarding our parks and public areas. Could I have a report on options we have to relieve this problem.”

REPORT

The Parks Branch receives many calls on an annual basis from the public expressing concerns regarding the number of dandelions throughout the City.

Prior to 1992, the City conducted an annual fall application of broadleaf herbicide to selected dryland parks, road rights-of-way and irrigated parks, which raised some controversy in the community. Complaints came from the school boards who did not want parks adjacent to schools treated during the school term. Some citizens complained that, because of allergic reactions to certain chemicals, they were restricted to their homes or had to leave the neighbourhood during the treatment program. Other concerned residents questioned the short and long-term effects of herbicide applications. During the 1992 Operating Budget review, Council decided that the herbicide application program would end.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, OCTOBER 22, 2007

PAGE 37

Since that time, Council has considered reallocating funding and reinitiating the program, however, the decision has always been against reinstating the program. This decision coincides with the general philosophical direction being taken by a large number of Canadian Municipalities (approximately 126 municipalities to date) where the use of 2-4-D has been banned, severely restricted, or is being considered for some form of restricted use.

In 1998, City Council approved an increase of \$100,000 in the Operating Budget to introduce “cultural practices” for the turf maintenance program to improve turf quality/quantity in an effort to reduce the infestation of weeds (dandelions) which includes increased aeration, watering and a scheduled fertilization program.

In 1999, in response to continued public concerns regarding the increasing dandelion population, City Council gave approval to contract out the herbiciding of the road rights-of-way at major City entrances. This was considered acceptable because those sites are not used for recreational purposes. The intention was to test the effectiveness of reintroducing chemical weed control, and to monitor public response to the program. Public news releases notified the community of the proposed locations. Due to the substantial negative reaction from the community, the contract was never let, and the herbicide program was never reinstated.

At its meeting held on June 12, 2006, Council received as information a report of the Administration and Finance Committee advising that the Saskatchewan Environmental Society (SES) was conducting a two-year pilot project to evaluate current pesticide use and knowledge of residents through surveys, and would provide awareness and education through displays, speakers and presentations.

The SES initiated a door-to-door survey of 213 households in the first week of May, 2006. The intention was to reach citizens before the growing season started, and to determine levels of pesticide usage and provide them with information about the hazards of pesticide usage and alternative practices. The information gathered was intended to encourage residents to think and talk about the pesticide issue and also to assist SES to better understand the reasons why people choose to use pesticides.

The survey determined that 97% of householders in the community surveyed personally maintained their own lawn and garden. Fifty-seven percent never used pesticides, 35% used them on occasion, 4.5% were regular pesticide users, and 3.5% were unsure. In circumstances where participants reported a use of pesticides, the primary reasons provided were to combat dandelions and other persistent weeds, and for insect extermination. Half of the participants felt that pesticides were safe if used properly, however, 90% reported a belief that pesticides were detrimental to human health. Many homeowners stated that they disliked weeding and that that was their primary reason for using pesticides.

OPTIONS

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 38**

The City sold all spraying equipment in 1993, and it would be expensive to replace it (approximately \$75,000 for equipment and \$30,000 for herbicide). Additional staffing would also be required at approximately \$100,000 per year.

Consideration could be given to tendering and retaining a local weed control contractor to spray more heavily infested areas, however, the Administration does not recommend this option as there is no funding available and it is no longer an environmentally accepted practice.

It is the Administration opinion that the City should continue to follow “cultural practices” for the turf maintenance program, which is the most accepted and environmentally friendly option, and that the public continue to be educated in the use of, and alternatives to, pesticides.

PUBLIC NOTICE

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

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT the information be received.

CARRIED.

ENQUIRIES

Councillor G. Penner
Recycling of Materials from Demolitions
(File No. CK. 7830-5)

Currently as buildings are demolished we do not require materials that can be recycled, to be recycled. Could I please have a report on the implications (advantages or disadvantages) of expecting that when buildings are demolished, materials that can be recycled, be mandatory.

GIVING NOTICE

Councillor Wyant gave the following Notice of Motion:

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

‘THAT the City of Saskatoon suspend all discussions with SaskTel and any other telecommunication service providers respecting the construction of telecommunication towers (and the sale of land relating thereto) pending a full review of the City's policy in that regard relating to public consultation and further pending the adoption by such companies of a corporate policy requiring full public consultation with those people living within visual distance of such proposed structure and further, that the City of Saskatoon write to the President of SaskTel voicing formal objection to the tower built in the NE and requesting that SaskTel enter into discussions regarding a relocation of that tower subject to formal public consultations as above.’”

PRESENTATIONS

His Worship the Mayor and Stan Macala, Vice President, CUPE 5, presented the 2007 CUPE 59/City of Saskatoon Joint Scholarship to Lydia Holden and Daniel James Udchic.

HEARINGS

- 4a) Discretionary Use Application
Secondary Suite (Type II) in a One-Unit Dwelling
221 Avenue H South – Riversdale Neighbourhood
Applicant: Annette Beerman
(File No. CK. 4355-1)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted Discretionary Use Application.

The City Planner has advised that notification posters have been placed on site and letters have been sent out to all adjacent property owners within 75 metres of the site.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 40**

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated August 30, 2007 recommending that the application submitted by Annette Beerman requesting permission to use Lot 13, Block 9, Plan No. 101449201 (221 Avenue H South) for the purpose of a One-Unit Dwelling with a Secondary Suite - Type II be approved subject to the following:
 - 1) the final plans submitted for the proposed One-Unit Dwelling with a Secondary Suite - Type II being substantially in accordance with those plans submitted in support of this Discretionary Use Application; and
 - 2) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) prior to the use of this site for the purpose of a One-Unit Dwelling with a Secondary Suite - Type II;
- Report of the Municipal Planning Commission dated September 24, 2007 advising that the Commission supports the above-noted recommendation; and
- Letter from Ms. Annette Beerman, dated October 15, 2007.”

His Worship the Mayor opened the hearing.

Mr. Tim Steuart, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT the submitted correspondence be received.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 41**

Moved by Councillor Dubois, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

THAT the application submitted by Annette Beerman requesting permission to use Lot 13, Block 9, Plan No. 101449201 (221 Avenue H South) for the purpose of a One-Unit Dwelling with a Secondary Suite - Type II be approved subject to the following:

- 1) the final plans submitted for the proposed One-Unit Dwelling with a Secondary Suite - Type II being substantially in accordance with those plans submitted in support of this Discretionary Use Application; and*
- 2) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) prior to the use of this site for the purpose of a One-Unit Dwelling with a Secondary Suite - Type II.*

CARRIED.

**4b) Discretionary Use Application
Home Based Business – Type II
348 Avenue X South – Meadowgreen Neighbourhood
Applicant: Beverley Dyck
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted Discretionary Use Application.

The City Planner has advised that notification posters have been placed on site and letters have been sent out to all adjacent property owners within 75 metres of the site.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 42**

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated September 4, 2007 recommending the application submitted by Beverley Dyck (Home-Based Clinical Counselling) to use Lots 20 and 21, Block 30, Plan No. G198 (348 Avenue X South) for the purpose of a Home Based Business - Type II be approved subject to the following:
 - a) the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Home Based Business - Type II; and
 - b) the applicant providing one paved off-street parking space exclusively for the non-resident employee;
- Report of the Municipal Planning Commission dated September 25, 2007 advising that the Commission supports the above-noted recommendation;
- Letter from Ms. Pat Tymchatyn, President, Meadowgreen Community Association, dated October 15, 2007.”

His Worship the Mayor opened the hearing.

Mr. Tim Steuart, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved by Councillor Lorje, Seconded by Councillor Wyant,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the application submitted by Beverley Dyck (Home-Based Clinical Counselling) to use Lots 20 and 21, Block 30, Plan No. G198 (348 Avenue X South) for the purpose of a Home Based Business - Type II be approved subject to the following:

- a) the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Home Based Business - Type II; and*
- b) the applicant providing one paved off-street parking space exclusively for the non-resident employee.*

CARRIED.

4c) Proposed Zoning Bylaw Amendment
Increase Building Height Maximum
RIA, RIB, R2 and RMTN Zoning District
Applicant: City of Saskatoon/Dundee Developments
Proposed Bylaw No. 8632
(File No. CK. 4351-1)

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8632.

Attached are copies of the following:

- Clause 1, Report No. 6-2007 of the Municipal Planning Commission which was adopted by City Council at its meeting held on September 17, 2007; and
- Notice that appeared in the local press under dates of October 6 and 13, 2007.”

His Worship the Mayor opened the hearing.

Mr. Tim Steuart, Community Services Department, reviewed the proposed Zoning Bylaw Amendment and expressed the Department’s support.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed Zoning Bylaw Amendment.

His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved by Councillor Dubois, Seconded by Councillor Hill,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Pringle,

THAT Council consider Bylaw No. 8632.

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

A. REQUESTS TO SPEAK TO COUNCIL

1) Jeff Sheckter, dated October 15

Requesting permission to address City Council with respect to the conversion of 906 Duchess Street into condominiums. (File No. CK. 4132-1)

RECOMMENDATION: that Clause A3 of Administrative Report No. 22-2007 be considered at this time, and that Jeff Sheckter be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Item B28 of Communications to Council and Clause A3 of Administrative Report No. 22-2007 be considered at this time, and that Jeff Sheckter be heard.

CARRIED.

“B28) Frederick Khonje, dated October 22

Submitting comments in opposition of the application for condominium conversion of Duchess Court apartments. (File No. CK. 4132-1)

ADMINISTRATIVE REPORT NO. 22-2007

**A3) Application for Condominium Conversion
906 Duchess Street, City Park Neighbourhood**

RM5 Zoning District
Lots 20-39, Blocks B, D, and E, Plan H1323
Applicant: First Security Fund Ltd.
(File No.: PL. 4132- 26/07; CK. 4132-1)

- RECOMMENDATION:**
- 1) that the application submitted by First Security Fund Ltd. to convert the existing apartment complex at 906 Duchess Street to a condominium be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the Professional Review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that the proposal conforms with the Zoning Bylaw, based on a surveyed Condominium Plan to be submitted by the applicant;
 - c) confirmation that an Option to Purchase is offered to each tenant in occupancy as of the date of the application, as required by Section 3.4 of the City Council Policy C09-004 (Condominium Approvals); and,
 - 2) that final approval to the application be granted to the applicant once the above-noted conditions are fulfilled to the satisfaction of the General Manager, Community Services Department.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 46**

BACKGROUND

An application has been submitted by First Security Fund Ltd. requesting approval for a condominium conversion involving an apartment complex of six apartment buildings containing 96 two-bedroom suites, 90 one-bedroom suites and six bachelor suites, for a total of 192 residential units. This complex is located at 906 Duchess Street (Lots 20-39, Blocks B, D, and E, Plan H1323) within the City Park Neighbourhood. (See Attachment 1.)

DISCUSSION

In support of the conversion, the applicant has provided the attached letter dated October 2, 2007. (See Attachment 2.) Briefly, the applicant states that the condominium conversion is to provide middle income Saskatoon residents with an affordable housing alternative. In addition, it is their belief that due to the reasonable price that the units will be marketed at, a number of the units will be purchased by investors and re-enter the rental market. The applicant also advises that the Canadian Mortgage and Housing Corporation's Rental Market Report for Saskatoon dated December, 2006, shows a vacancy rate for the area in question (Zone 1 Central) of 6.9 percent for two- bedroom units, 2.1 percent for one-bedroom units and 7.9 percent for bachelor suites and, that in light of these abnormally high vacancy rates in this zone, they believe that the conversion will not adversely affect rental rates in this area.

In accordance with City Council Policy C09-004 (Condominium Approvals), applications for conversions in excess of 100 units are to be the subject of a report and recommendation to City Council for its decision. (See Attachment 3.) In addition, when vacancy rates are below three percent and the site to be converted contains more than 100 household units, City Council will, in addition to the criteria set out in the policy, review the application to determine whether the application would significantly reduce availability of rental accommodation in Saskatoon.

Notwithstanding the issue of vacancy rates and availability of rental accommodation, the Community Services Department is recommending approval of the application, subject to conditions, on the basis that it meets the administrative criteria for approval under the current Policy.

JUSTIFICATION

Section 3.4 Vacancy Rates

With regard to vacancy rates and the availability of rental accommodation, the Community Services Department offers the following information for City Council's consideration:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 47**

Table 1 shows the number of units in Saskatoon converted annually from rental to condominium status over the past ten years, compared with the annual vacancy rate, as reported by Canadian Mortgage and Housing (CMHC).

Table 1

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Converted Units/Year	42	237	132	65	29	226	0	252	75	301	1059*
Vacancy Rate %	1.0	1.0	1.0	1.75	2.9	3.75	4.5	6.25	4.5	3.2	3.0**

* So far in 2007, the Development Services Branch has received applications to convert a total of 1059 units.

** CMHC surveys rental vacancy rates in October each year. The October 2006 rate is shown in Table 1 as 3.2 percent. As a departure from the last several years, CMHC also undertook a rental market survey in April 2007, which shows a vacancy rate of 3.0 percent.

In 2001, there were a total of 79,285 dwelling units in the City of Saskatoon, of all types, with 29,960 units (37.8 percent) being rental units. In 2006, there were 84,405 dwelling units in the city, with 30,430 units (36 percent) being rental units.

During the period from 1997 to 2006, there was an average annual conversion rate of 136 units per year. Over this ten year period, a total of 1,359 units were converted. This means that over the past ten years, about five percent of the rental housing stock has been converted to condominium ownership. So far in 2007, applications to convert 1059 units have been received. This means that in 2007, about 3.5 percent of the rental housing stock could be converted to condominium ownership.

Table 2 shows the number of units in Zone 1 (Central) converted annually from rental to condominium status over the past five years, compared with the annual vacancy rate as reported by CMHC. Zone 1 (Central) is the CMHC survey zone which contains the City Park neighbourhood in which the subject property is located. The zone includes all of the City Park neighbourhood, the Central Business District, the Central Industrial District, and the Caswell Hill neighbourhood, as well as the majority of Riversdale neighbourhood and a small portion of the King George neighbourhood. The eight units converted in 2006 were located in City Park. The conversion applications for 481 units in 2007 represent 239 units located in the City Park neighbourhood, 156 units located in the Central Business District, 78 units in the Central Industrial District, and 8 units in the Riversdale neighbourhood.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
 MONDAY, OCTOBER 22, 2007
 PAGE 48**

Table 2

Year	2002	2003	2004	2005	2006	2007
Converted Units/Year	0	0	0	0	8	481*
Vacancy Rate %	2.6	2.0	2.5	4.6	4.7	No data**

* So far in 2007, the Development Services Branch has received applications to convert a total of 481 units in Zone 1 (Central), which includes the subject 192 units.

** CMHC did not publish a vacancy rate for specific survey zones for the rental market survey they undertook in April 2007.

In 2001, there were a total of 4,585 dwelling units, of all types, combined within the City Park neighbourhood and Central Business District, with 3,405 units (approximately 74 percent) being rental units. In 2006, there were 5,016 dwelling units in the two areas, with 3,727 units (approximately 74 percent) being rental units. Based on the 2007 applications received to date, approximately 10.5 percent of the rental housing stock contained within the two areas could be converted to condominium ownership.

Within the City Park neighbourhood specifically, in 2006 there were a total of 2,909 dwelling units of all types, with 2,049 units (approximately 70 percent) being rental units. Based on the 2007 applications submitted to date, approximately 12 percent of the rental housing stock contained within the City Park neighbourhood could be converted to condominium ownership. The subject application for 192 units represents approximately nine percent of the rental housing stock located within the City Park neighbourhood.

In 2005, the Community Services Department looked at the occupancy of recently converted medium sized buildings. It was found that about 33 percent of the units had been purchased by investors and were placed back into the rental market.

Section 3.3 Written Notice

At least three months prior to making application for conversion, the applicant is required to provide written notice to tenants. The applicant has provided a list of the names of the tenants that received the written notice dated on or before June 26, 2007. To date, the applicant has not received any written responses from the tenants, but did receive two enquires from tenants interested in purchasing their units.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 49**

It is noted that the written notice did include a statement advising tenants of Clause 3.11 Protection of Existing Tenants, and their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

Section 3.4 Option to Purchase

Each tenant in occupancy as of the date of the application for conversion will have the first right to purchase the unit they occupy through a 30-day Option to Purchase presented to them by the owner. The price of the unit in the Option to Purchase is not to exceed the price of the unit when the unit is offered publicly.

The applicant has advised that they are preparing the necessary Option to Purchase for the tenants. In the event that City Council approves the conversion, the applicant would be required to present the Option to Purchase to tenants as a condition of approval.

Section 3.7 and 3.8 National Building Code and Professional Review of Building

In accordance with this section, the applicant has submitted Professional Review reports addressing the critical life safety conditions for each building. The Building Standards Branch has reviewed the reports and has no objections to the application subject to the following:

- 1) the critical life safety deficiencies noted in the Professional Review reports are corrected. (Please note that the fire alarm systems must be upgraded to meet requirements of the 1995 National Building Code);
- 2) no work is to be done prior to obtaining a building permit for that work; and,
- 3) a separate building permit is required for each building. Drawings in support of a building permit must be signed and sealed by the respective design professionals.

Compliance with the Zoning Bylaw

The site is zoned RM5 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that parking and building setback requirements are adequate. However, compliance with the Zoning Bylaw can only be confirmed with the submission of a final site plan for the proposal.

The applicant has hired a surveyor to produce the required Condominium Plan, which also includes the required site plan information. Submission of the surveyed Condominium Plan is a condition of approval in the event City Council approves the conversion.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 50**

OPTIONS

The options are to deny the application, or, approve the application subject to any additional conditions determined by City Council.

These options are not being recommended as this application complies with both the requirements of *The Condominium Property Act, 1993*, and the City Council Policy C09-004 – Condominium Approvals. More specifically:

- 1) The conversion will not significantly reduce the availability of rental accommodation in the area. As noted previously in this report, the most recent CMHC statistics show a city wide vacancy rate of three percent and a 4.7 % vacancy rate in this portion of the city; and,
- 2) The conversion will not create significant hardship for any or all of the tenants of the existing premises. The requirements in City Council Policy C09-004 – Condominium Approvals related to written notice, option to purchase, and protection of existing tenants address issues related to potential hardship.

The building and the parcel have the physical characteristics necessary to make the premises suitable for conversion.

PUBLIC NOTICE

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

ATTACHMENTS

1. Preliminary Site Plan
2. Applicant's letter dated October 2, 2007, in support of their application
3. City Council Policy C09-004 – Condominium Approvals"

Mr. Jeff Sheckter, owner of 906 Duchess Street, indicated that he was present in the gallery to answer questions of Council regarding the application.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

- 1) *that the application submitted by First Security Fund Ltd. to convert the existing apartment complex at 906 Duchess Street to a condominium be approved subject to the following conditions:*

- a) *completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the Professional Review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
 - b) *confirmation that the proposal conforms with the Zoning Bylaw, based on a surveyed Condominium Plan to be submitted by the applicant;*
 - c) *confirmation that an Option to Purchase is offered to each tenant in occupancy as of the date of the application, as required by Section 3.4 of the City Council Policy C09-004 (Condominium Approvals); and,*
- 2) *that final approval to the application be granted to the applicant once the above-noted conditions are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

REQUESTS TO SPEAK TO COUNCIL – CONTINUED

2) **Trevor Forrest, dated October 16**

Requesting permission to address City Council with respect to the Mayor Cultural Gala. (File No. CK. 150-1)

RECOMMENDATION: that Trevor Forrest be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Trevor Forrest be heard.

CARRIED.

It was noted that Mr. Forrest was not present in the gallery.

Moved by Councillor Dubois, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 52**

3) Don Sylvester, Saskatoon Real Estate Services Inc., dated October 17

Requesting permission to address Council regarding proposed changes to the condominium conversion policy. (File No. CK. 4110-1)

4) Mike McNinch, dated October 18

Requesting permission to address Council regarding proposed changes to the condominium conversion policy. (File No. CK. 4110-1)

5) Jeff Sheckter, dated October 15

Requesting permission to address Council regarding proposed changes to the condominium conversion policy. (File No. CK. 4110-1)

RECOMMENDATION: that Items B8 – B10 of Communications to Council and Clause 2, Report No. 17-2007 of the Executive Committee be brought forward and that Don Sylvester, Mike McNinch, and Jeff Sheckter be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Items B8 – B10 of Communications to Council and Clause 2, Report No. 17-2007 of the Executive Committee be brought forward and that Don Sylvester, Mike McNinch, and Jeff Sheckter be heard.

CARRIED.

“B8) Kirby Wirchenko, dated October 22

Submitting comments regarding proposed changes to the condominium conversion policy. (File No. CK. 4132-1)

B9) Sean Shaw, dated October 21

Submitting comments regarding proposed changes to the condominium conversion policy. (File No. CK. 4132-1)

B10) Laura Lacey, dated October 21

Submitting comments regarding proposed changes to the condominium conversion policy. (File No. CK. 4132-1)

REPORT NO. 17-2007 OF THE EXECUTIVE COMMITTEE

**2. Enquiry – Councillor P. Lorje (August 13, 2007)
Bylaw Governing Condominium Conversions
(File No. CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the General Manager, Community Services Department be directed to prepare amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) as outlined in the report of the General Manager, Community Services Department dated September 28, 2007, with an amendment to items 1) and 3) on page 2 to increase the notice period for tenants from the proposed six months to nine months;
 - 2) that notice of the proposed amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) be specifically provided to appropriate stakeholders; and
 - 3) that the Administration review the policy and report back to Council in January 2010.

Attached is a copy of the report of the General Manager, Community Services Department dated September 28, 2007, which was submitted in response to the above enquiry and a referral from your Committee for a review of Policy C09-004 (Condominium Approvals). The report outlines proposed changes to the policy.

Your Committee has reviewed and supports the changes proposed by the Administration in the report but are recommending that the notice period for tenants be increased to nine months rather than the proposed six months. Your Committee believes this would still provide a reasonable time period for landlords and a more reasonable notice for tenants to find appropriate accommodation, particularly in terms of the school year.”

Mr. Don Sylvester, Saskatoon Real Estate Services Inc., expressed his opinion that six months is adequate time for a tenant to find alternate accommodations.

Mr. Mike McNinch, Colliers McClocklin Real Estate Corp., expressed opposition to the notice period moving to nine months.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 54**

Mr. Jeff Sheckter expressed support for a six-month notice period indicating that this initial notice should also serve as the tenants eviction notice.

Moved by Councillor Pringle, Seconded by Councillor Penner,

- 1) that the General Manager, Community Services Department be directed to prepare amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) as outlined in the report of the General Manager, Community Services Department dated September 28, 2007, with an amendment to items 1) and 3) on page 2 to increase the notice period for tenants from the proposed six months to nine months;*
- 2) that notice of the proposed amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) be specifically provided to appropriate stakeholders; and*
- 3) that the Administration review the policy and report back to Council in January 2010.*

IN REFERRAL

Moved by Councillor Heidt, Seconded by Councillor Dubois,

THAT the matter be referred to the Administration to draft a new Condominium Policy for review by the Executive Committee, and that the revised policy include an increased notice period for tenants from the current requirement of three months to six months.

THE REFERRAL MOTION WAS PUT AND CARRIED.

REQUESTS TO SPEAK TO COUNCIL – CONTINUED

6) Darrell Noakes, dated October 19

Requesting permission to address Council regarding the Comprehensive Bicycle Plan. (File No. CK. 5300-5-5) **(A copy of several studies and background information to his presentation will be available for viewing in the City Clerk's Office. It is not being photocopied due to its size.)**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 55**

7) Louise Jones, Project Coordinator, Road Map 2020, dated October 22

Requesting permission to address Council regarding the Comprehensive Bicycle Plan. (File No. CK. 5300-5-5)

RECOMMENDATION: that Items B11 – B27 of Communications to Council and Clause 3, Report No. 11-2007 of the Planning and Operations Committee be brought forward and that Darrell Noakes and Louise Jones be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Items B11 – B27 of Communications to Council and Clause 3, Report No. 11-2007 of the Planning and Operations Committee be brought forward and that Darrell Noakes and Louise Jones be heard.

CARRIED.

“B11) Brock Campbell, dated October 18

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B12) Jeff Hehn, dated October 18

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B13) Andrew McKinlay, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B14) Sean Shaw, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B15) Kevin Vindeg, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 56**

B16) Terry Shuya, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B17) Susan Paige Snitynsky, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B18) Kirby and Tonya Wirchenko, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B19) Sylvia Cholodnuik, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B20) Dave Jones, dated October 21

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B21) Jon Page, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B22) Mackenzie Usher, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B23) Neil Balan, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B24) Cathy Holtlander, dated October 19

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B25) Maureen Junk, dated October 20

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B26) Laura Lacey, dated October 21

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

B27) Antoinette Martens, dated October 22

Submitting comments regarding cycling in Saskatoon. (File No. CK. 6000-1)

REPORT NO. 11-2007 OF THE PLANNING AND OPERATIONS COMMITTEE

**3. Comprehensive Bicycle Plan
(File No. CK. 5300-5-5)**

RECOMMENDATION: that the report of the General Manager, Infrastructure Services Department dated October 2, 2007, be received as information and forwarded to the Budget Committee and to the Saskatoon Environmental Advisory Committee for information.

Attached is a copy of the report of the General Manager, Infrastructure Services Department dated October 2, 2007, providing an update on the Comprehensive Bicycle Plan. Also attached are copies of emails from Ms. Susan Snitynsky with respect to cycling, which were circulated to your Committee at its meeting held on October 16, 2007.

Your Committee reviewed the report with the Administration, including issues relating to the status of the bicycle network, the provision of cycling facilities, bicycle safety and ways to increase awareness regarding safety issues, environmental issues, and funding considerations. The Administration will be reviewing further opportunities for bicycle safety awareness. The proposed funding strategy for the bicycle plan will be reviewed during the 2008 Capital Budget deliberations. The details for the various components of the cycling plan will be outlined in the Capital Budget document.

Your Committee is submitting the above report to City Council as information and is recommending that it be forwarded to the Budget Committee and the Saskatoon Environmental Advisory Committee for information.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 58**

Mr. Darrell Noakes spoke in support of the Comprehensive Bicycle Plan and provided Council with a copy of his presentation and supporting documents.

Ms. Louise Jones, Coordinator, Road Map 2020, spoke in support of the Comprehensive Bicycle Plan and making Saskatoon a more sustainable community.

The City Clerk noted that three additional letters of support had been received in the City Clerk's Office after the deadline and they will be placed on the next regular agenda of City Council as information.

Moved by Councillor Wyant, Seconded by Councillor Clark,

THAT the report of the General Manager, Infrastructure Services Department dated October 2, 2007, be received as information and forwarded to the Budget Committee and to the Saskatoon Environmental Advisory Committee for information.

CARRIED.

MATTERS OF PARTICULAR INTEREST

**7a) Store Hours
(File No. CK. 184-2-2)**

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on October 9, 2007, deferred consideration of the following report of the City Solicitor to this meeting:

“RECOMMENDATION: that the direction of City Council issue.

The Current Bylaw

The current Store Hours Bylaw (No. 7220) was initially passed on May 2, 1991. In general terms, it provided that stores be closed on Sunday for the whole day and, on Monday to Saturday, between 1:00 a.m. and 5:00 a.m. Restaurants, service stations and gas bars were exempt from closing at any time under the Bylaw. Art galleries, museums, convenience stores, craft shows, hobby shows, trade shows and exhibitions, drug stores, lawn and garden centres, motor vehicle dealers, pharmacies and stores selling sporting equipment and clothing on premises where the sports or recreational activities were conducted were exempt from closing on Sundays after 5:00 a.m. Grocery stores were exempt from closing on Sunday between 10:00 a.m. and 6:00 p.m. provided only certain types of goods were sold.

MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 59

Pursuant to section 121.2 of *The Urban Municipality Act, 1984*, S.S. 1984, c. U-11, stores were also required to close on certain named holidays (i.e., New Year's Day, Good Friday, Easter Sunday, Victoria Day, Canada Day, the first Monday in August, Labour Day, Thanksgiving Day, Remembrance Day and Christmas Day). It should be noted that the holiday closing requirements were mandated under provincial law. The Bylaw did not require stores to close on holidays. The Bylaw did, however, exempt certain stores from closing on holidays. These exemptions were similar to the aforementioned exemptions with the exception of grocery stores and specialty food stores.

In 1991, the City received a petition requesting the submission of a bylaw to the electors allowing all stores the option of opening on Sunday between the hours of 10:00 a.m. and 6:00 p.m. without restriction. The proposed bylaw was submitted to the electors at the municipal election held on October 23, 1991. The proposed bylaw was approved by a majority of the persons voting, and was passed by Council (Bylaw No. 7230) at its meeting on November 18, 1991. The effect of the amendment was to allow all stores to open on a Sunday between the hours of 10:00 a.m. and 6:00 p.m.

There have been no further amendments to this Bylaw since 1991.

In 2002, the Province passed *The Cities Act*, S.S. 2002, c. C-11.1. The City of Saskatoon continued as a city under section 363 of the *Act*, and as of January 1, 2003, *The Urban Municipality Act, 1984* ceased to apply to this municipality. Unlike *The Urban Municipality Act, 1984* which contained detailed provisions regarding store hours, *The Cities Act* contained no specific restrictions on store hours. Cities were given the general power to pass bylaws respecting "businesses, business activities and persons engaged in business", and, by such delegation, the regulation of store hours was left entirely to cities.

This change in provincial legislation to *The Cities Act* has affected the issue of store hours regulation in Saskatoon. As one example, the Province regulated store closing on public holidays under the previous *Urban Municipality Act, 1984*. The City's Bylaw did not provide for store hours on holidays. The Province then removed itself from holiday store hours with *The Cities Act*. As a result, there is no public holiday regulation of store hours in Saskatoon.

In addition, because of the passage of time, as well as the change in provincial legislation, various concepts and definitions in the existing Bylaw are out-dated and should be changed.

In summary, we are recommending that Saskatoon's existing Store Hours Bylaw should be repealed. Council's options would then be to either replace the old Bylaw

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 60**

with a new store hours bylaw under *The Cities Act*, or to leave retail store hours in Saskatoon unregulated.

We have attached, for Council's information, a brief summary of store hours regulation in Western Canada.

PUBLIC NOTICE

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

ATTACHMENT

1. Brief summary of Store Hours Regulation in Western Canada.”

Attached is a copy of the notice that appeared in the local press under dates of October 13 and 20, 2007, as well as copies of the following letters submitting comments regarding the above matter:

- Todd Cocks, dated October 10, 2007;
- Tamara Hinz, dated October 10, 2007;
- Kirsten McPhee, dated October 10, 2007; and
- Tammy and Roy Vallee, dated October 16, 2007.
- Frank Armistead, dated October 18;
- Kelly Harrington, dated October 18;
- Randy Hoffman, dated October 19;
- Sharon Deptuch, dated October 19;
- Tracy Goodheart, dated October 19;
- Patricia Pasloski, dated October 22;
- Don Kossick, undated;
- Carol Casey, dated October 22;
- Martha Robbins, dated October 22;
- Laura Lacey, dated October 22;
- Eric Pooler, dated October 21;
- Tim Quigley, dated October 21;
- Brian Nixon, President, Saskatoon District Labour Council, dated October 21; and
- Marianne Hladun, dated October 21.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 61**

The City Clerk noted that five additional letters of support for repealing the Store Hours Bylaw had been received in the City Clerk's Office after the deadline and they will be placed on the next regular agenda of City Council as information.

Moved by Councillor Clark,

THAT the matter be referred to the Administration and Finance Committee to work with the City Solicitor in preparing a new Store Hours Bylaw.

THE MOTION WAS NOT VOTED ON AS THERE WAS NO SECONDER.

Moved by Councillor Lorje, Seconded by Councillor Penner,

THAT the City Solicitor be directed to bring forward a bylaw to repeal the current Store Hours Bylaw.

CARRIED.

UNFINISHED BUSINESS - CONTINUED

9a) Communications to Council

**From: Marlin Krieger, Westfair Foods
Date: October 9, 2007
Subject: Request for Additional Hours of Operation
(File No. CK. 184-2)**

City Council, at its meeting held on October 9, 2007, resolved that consideration of the above matter be deferred until its October 22nd meeting. A copy of the above-noted communication is attached.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT consideration of the matter be deferred for two weeks.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 62**

b) Communications to Council

From: Peter Bailey, Zellers Store 492

Date: July 16, 2007

**Subject: Request for Extended Store Hours – December 2007
(File No. CK. 184-2)**

The following is a copy of Clause 2, Report No. 16-2007 of the Executive Committee. City Council, at its meeting held on October 9, 2007, resolved that consideration of the matter be deferred to this meeting.

“RECOMMENDATION: that the direction of City Council issue.

Attached is a copy of a letter from Peter Bailey, Zellers Store 492 Circle Park Mall, requesting permission to be open for twenty-four hours a day from 8:00 a.m. on Wednesday, December 19, until 5:00 p.m. on Monday, December 24.

The Store Hours Bylaw No. 7220 allows a maximum of two promotional sales per year, each of which must not exceed three days in duration. Special promotional sales are not permitted to run for twenty-four hours on a Sunday, but only between the hours of 10:00 a.m. and 6:00 p.m. The request of Zellers is to be open for over five days, one of which is a Sunday.

The general issue of store hours is the subject of a separate report on this agenda from the City Solicitor. Once City Council has determined its position regarding store hours, the above request can be addressed.”

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT consideration of the matter be deferred for two weeks.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw 8632

Moved by Councillor Pringle, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8632, being “The Zoning Amendment Bylaw, 2007 (No. 21)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 63**

Moved by Councillor Pringle, seconded by Councillor Hill,

THAT Bylaw No. 8632 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Pringle, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider Bylaw No. 8632.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8632 was considered clause by clause and approved.

Moved by Councillor Pringle, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Pringle, Seconded by Councillor Clark,

THAT permission be granted to have Bylaw No. 8632 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Pringle, Seconded by Councillor Wyant,

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, OCTOBER 22, 2007
PAGE 64**

THAT Bylaw No. 8632 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Moved by Councillor Pringle,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 9:20 p.m.

Mayor

City Clerk