

Council Chambers
City Hall, Saskatoon, Sask.
Monday, August 11, 2008
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;
A/City Solicitor Manning;
General Manager, Corporate Services Bilanski;
A/General Manager, Community Services Gryba;
General Manager, Fire and Protective Services Bentley;
General Manager, Infrastructure Services Totland;
City Clerk Mann; and
Council Assistant Mitchener

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the minutes of meetings of City Council held on July 14 and July 21, 2008, be approved.

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Lorje,

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

CARRIED.

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

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

Committee arose.

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

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

“REPORT NO 7-2008 OF THE MUNICIPAL PLANNING COMMISSION”

Composition of Commission

Mr. Brad Sylvester, Chair
Mr. Kurt Soucy, Vice Chair
Mr. Gord Androsoff
Councillor Bev Dubois
Ms. Carole Beitel
Mr. Bruce Waldron
Ms. Debbie Marcoux
Mr. Art Evoy
Mr. Randy Warick
Mr. Fred Sutter
Ms. Janelle Hutchinson
Ms. Leanne DeLong
Mr. Stan Laba

1. **Proposed Rezoning from IL2 to IL1 District
Proposed Block 272, as shown on portion of Plan No. 83S29140
(ISC Surface Parcel: 162090356) – Marquis Industrial Neighbourhood
Applicant: City of Saskatoon, Land Branch
(File No. CK. 4351-08-15)**
-

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to rezone proposed Block 272, as shown on portion of Plan No. 83S29140 (ISC Surface Parcel: 162090356) from an IL2 District to an IL1 District;
 - 2) that the General Manager, Community Services Department be requested to prepare the required notices for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required bylaw; and
 - 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission’s recommendation that the proposed Zoning Bylaw Amendments be approved.

ADOPTED.

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Attached is a report of the General Manager Community Services Department dated July 21, 2008, with respect to an application submitted by the City of Saskatoon, Land Branch, requesting rezoning of a portion of Plan No. 83S29140, located in the Marquis Industrial area from IL2 to IL1 District.

Your Commission supports the proposed zoning map amendment, dedicating the subject parcel as Municipal Reserve.

**2. Proposed New Commercial Zoning District – B4A
Applicant: Community Services Department
(File No. CK. 4350-08-3)**

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to add the proposed new B4A District to the Zoning Bylaw;
 - 2) that the General Manager Community Services Department be requested to prepare the required notice for advertising the proposed amendment;
 - 3) that the City Solicitor be requested to prepare the required Bylaw; and
 - 4) that at the time of the Public Hearing, City Council be asked to consider the Municipal Planning Commission's recommendation that the Zoning Bylaw amendment be approved.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated July 22, 2008 regarding the addition of a proposed B4A zoning district to the Zoning Bylaw. This new proposal is intended to facilitate Suburban Centre and Arterial Commercial development, including mixed-use, commercial/multiple-unit residential developments where appropriate.

Your Commission supports the addition of the B4A Zoning District and notes that in order to balance the viability of the downtown and other existing commercial/entertainment areas with the aspirations of the new theatre developers, theatres are permitted as a discretionary use.

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**3. Rezoning from B4 District to B4A District
Block P, Plan 99SA37157 (Heal Avenue and Nelson Road)
University Heights Suburban Centre
Applicant: City of Saskatoon Land Branch
(File No. 4351-08-14)**

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to rezone Block P, Plan 99SA37157 (Heal Avenue and Nelson Road), as indicated on Attachment 2, from B4 District to B4A District;
 - 2) that the General Manager Community Services Department be requested to prepare the required notice for advertising the proposed amendment;
 - 3) that the City Solicitor be requested to prepare the required Bylaw; and
 - 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed Zoning Bylaw Amendment be approved.

ADOPTED.

Attached is a report of the General Manager, Community Services Department, dated July 22, 2008 regarding a rezoning application submitted by the City of Saskatoon Land Branch, requesting rezoning of a commercial site within the University Heights Suburban Centre, (Heal Avenue and Nelson Road) from B4 District to B4A District. As noted in the report, the application is being put forward in order to facilitate suburban centre commercial development that provides for a wide range of retail and service-oriented uses, as well as mixed-use, multi-residential opportunities.

Your Commission supports this rezoning application, utilizing the use of the new B4A Zoning District.

ADMINISTRATIVE REPORT NO. 15-2008

Section A – COMMUNITY SERVICES

**A1) Application for Condominium Conversion
537 - 4th Avenue North – 101103307 Saskatchewan Limited
(File Nos.: PL. 4132 – 08/08 & CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by 101103307 Saskatchewan Limited,

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to convert the existing apartment at 537 – 4th Avenue North to a condominium; and

- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon 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 enforceable Lease Agreements have been offered to all tenants who as of April 3, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:
 - i) tenant to have right to a lease for two years from the effective date of the application, with the tenant to have the right to terminate the lease after 30 days notice;
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located; and
 - iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under *The Arbitration Act*;
 - c) payment of \$7,540, being the required approval fee; and
 - d) that final approval be granted to the applicant after October 3, 2008, once conditions a), b), and c) are fulfilled to the satisfaction of the General Manager, Community Services Department.

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IT WAS RESOLVED: that the matter be considered with the speakers on the matter. See Page No. 79.

A2) Municipal Enterprise Zone
List of Approved Applications: May – July 2008; New Business Report
(File Nos.: PL 4110-34 & CK. 3500-15)

RECOMMENDATION: that the following report be received as information.

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

Committee-Approved Applications

Between May and July 2008, the Municipal Enterprise Zone Adjudication Committee approved the following applications for which City Council approval is not required:

1. Habitat for Humanity, Saskatoon - 320 21st Street West
On June 3, 2008, the Enterprise Zone Committee approved an application from Habitat for Humanity, Saskatoon (Habitat). Habitat has relocated its Re-Store operations from the former 519 Avenue L site to 320 21st Street West in the Riversdale neighbourhood and will also be adding office space at this new address. The total investment for this project is approximately \$900,000. In addition to the automatic permit rebates, which are estimated at \$1,627.25, the Committee approved a grant-in-lieu of tax abatement equal to the current annual tax bill for the property - \$34,507. The total amount of incentives is estimated to be \$36,135.25.
2. Home Hardware – 918 Central Avenue
On July 10, 2008, the Enterprise Zone Committee approved an application from Home Hardware at 918 Central Avenue in the Sutherland Business Improvement District (Sutherland BID). This is the first incentive application from within the Sutherland BID since the area was added to the Enterprise Zone in November of 2007. Home Hardware has undertaken significant facade improvements to two street-facing facades on this corner site. The total level of investment for facade improvements is estimated to be \$47,500. The

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Committee approved a total facade improvement grant of \$3,000 to assist with the project costs.

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.

New Business Report

During its July 10, 2008 meeting, the Enterprise Zone Committee received a report from the Business License Section of Development Services. This report (see Attachment 1) provides a list of new businesses within the Zone, businesses that have moved to the Zone from elsewhere in the city, and businesses that have relocated within the Zone since the beginning of the year. This report also contains a summary by neighbourhood of businesses that are either new or that have changed location. These statistics only contain information pertaining to commercial businesses. Home-based businesses are not included because they are not a target of the Enterprise Zone Program.

Between January 1, 2008, and July 10, 2008, there were a total of 41 new businesses within the Enterprise Zone. An additional 20 businesses moved into the Zone from other locations. This means that 61 businesses within the Enterprise Zone are either new to the city or new to the area. During this period, 20 businesses in the Zone ceased operations. Therefore, the net increase in businesses operating in the Enterprise Zone is estimated at 41. A further seven businesses relocated within the Zone.

FINANCIAL IMPACT

The above applications total \$39,135.25 in automatic and Committee-approved incentives. As of July 17, 2008, after accounting for these funds, there is approximately \$93,000 remaining in the Municipal Enterprise Zone account. This allows for all money spent on completed projects and committed to be spent on submitted applications.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy) is not required.

ATTACHMENT

1. Business License Activity in the Enterprise Zone

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A3) Addition of Names to the Names Master List
(File Nos.: PL 4001-5 & CK. 6310-1)

RECOMMENDATION: that City Council approve the names contained in this report to be added to the Names Master List.

ADOPTED.

BACKGROUND

According to City of Saskatoon Policy C09-008 (Naming of Civic Property and Development Areas), all requests for adding names to the Names Master List must be screened by the Naming Advisory Committee and approved by City Council.

REPORT

- 1) **‘Rosewood Boulevard’** – This name was suggested by Ron Olson, General Manager, Boychuk Investments Ltd, as the name for a collector road in the Rosewood neighbourhood. The location of the roadway, which originates at Boychuk Drive and runs eastward through the neighbourhood is indicated on the attached map.
- 2) **‘Sutter’** – Fred Sutter served as the Administrator for the Rural Municipality of Corman Park and served on the following committees: District Planning Commission, 1981–1985; Municipal Planning Commission, 1983–1991, 2007–present; Board of Revision, 1992–1995; and the Development Appeals Board, 2004–2006.
- 3) **‘Vawter’** - Earl Vawter is a decorated World War II veteran and a long-time resident of Saskatoon. His awards include: the Distinguished Flying Cross, Air Bomber’s Badge, Canadian Volunteer Service Medal and Maple Leaf, 1939-1945 Star and War Medal, France and Germany Star and the Defence Medal.

The Names Master List is kept in the Mayor’s Office and contains all screened and approved name suggestions for naming municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks. There are currently approximately 195 entries on the Names Master List. The City Planning and Development Services Branch will notify the applicants of the outcome of City Council’s decision.

OPTIONS

The alternative is to not approve the addition of any or all of the recommended names to the Names Master List. This option was not chosen because each of the names meets the criteria set out in Section 3.3 of Policy C09-008 (Naming of Civic Property and Development Areas).

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POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is no financial impact.

PUBLIC NOTICE

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

ATTACHMENT

1. Map Showing Rosewood Boulevard

**A4) Municipal Enterprise Zone
Star Egg Company Ltd.
1302 Quebec Avenue
File No.: PL 4110-34-142 CK. 3500-15**

- RECOMMENDATION:**
- 1) that City Council approve a five-year abatement of the incremental taxes to the property at 1302 Quebec Avenue for the leasehold improvements at its new manufacturing facility by Star Egg Company Ltd. in the Kelsey-Woodlawn neighbourhood;
 - 2) that the five-year tax abatement be effective in the next taxation year following completion of the project; and
 - 3) that the City Solicitor be requested to prepare the necessary Agreement.

ADOPTED.

BACKGROUND

At its July 10, 2008 meeting, the Municipal Enterprise Zone Adjudication Committee considered an application from Star Egg Company Ltd. (Star Egg) for assistance with its project at 1302 Quebec Avenue. (See Attachment 1.) Star Egg is in the process of upgrading this 10,000 square foot warehouse for use as a new manufacturing facility for its egg products. This will consolidate Star Egg's operations under one roof. Its two current locations (209 Avenue D South and 235 Avenue D North) have been sold. Star Egg is investing approximately \$1.4 million in leasehold improvements and equipment at its new location. Star Egg intends to hire approximately two additional full-time employees.

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Star Egg was established in 1966 and has operated in Saskatoon in the Riversdale neighbourhood since that time expanding its local operations twice to include a neighbouring location and a site in Caswell Hill. Star Egg produces approximately 25,000 boxes of eggs per week to serve the Saskatchewan, Alberta, and Manitoba markets. Its new facility will allow Star Egg to expand while benefiting from plant efficiencies gained by having its operations under a single roof.

REPORT

Star Egg's application for incentives under the Municipal Enterprise Zone was made through the Saskatoon Regional Economic Development Authority (SREDA). A thorough review of the application was conducted, and it has been determined that the project warrants consideration for incentives under the Municipal Enterprise Zone.

All required building, plumbing, and development permit fees will be automatically rebated to the applicant upon completion of the project. These fees are estimated to be \$5,525. Star Egg is also applying for a five-year abatement of the incremental property taxes. According to the Office of the City Assessor, the incremental increase in annual property taxes for the property is estimated to be \$8,286. The value of this abatement over the five-year period is estimated to be \$41,430.

The Adjudication Committee considered the merits and value of the development to the Municipal Enterprise Zone. The Adjudication Committee agrees with the report from SREDA and its recommendation to approve this application. This development represents a significant expansion and consolidation of an existing industrial business in the Enterprise Zone. It will add a total of two new jobs in the area. This is consistent with the purpose of City of Saskatoon Policy A09-031 (Municipal Enterprise Zone). Further, the two sites that Star Egg is vacating have been identified for "mixed-use" in the Caswell Hill and Riversdale Local Area Plans. The relocation will allow the development of uses on these vacated sites that are complementary to the transitional nature of the surrounding areas. The Adjudication Committee is recommending that City Council grant the five-year property tax abatement commencing in the next taxation year after completion of the project.

Summary of incentives pending City Council approval of a five-year incremental tax abatement:

Decision	Incentive	Estimated Value
<i>Automatic</i>	<i>Building and Plumbing Permit Fee Rebate (estimate)</i>	\$ 5,525.00
<i>Council</i>	<i>Property Tax Abatement (5 years at \$8,286 per year)</i>	\$ 41,430.00
	Total	\$ 46,955.00

SREDA will conduct a follow-up inspection to ensure that the project is completed according to the proposal prior to disbursement of any rebates or commencement of the abatement.

OPTIONS

1. City Council may approve the application from Star Egg Company Ltd. (recommended).

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2. City Council may decide not to approve the request. This would represent a departure from precedent, which has seen projects in the Enterprise Zone with a similar level of expansion and investment receive approval for a five-year incremental property tax abatement.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The above application was considered by the Enterprise Zone Committee on July 10, 2008. As of July 28, 2008, there is approximately \$108,000 remaining in the Municipal Enterprise Zone account. The above application totals \$5,525 in automatic cash incentives and is within the means of the Municipal Enterprise Zone Program. The recommended property tax abatement does not impact the account balance.

PUBLIC NOTICE

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

ATTACHMENT

1. Location Map

**A5) Enquiry – Councillor C. Clark (December 17, 2007)
Architectural and Land Use Guidelines – Spadina Crescent
File No.: CK. 4110-1, PL. 4110-1**

RECOMMENDATION: that the following report be received as information.

BACKGROUND

The following inquiry was made by Councillor Clark at the meeting of City Council held on December 17, 2007:

“Could the Administration please report on the process required for establishing architectural guidelines and/or land use guidelines for Spadina Crescent between the Broadway Bridge and University Bridge, such that the skyline of Spadina retains its character and beauty while also achieving goals of density as outlined in the Downtown Housing Plan.”

REPORT

1. Introduction

One of the principal objectives of Saskatoon's Development Plan is, "To ensure that the Downtown remains as the centre and heart of the financial, administrative, cultural, and commercial activities of the City and region." The Downtown is also intended to attract a significant share of the City's overall housing development. The zoning controls in the Downtown help to facilitate these objectives by providing for a wide variety of potential uses in a medium and high-density format, with few limits on building design options. This creates a flexible and attractive regulatory environment for prospective developers and helps to achieve the higher densities envisaged for the Downtown. Financial incentives are also available for downtown housing development.

At the same time, there may be areas within the Downtown where a higher level of design control is desirable, as a means to enhance or preserve the character of a given area. River Landing is an example of an area in the Downtown where City Council has applied a design review process in accordance with a specific set of architectural guidelines.

2. Option of Design Review for the Spadina Crescent Area

The Planning and Development Act, 2007, and the City's Development Plan facilitate the application of architectural controls in a specific area. And while a design review process takes extra time and resources to administer, the basic principle is that the public interest may be served by enhanced design review objectives being applied to developments in certain areas of the City.

In order to implement a design review process in a given area, such as along Spadina Crescent in the Downtown, the following process would be undertaken:

- a) A Terms of Reference and/or Request for Proposals for a design study would be prepared by the City Administration, including items such as:
 - the overall study area;
 - sub-areas or character zones within the overall study area;
 - design themes or general design objectives for the overall study area and sub-areas (e.g. what is being preserved, or what is being encouraged?);
 - borrowing from the "River Landing, Local Area Design Plan," more specific design policies and/or guidelines would also be addressed, including issues such as:
 - building height, proportion, scale, and massing;
 - walls, roofs, windows, and glazing;
 - style, colour, and variety;

- relationship to streetscape;
- signs, parking, loading, vehicular access, and service areas; and
- landscaping, lighting, accessibility, and pedestrian spaces.

b) A Design Consultant could then be retained to complete the noted study. While the exact nature and cost of the study is hard to predict, an order of magnitude estimate may be in the area of \$30,000 to \$50,000 and one year to complete, given that extensive consultation would be required with property owners, local residents, and the community at large.

3. The Larger Picture

In addition to the question of design review along Spadina Crescent, there are a variety of other issues related to downtown development that may warrant examination. Examples include building heights, retail at grade level, temporary parking lots, and the larger issue of design review for all major buildings in the Downtown.

a) Building Height Limits

The current building height limit for much of the downtown area is 76 metres, or about 25 storeys. A number of prospective developments have been brought forward over the last few years for buildings that would surpass this limit. Given that the height limit has been in place for several decades, and that expectations for development in the City have increased significantly over that time, it is recommended that a more flexible height limit be applied in the Downtown. This could be accommodated by replacing the current fixed-height limit with a more flexible arrangement such as a modified “floor area ratio” where height is related to the scale of the building and the size of the site.

b) Retail at Grade Level

Current development policies call for retail and/or service-oriented uses to be located at grade level in the main retail core area of the Downtown. This is intended to provide a vibrant pedestrian environment and to cluster retail and service-oriented activities in one concentrated area. The enforcement of this policy has proven challenging at times, and it is recommended that both the size of the retail core area be reduced and that the policy become “form-based” rather than “use-based”. In other words, the objective would be to encourage the construction of buildings, streetscapes, and other physical elements that support pedestrian activity, rather than just permitting a limited number of land uses.

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c) Temporary Parking Lots

Vacant properties in the Downtown often become commercial parking lots as a temporary source of cash flow, pending future development decisions. This practice becomes challenging when the parking lots remain in place too long and/or when they are located on key sites within the main retail core area of the Downtown. It is recommended that a time limit be placed on commercial parking lots in the main retail core area of the Downtown, perhaps up to two years.

d) Design Review for All Major Buildings in the Downtown

Many of the larger Canadian cities have some form of design review process for all new buildings in their downtowns. At some point, Saskatoon's entire Downtown may also benefit from such a process. In order to be successful, the regulations must be very clear and the process very time efficient. A first step may be limited to encouraging a sympathetic interface between new buildings and the public environment, particularly where public streetscape and other major infrastructure investments have been completed.

4. Conclusion

The implementation of a design review processes for the Spadina Crescent area in the Downtown is possible, given the time and resources to complete the necessary studies. However, limiting the process to this one area in the Downtown is not recommended at this time. A more comprehensive look at design review for the Downtown is contemplated as part of the overall Development Plan/Zoning Bylaw review.

In the meantime, the Administration is considering a short-term package of Zoning Bylaw amendments aimed at some of the more pressing Downtown development issues, including building heights, temporary parking lots, and retail at grade policies. These issues have consistently been brought to our attention as needing review. It is hoped that this package could be brought forward in early 2009, subject to stakeholder consultation.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

- IT WAS RESOLVED:* 1) *that the information be received and referred to the Municipal Heritage Advisory Committee; and*
- 2) *that the Administration report further in 2009.*

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**A6) Land-Use Applications Received by the Community Services Department
For the Period Between July 3, 2008 to July 30, 2008
(For Information Only)
(File Nos.: CK. 4000-5 PL. 4132, PL. 4115, PL. 4355, PL. 4350, PL. 4300)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Condominium

- Application No. 14/08: 920 9th Street East (17-Unit Conversion)
Applicant: Jim Zimmer Architect for 1307621 Alberta Inc.
Legal Description: Lots 10, 11, and 12, Block 137, Plan G126
Current Zoning: RM3
Neighbourhood: Nutana
Date Received: July 29, 2008

Development Plan

- Amendment No. DPA11A/08:1111 Broadway Avenue
Applicant: Shell Canada
Legal Description: Lot 50, Block 21, Plan 101394255
Current Land Use Designation: Residential
Proposed Land Use Designation: Commercial
Neighbourhood: Haultain
Date Received: July 29, 2008
- Amendment No. DPA 26/08: Various - West Industrial LAP Properties
Applicant: City of Saskatoon
Legal Description: Various
Current Land Use Designation: Light Industrial and Heavy Industrial
Proposed Land Use Designation: Residential, Mixed Use, Mixed Use (H), Light Industrial, and Transitional
Neighbourhood: West Industrial
Date Received: May 14, 2008

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Discretionary Use

- Application No. D8/08: 610 2nd Avenue North
Applicant: Saskatoon Earls
Legal Description: Lot 23, Block 1, Plan 99SA33536
Current Zoning: IL1
Proposed Use: Brew Pub
Neighbourhood: City Park
Date Received: August 11, 2008

Rezoning

- Application No. Z27/08: Various - West Industrial Local Area Plan
Applicant: City of Saskatoon – City Planning Branch
Legal Description: Various
Current Zoning: IL1 and IH
Proposed Zoning: MX1, MX1(H), and IL1
Neighbourhood: West Industrial
Date Received: May 14, 2008
- Application No. Z33/08: Heal Avenue/Nelson Road
Applicant: City of Saskatoon Land Branch
Legal Description: Parcel P, Plan 99SA37157
Current Zoning: B4
Proposed Zoning: B4A
Neighbourhood: University Heights Suburban Centre
Date Received: June 30, 2008

Subdivision

- Application No. 67/08: 227/229 Turtle Court
Applicant: Webb Surveys for Bonnie Lamb
Legal Description: Lot 56, Block 890, Plan 77S32413
Current Zoning: R2
Neighbourhood: Lawson Heights
Date Received: July 16, 2008
- Application No. 68/08: 2825 Wanuskewin Road
Applicant: Webster Surveys for Loblaw Properties
Legal Description: Part of Parcel H, Plan 80S11044
Current Zoning: B4
Neighbourhood: Hudson Bay Park
Date Received: July 17, 2008

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- Application No. 69/08: 547 East Hampton Boulevard
Applicant: Webb Surveys for Saskatoon land Devco Ltd.
Legal Description: Lot 9, Block 6, Plan 101915513
Current Zoning: RMTN
Neighbourhood: Hampton Village
Date Received: July 16, 2008
- Application No. 70/08: 214 Grant Street
Applicant: Digital Mapping for Jay Ketler
Legal Description: Lot 13, Block 8, Plan G171
Current Zoning: R2
Neighbourhood: Forest Grove
Date Received: July 21, 2008

Subdivision

- Application No. 71/08: 1421/1423 Argyle Avenue
Applicant: Digital Mapping for Linda Ann Brown
Legal Description: Lot 27, Block 413, Plan 61S10301
Current Zoning: R2
Neighbourhood: Brevoort Park
Date Received: July 21, 2008
- Application No. 72/08: 2720 Main Street
Applicant: Webb Surveys for Zsar Holdings Ltd.
Legal Description: Parcel AA, Plan 101461812
Current Zoning: and Parcel BB, Plan 101461801
Neighbourhood: Greystone Heights
Date Received: July 22, 2008
- Application No. 73/08: 119 Hampton Circle
Applicant: Webb Surveys for Royal Enterprises Corporation
Legal Description: Lot 2, Block 962, Plan 101877228
Current Zoning: RMTN
Neighbourhood: Hampton Circle
Date Received: July 24, 2008

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

ATTACHMENTS

1. Plan of Proposed Condominium No. 14/08
2. Plan of Proposed Development Plan Amendment No. DPA 11A/08
3. Plan of Proposed Development Plan Amendment No. DPA 26/08
4. Plan of Proposed Discretionary Use No. D8/08
5. Plan of Proposed Rezoning No. Z27/08
6. Plan of Proposed Rezoning No. Z33/08
7. Plan of Proposed Subdivision No. 67/08
8. Plan of Proposed Subdivision No. 68/08
9. Plan of Proposed Subdivision No. 69/08
10. Plan of Proposed Subdivision No. 70/08
11. Plan of Proposed Subdivision No. 71/08
12. Plan of Proposed Subdivision No. 72/08
13. Plan of Proposed Subdivision No. 73/08

**A7) Application for Condominium Conversion
830/840 Idylwyld Drive North – Victory Majors Investments Corporation
(File No.: PL. 4132 – 30/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Victory Majors Investment Corporation, to convert the existing apartment at 830/840 Idylwyld Drive North to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), including the issuance of a building permit for condominium conversion, the submission of an updated Professional Review Report, if required, and any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that enforceable Lease Agreements have been offered to all current tenants who are residents and have not given notice and that the Lease Agreements contain the following terms:

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- i) tenant to have right to a lease until August 9, 2009, with the tenant to have the right to terminate the lease after 30 days notice;
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located; and
 - iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under *The Arbitration Act*;
- c) that final approval be granted to the applicant after conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that the matter be considered with the speakers on the matter. See Page No. 86.

**A8) River Landing – Architectural Design Review Committee
(File No.: PL. 4129-3)**

RECOMMENDATION: 1) that City Council reappoint the following individuals to serve on the Architectural Design Review Committee for the review of proposals subject to the DCD1 – Architectural Control Overlay District:

- Kirk Banadyga
- Alan Duddridge
- Juan Estepa
- Obert Friggstad
- Trent Good
- Derek Kindrachuk
- Ann March
- Charles Olfert
- Cam Patterson
- Colin Phillips
- David Powell
- Justin Wotherspoon

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- Denton Yeo

- 2) that these appointments be for a three-year period ending September 1, 2011.

ADOPTED.

BACKGROUND

During its August 16, 2004 meeting, City Council adopted Bylaw No. 8339, which amended the Zoning Bylaw by creating an Architectural Control District Overlay for the area designated DCD1. This Bylaw established provisions for an Architectural Design Review Committee which would review all applications for a significant development. The Bylaw specifies that City Council will appoint a pool of advisors from which three will be selected on a rotational basis by the Development Officer to review development proposal as the need arises.

During its June 13, 2005 meeting, City Council appointed a number of individuals to serve on the Architectural Design Review Committee for a three-year period ending June 15, 2008.

To date, this Committee has reviewed two proposals; the Farmer's Market and Persephone Theatre.

REPORT

The purpose of this report is to recommend that the following individuals be reappointed to the Architectural Design Review Committee for a further three-year period:

- Kirk Banadyga, Principal Architect, Banadyga Mitchell Partnership, Regina
- Alan Duddridge, Principal Architect, Stantec Consulting Ltd., Saskatoon
- Juan Estepa, Coordinator of Landscape Design, City of Regina
- Obert Friggstad, Principal Architect, Friggstad Downing Henry Architects, Saskatoon
- Trent Good, Retired Community Planner, Saskatoon
- Derek Kindrachuk, Principal Architect, Kindrachuk Agrey Architecture, Saskatoon
- Ann March, Principal Architect, March Schaffel Architects Ltd., Saskatoon
- Charles Olfert, Chief Executive Officer, AODBT Architects Ltd., Saskatoon
- Cam Patterson, Senior Landscape Architect, Stantec Consulting Ltd., Saskatoon
- Colin Phillips, Principal Architect, P3 Architecture, Regina
- David Powell, Landscape Architect, Regina
- Justin Wotherspoon, Associate Architect, Saunders Evans Architects Ltd., Saskatoon
- Denton Yeo, Community Planner, Prince Albert

The above-noted list represents distinguished professionals within the province from the fields of architecture, landscape architecture, and community planning.

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The Design Review Committee will consist of three advisors from the above-noted list of professionals that are to review proposals upon submission. The selected advisors will vary according to availability and the type of proposal being reviewed. Advisors will be excused from serving on the committee should they be involved in any way with any project being reviewed.

OPTIONS

Council has the option of appointing other qualified individuals to serve on this Committee.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is no financial impact.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

**A9) Request to Purchase City-Owned Property
B3 Commercial Property – Blairmore Suburban Centre
7.9 Acres Facing Betts Avenue
(File No. CK. 4110-32 LA 4125-9)**

RECOMMENDATION: that the direction of Council issue.

BACKGROUND

On June 13, 2008, the Land Branch received an unsolicited Offer to Purchase from Smart Centres for the three commercial parcels on the east side of Betts Avenue in the Blairmore Suburban Centre. Attachment 1 shows the location of these parcels and the location of the Blairmore Regional Retail Site which is currently owned by Smart Centres. Attachment 2 is a copy of their letter and Offer to Purchase. The purpose of this report is to bring this offer forward for consideration by City Council.

Development of the Blairmore Suburban Centre began in 2005. The approved concept plan included a 30.73 acre Regional Retail Site as well as three smaller commercial properties on the opposite side of Betts Avenue. Servicing for the Regional Retail Site was undertaken in 2006 and the land was offered for sale by public tender in September 2006. Smart Centres (Saskatoon West Shopping Centres Limited) was the successful bidder on the site at a price of \$13,218,200 (\$9.87 per sq. ft.).

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Subsequently, City Council at its meeting held on January 14, 2008, amended the development plan for the Regional Retail Site to remove the market study requirement in favour of a construction schedule. This site would accommodate approximately 360,000 square feet of commercial floor area once fully completed. To date no development has occurred on the site.

The three smaller commercial properties on the east side of Betts Avenue are zoned B3 Commercial District and are now fully serviced. These sites, once sold and built-out, will complete the commercial development planned for this area.

REPORT

Your Administration has reviewed the original request submitted and entered into discussions with representatives of Smart Centres. These discussions have culminated in the development of a proposed Sale Agreement (see Attachment 3) which is acceptable to Smart Centres (Blairmore Shopping Centre Inc.). This agreement, if approved by City Council, has the following terms:

1. Purchase Price

The fair market value would be determined as the average of two independent market appraisals of the properties if the average of the two appraised values is within 35% of each other. If not within 35%, then a third independent appraisal would be conducted and the purchase price would be the average of all three appraised values. The instructions given to the appraisers shall be agreed to by the parties by September 30, 2008 otherwise the agreement will terminate. In general, the appraisers are to appraise the land taking into account the provisions of the agreement which in part requires:

- a) that by no later than December 1, 2010 construction of pilings and forming of grade beams will have been completed for two Large Format Anchor Stores on the DCD6 site across the street on the 30.73 acre Regional Retail Site purchase by Blairmore Shopping Centre Inc. from the City of Saskatoon in 2007; and
- b) if the purchase of the subject land is concluded immediately following December 1, 2010, the purchaser will have commenced the construction of pilings and forming of grade beams on each of the subject parcels (H, J and K) on or before December 1, 2011.

2. Deposit

\$100,000 initial deposit to be paid within 5 days of execution of the agreement; and a further \$100,000 deposit upon satisfaction or waiver of the conditions precedent on or before December 1, 2008. The initial deposit would be returnable to the purchaser if the conditions precedent are not satisfied to the purchaser's satisfaction. If the agreement survives beyond December 1, 2008 the deposits would not be returnable but would be applied to the purchase price. If the purchaser fails to complete the purchase of the Land after satisfaction of the conditions precedent, the deposit funds are not returnable.

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3. Conditions Precedent

The purchaser would have until December 1, 2008 to undertake due diligence searches related to the land and to decide if it accepts the purchase price determined through the agreed to appraisal process. Furthermore, by no later than December 1, 2010 the Purchaser will have undertaken to use commercially reasonable efforts to complete or cause the other owner of a portion of the DCD6 site to have construction of pilings and the forming for grade beam construction for two Large Format Anchor Stores on the DCD6 site across the street which the purchaser currently owns.

4. Construction Requirement and Option to Repurchase

The purchaser has agreed to a construction requirement for the Land involving the construction of retail development on or before December 1, 2011 on each of the parcels of land. This requirement involves the completion of pilings and grade beam forms for buildings amounting to 12,000 square feet for Parcel H, 12,000 square feet for Parcel J and 5,000 square feet for Parcel K. Should the purchaser not comply with this construction requirement for any of the parcels the City may exercise its option to re-purchase the land at the original purchase price less costs by the City for discharging any registered encumbrances and demolition of any construction on the land.

5. Closing

Within 20 business days of the completion of construction of pilings and the forming of grade beams for two Large Format Anchor Stores on the DCD6 site.

The intention of the Land Branch was originally to recommend the sale of these three parcels at a time when the Regional Retail Site was being developed in order that there would be greater certainty as to the nature and timing of retail expansion in this area. The provision in the agreement stipulating that the land will be sold and transferred to Blairmore Shopping Centre Inc. upon completion of pilings and grade beam forms for two Large Format Anchor Stores generally satisfies this original intent.

OPTIONS

The only viable option would be to not approve the proposed Sale Agreement. If this were to occur your Administration could be directed to bring forward a further report through the Land Bank Committee at the appropriate time for the sale of this property through a public tender process.

POLICY IMPLICATIONS

In general terms the direct sale of the three parcels to Blairmore Shopping Centre Inc. as proposed within the subject Sale Agreement complies with City Council Policy C09-033 – Sale of Serviced City-Owned Lands. This policy states as follows:

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“3.0 Policy

When the City of Saskatoon decides to sell land, it will do so using competitive bidding practices appropriate to the category of land being sold and to the extent it is practical or prudent to do so. The Administration may entertain or pursue direct sale or lease of land under limited situations and provided appropriate controls are in place to prevent speculation.”

Your Administration believes that the requirement for the commencement of construction of two Large Format Anchor Stores on the adjacent DCD6 Site on or before December 1, 2010 and the requirement for commencement of construction for each of the three subject sites on or before December 1, 2011 contained within the proposed agreement are in themselves appropriate controls to prevent speculation.

The policy also specifies limited situations for direct sales. The Administration may pursue direct sale of civic lands when one or more conditions are present such as the following:

- “b) A business interest is seeking a site, which is of a configuration, or size, which requires the combination of a number of adjacent sites or contiguous sites;

- c) A situation which involves extending an option to purchase to adjacent existing owners to directly purchase lots which would facilitate expansion prior to offering for tender.”

Your Administration believes that while there is no precedent for the direct sale of commercial lands, this proposal in general terms complies with the land sales policy both in terms of the policy intent and respecting the conditions of adjacency of the civic lands to the Regional Retail Site owned by Blairmore Shopping Centre Inc. as noted in items b) and c) above. This proposed sale would also facilitate the commencement of construction of the major anchor stores for the Regional Retail Site which in itself will bring about a quicker expansion of smaller retail opportunities within the Blairmore Suburban Centre.

FINANCIAL IMPACT

The net proceeds from the sale would be deposited in the Property Realized Reserve.

PUBLIC NOTICE

As the land is to be sold at fair market value as determined by independent market appraisals, Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy) is not required.

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ATTACHMENTS

1. Plan of Blairmore Suburban Centre highlighting the subject sites
2. Letter dated June 13, 2008 containing Offer to Purchase from Smart Centres
3. Copy of proposed Sale Agreement

IT WAS RESOLVED: that the proposed Sale Agreement be approved subject to the conditions noted in the report.

Section C – FIRE AND PROTECTIVE SERVICES

**C1) 2008 Capital Budget – Project No. 0582
Bulk Purchase of Apparatus
Award of Tender 8-0608
Heavy Rescue Truck
(File No. CK. 1703-FR)**

- RECOMMENDATION:**
- 1) that the proposal submitted by Rocky Mountain Phoenix for one Heavy Rescue Truck, at a total estimated cost of \$485,570.40, including GST, be accepted; and
 - 2) that the Corporate Services Department, Purchasing Services, issue the appropriate Purchase Order.

ADOPTED.

REPORT

This project is for the supply and delivery of one (1) Heavy Rescue Truck.

Two proposals were received and reviewed based on the evaluation criteria.

Rocky Mountain Phoenix	Base Price	\$462,448.00
	G.S.T.	<u>23,122.40</u>
	Subtotal	\$485,570.40
	G.S.T. Rebate	<u>(23,122.40)</u>
	Subtotal	\$462,448.00
	Price Reduction	<u>(8,078.70)</u>
	Net Cost to City	<u>\$454,369.30</u>

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Pierce	Base Price	\$551,922.48
	G.S.T.	<u>27,596.12</u>
	Subtotal	\$579,518.60
	G.S.T. Rebate	<u>(27,596.12)</u>
	Subtotal	\$551,922.48
	Price Reduction	<u>(\$8,508.15)</u>
	Net Cost to City	<u>\$543,414.33</u>

The net difference in cost from the two suppliers is \$89,045.03. The proposal submitted by Rocky Mountain Phoenix meets all specifications, whereas the proposal submitted by Pierce does not.

The price reduction is applied when one progress payment equal to the laid in value of the chassis is received.

The Evaluation Criteria is based on the following:

- Price
- Company Experience and Capabilities
- Suitability/Design for Intended Use
- Delivery Schedule
- Meeting all Standards as Listed
- References
- Availability of After Sales Service

PUBLIC NOTICE

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

Section D – INFRASTRUCTURE SERVICES

**D1) Capital Project 625 – North East Sector Trunk Sewers
University Heights Storm Water Retention Pond 1
Storm Sewer Trunk and Outfall Structure
Award of Engineering Services
(File No. CK. 4111-50-1)**

RECOMMENDATION:

- 1) that the proposal submitted by Stantec Consulting Ltd. for the design, project engineering and construction supervision of the University Heights storm water retention pond 1, storm sewer trunk and outfall structure, to an upset limit cost of \$175,691.25 (including G.S.T. and P.S.T.) be accepted;
- 2) that 2009 funding for design within Capital Project No. 625, in the amount of \$140,000, be brought forward to 2008; and

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- 3) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for the execution by the Mayor and City Clerk under the Corporate Seal.

ADOPTED.

REPORT

Infrastructure Services issued a request for proposals for engineering services for a portion of Capital Project 625 – North East Sector Trunk Sewers to provide for the design, project engineering and construction supervision of the University Heights storm water retention pond 1, storm sewer trunk and outfall structure to the South Saskatchewan River. The engineering services will also include acquiring all necessary approvals from the Department of Fisheries and Oceans; Meewasin Valley Authority; Ministry of the Environment; and the Saskatchewan Watershed Authority.

Proposals were received from four local consulting firms:

- Associated Engineering Ltd.
- Clifton Associates Ltd.
- Stantec Consulting Ltd.
- Wardrop Engineering Inc.

After a systematic evaluation of the proposals, the Administration rated the proposal from Stantec Consulting Ltd. as being superior.

FINANCIAL IMPACT

The net cost to the City of Saskatoon for the engineering services within the proposal submitted by Stantec Consulting Ltd. is as follows:

Base Fees	\$167,325.00
G.S.T.	<u>\$ 8,366.25</u>
Total Fees	\$175,691.25
Less G.S.T. Rebate	<u>\$ 8,366.25</u>
Net Cost to City	<u>\$167,325.00</u>

Capital Project 625 – North East Sector Trunk Sewers has approved funding of \$125,000 in 2008 for the storm sewer trunk, pond 1 to the river, complete with the outfall structure; and \$140,000 in 2009 for the design of the storm water retention pond. Due to the accelerated timeframe for development of the Evergreen neighbourhood, design of the storm water retention pond is required in 2008. The Administration is, therefore, requesting that funding designated for 2009 be brought forward to 2008 to provide sufficient funding to allow for the provision of the

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engineering services to proceed. A recommendation that funding for construction be moved forward to 2009 will be made in the 2009 Capital Budget.

PUBLIC NOTICE

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

**D2) Request for Extension of Contract
Pavement Scientific International
Nicolson Yard Concrete and Asphalt Processing
(File Nos. 1000-02-02 & CK. 1000-4)**

- RECOMMENDATION:**
- 1) that the contract with Pavement Scientific International, for the Asphalt and Concrete Processing – Nicolson Yard be extended by an additional \$250,897.50, including GST; and
 - 2) that the extension amount of \$250,897.50 be funded from the sale of the processed asphalt and concrete materials to various projects within the City of Saskatoon.

ADOPTED.

BACKGROUND

In November 2007, Pavement Scientific International (PSI) was awarded a contract totaling \$483,140.00, plus GST, to process raw concrete and raw asphalt into recycled material for the City of Saskatoon. The contract also included a yard grading component to move a stockpile of clay fill material to a more appropriate location within the yard in order to alleviate drainage problems.

REPORT

Contract 7-0099 - Asphalt and Concrete Processing – Nicolson Yard is near completion. The opportunity exists to extend the contract to process the remaining stockpile of concrete and asphalt, up to an upset limit of \$250,897.50, including GST.

The remaining stockpile of concrete is spread out over a large area and contains a significant amount of rebar and wire mesh which is difficult, and thus expensive, to remove in the processing. In addition, the asphalt rubble has grown over the years, causing the stockpile to settle up to 1.0 metres below existing grade. This material should be excavated and processed so that the area can be filled and graded with a suitable material. As the equipment that PSI now has on site is capable of processing this concrete and asphalt, it would be beneficial to extend the contract.

In the future, stockpiling of reinforced concrete will be kept in a separate location.

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OPTIONS

No other options were considered.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The net cost to the City of Saskatoon to extend Contract 7-0099 - Asphalt and Concrete Processing – Nicolson Yard is as follows:

Process an additional 15,000 tonnes of Asphalt @	\$6.67/tonne	\$100,050.00
Process an additional 15,000 tonnes of Concrete @	\$9.26/tonne	<u>\$138,900.00</u>
Sub-Total		\$238,950.00
G.S.T.		<u>\$ 11,947.50</u>
Total		\$250,897.50
Less G.S.T. Rebate		<u>\$ 11,947.50</u>
NET COST TO THE CITY		<u>\$238,950.00</u>

The processed material is held in the City's material inventory accounts and subsequently sold to various projects within the City of Saskatoon in order to recoup all processing and handling costs.

PUBLIC NOTICE

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

D3) Lease Agreement

**T&T Realty Ltd. – 300 & 310, 350-3rd Avenue North
(File Nos. IS-520-08-04 & CK. 4225-1)**

- RECOMMENDATION:**
- 1) that a five-year lease of office space at 310, 350-3rd Avenue North, with T&T Realty Ltd., with the terms as set out in this report be approved;
 - 2) that a five-year lease of office space at 300, 350-3rd Avenue North, with T&T Realty Ltd., with the terms as set out in this report be approved; and

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- 3) that the City Solicitor be instructed to prepare the appropriate agreements for execution by the Mayor and City Clerk under the Corporate Seal.

ADOPTED.

BACKGROUND

To address the shortage of space at City Hall, City Council previously approved a lease of office space on the sixth floor of 350 Third Avenue North for Infrastructure Services and Community Services staff. Since that approval, conditions have changed such that new accommodation plans have been put in place that require two additional leases to be entered into.

REPORT

During tenant improvements on the sixth floor of 350 Third Avenue North, T&T Realty Ltd. was required to reduce the area of the space being leased to the City of Saskatoon due to a need to provide a public corridor connecting the two exit fire stairwells. As a result, the leased space was divided into two parcels, one that is now too small for either Infrastructure Services or Community Services and does not have an exterior view or an option for natural light. This windowless area will now be utilized by Corporate Information Services as their training room. The previous lease has been adjusted to recognize these changes.

T&T Realty Ltd. offered space on the third floor, Suite 310, as an alternate space for the Community Services Department, with the same terms as the original agreement for the lease on the sixth floor, as follows:

- a) the lease is for approximately 2,500 square feet of office space beginning no later than July 15, 2008;
- b) the annual lease rate for the space is \$12.00 per square foot for five years, plus the cost of three parking stalls at \$115.00 per month per stall, and occupancy costs estimated at \$9.31 per square foot per year; and
- c) the landlord will perform renovations required by the City estimated at \$63,000, and will pay approximately \$25,000 of the cost of these tenant improvements/renovations with the balance being amortized over the term of the lease.

Community Services has already moved into this space.

During the tenant improvement deliberations for Suite 310, the adjacent Suite 300, totalling approximately 1,067 square feet, was offered to the City of Saskatoon. Use of Suite 300 is being reviewed, however, it is anticipated that the Community Services Department, Building Standards Branch will utilize this space.

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The key terms of the proposed Agreement for 300, 350-3rd Avenue North are:

- a) the lease is for approximately 1,067 square feet of office space beginning no later than September 1, 2008;
- b) the annual lease rate for the space is \$12.00 per square foot for five years, plus the cost of one parking stall at \$115.00 per month per stall, and occupancy costs estimated at \$9.31 per square foot per year; and
- c) the landlord will perform renovations required by the City estimated at \$27,000, and will pay approximately \$10,670 of the cost of these tenant improvements/renovations with the balance being amortized over the term of the lease.

OPTIONS

No other options were considered.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The estimated setup, operating and furniture costs for 2008 is \$196,000 plus GST; and the estimated annual operating cost is \$111,000, plus GST.

This lease will be funded from the Facilities Branch Operating Budget.

PUBLIC NOTICE

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

D4) Communications to Council

From: Dave Prociuk, President, Saskatoon Crime Stoppers

Date: July 21, 2008

Subject: Crime Stoppers Decals on City Vehicles

(File CK 5000-1)

RECOMMENDATION: that the information be received.

ADOPTED.

REPORT

City Council, at its meeting held on April 21, 2008, considered a communication from Mr. Dave Prociuk, President, Saskatoon Crime Stoppers, with respect to applying Crime Stoppers decals on

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City vehicles and machines. Council passed a motion that the letter be referred to Administration for a report back to City Council.

The Administration considers assisting the Crime Stoppers program an integral part of its business plan, by conducting its business in a manner that supports social sustainability. Crime Stoppers has requested that decals, with their logo, phone number and text message address be placed on both sides and at the rear of every City vehicle and machine. After considering the number of existing decals on city vehicles, the Administration has agreed to install Crime Stoppers decals, on the rear only, of all City owned vehicles and machines where practical.

PUBLIC NOTICE

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

**D5) Capital Project 2132 - New Police Headquarters Facility
(File Nos. : IS-500-1 & CK. 600-5)**

RECOMMENDATION:

- 1) that 23,269.6 square metres (5.74 acres) of land identified as Development Area "D", located north of 25th Street and west of Ontario Avenue, as shown on the attached Land Development Plan (Attachment 1) be dedicated for the new Saskatoon Police Services Headquarters;
- 2) that the Property Realized Reserve be reimbursed \$6,270,000 for the price of the land;
- 3) that the Administration be authorized to initiate the design development process through the commissioning of a design team specializing in police headquarters, with their services to begin in 2008 and to continue through to 2013 at a projected overall budget of \$6,250,000; and
- 4) that all costs be funded from approved Capital Project 2132 – Police New Headquarters Facility.

ADOPTED.

BACKGROUND

The Board of Police Commissioners has announced that they have chosen a site located north of the planned 25th Street extension and west of Ontario Avenue as the location of the City's new Police Headquarters building. This is shown in Attachment 1.

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REPORT

The current Police Headquarters building located at 130-4th Avenue North has served as the centre for operations and administration for 30 years. Previous studies have identified space shortages within this facility. A comprehensive 10-Year Plan for Police Services was prepared by CS&P Architects Inc. (formerly Carruthers Shaw and Partners Limited Architects) in 2002. This plan was updated during a number of alternative accommodation studies undertaken in 2005. In 2007, a review of the organizational needs and an update of the facility design studies was undertaken. In addition to their “best practice” facilities summary, they assessed the suitability of locations which would satisfy both functional police requirements, as well as specific community needs. Strategic location concepts included community visibility, major arterial access, centrality, community compatibility, parking and site attributes.

The new Police Headquarters will occupy the north frontage of the planned 25th Street extension, west of Ontario Avenue through to the CPR main line. This location best satisfies the strategic site concepts of centrality, community visibility and through its future planning objectives, community compatibility. The final alignment of 25th Street between Idylwyld Drive and 1st Avenue North requires additional discussion with railroad representatives, but is not seen to hinder the proposed site planning and land-use development stages of design.

The design development process incorporates the civic requirements for LEED Certification and adheres to the principles and strategies approved by City Council within the Warehouse District Local Area Plan.

The City Land Branch was requested to provide a value for the site selected for the new Police Headquarters facility. An internal valuation as of March 18, 2008 amounting to \$6,270,000 (\$25.00 per square foot) was provided for the 5.74 acre (23,269.6 square metres) site identified. In addition, the Board of Police Commissioners was informed that there might be additional costs to be funded through Capital Budget 2132 - Police New Headquarters Facility, to offset any costs associated with the relocation of parking and fencing related to the current operations of the Public Works Branch’s City Yards facilities.

It should be noted that the sale of land deemed surplus to the 25th Street Extension project is required to fund direct and off-site servicing costs, 50% of the streetscape costs as well as the proportionate value of the original land purchase costs, environmental remediation costs, subdivision and survey costs and other consulting costs. The current estimated revenue from this and adjacent property sales is estimated to recover all development costs on a pro-rated basis. Other sites, when sold, will also contribute to development costs for the 25th Street Extension project.

In order for this project to proceed, it is necessary to approve the allocation of Development Area D for the purpose of a new Police Headquarters facility site. The civic Administration reviewed the proposed site and concluded that it is acceptable and will not compromise current operations.

Your Administration is also requesting permission to proceed with the preparation and release of an Expression of Interest (EOI) document in order to select a consultant team with an expertise in

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Police Headquarters facility design. The successful team will incorporate the Warehouse District Local Area Plan, Accessibility Plan, LEED, Crime Prevention Through Environmental Design (CPTED), and Occupational Health and Safety impacts. Implications of the Public Private Partnership (P3) development report will be integrated within the EOI document, and ultimately in the consultant team service agreement.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications as this is the site selected by the Board of Police Commissioners.

FINANCIAL IMPACT

The approved 2008 Capital Budget 2132 plan identifies \$5,000,000 in funding for this work to begin. This will provide the initial funding both for the purchase of the land and the initiating of the design work in 2008. Additional funding in the amount of \$5,000,000 is provided in each of the years 2009 and 2010 that will allow for full payment of the land and completion of the design. In 2011, when the construction phase is planned, the allocation is \$25,000,000, with allocations of \$30,000,000 planned for 2012 and the remaining \$21,000,000 in 2013.

During the 2008 Capital Budget Review, City Council approved the phased-in financing plan to fund the new Saskatoon Police Facility by 2013. Based on the information at that time, the financing plan required annual incremental increases of \$1,000,000 for six years beginning in 2008. This, together with the existing base of \$250,000 and the transfer of the existing lease payments towards debt repayment, was anticipated to be sufficient to repay a 20-year debenture.

During the 2008 Operating Budget Review, Police Services received \$274,200 for lease payments for additional space. Taking this into account, the facility financing plan was revised to require annual incremental increases of \$750,000 for seven years. The first incremental increase was also approved during the 2008 Operating Budget Review.

While the Administration, together with Police Services, will continue to pursue alternative funding sources, moving forward with this project requires the continual commitment by City Council to the phased-in financing plan. Your Administration is currently working on a report regarding the feasibility of a P3 (Public Private Partnership) arrangement as requested by the Board of Police Commissioners.

ENVIRONMENTAL IMPACT

The development of this site as a Police Headquarters facility will resolve existing soil contamination issues.

SAFETY (Crime Prevention Through Environmental Design (CPTED))

The new Police Headquarters facility is a civic development that will respond to the Warehouse Area Local Area Plan, a Crime Prevention Through Environmental Design (CPTED) review, as well as a City of Saskatoon Occupational Safety review. All recommendations identified during the reviews will be addressed through a formal response.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan – 25th Street Proposed Police Headquarters

**D6) Property Acquisition – Circle Drive South River Crossing Project
2620/2710/2810/2910 – 11th Street West
(File Nos: LA 4022-08; IS 6005-1 & CK. 4020-1 & 6050-9)**

- RECOMMENDATION:**
- 1) that the City purchase 2620, 2710, 2810, and 2910 – 11th Street West for the purpose of providing partial relocation lands for In-Storage Self Storage, a property that will be affected and partially displaced to accommodate development of the Circle Drive South River Crossing project, at a purchase price of \$1,647,500.00 (excluding G.S.T.);
 - 2) that the cost of acquisition and related expenses be charged to the Property Realized Reserve, as an interim source of financing; and
 - 3) that the City Solicitor be instructed to prepare the necessary purchase agreement for execution by the Mayor and City Clerk under the corporate seal.

ADOPTED.

BACKGROUND

At its meeting held May 28, 2007, City Council considered Clause 6, Report No. 9-2007 of the Executive Committee and adopted the following recommendation with respect to the Circle Drive, South River Crossing project:

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- “3) that the Administration be authorized to negotiate with all land owners identified for the acquisition of the necessary rights-of-way for the construction of this project.”

REPORT

In-Storage Self Storage is located at 3010 – 11th Street West. The property is situated on approximately 7.68 acres of land, of which approximately half is within a compounded area which has been developed with eight self storage buildings. The rear of the site is used for RV rentals, while the west half of the site, outside of the compounded area, is undeveloped.

The design for the Circle Drive South River Crossing has the main lanes of the roadway running diagonally through the In-Storage property. Although the final design has not been completed, at least two of the buildings, and possibly three, will be lost as a result of the roadway routing and back-slope requirements. In terms of land area, approximately two thirds of the site will be lost. As a result, replacement lands must be found and made available to In-Storage, along with compensation to rebuild the lost buildings.

Immediately to the east of the In-Storage property are four undeveloped parcels owned by Concorde Group Corp., which encompass an area of approximately 6.59 acres. Due to their immediate proximity to the In-Storage property, it is a natural location to replace and relocate the land and buildings lost by In-Storage, therefore, a tentative agreement has been reached with Concorde Group Corp., subject to Council approval.

A pre-requisite of sale was that all four parcels had to be purchased as one package. Based on current indications, this land area will exceed the area required to replace the In-Storage lands. However, as the final design for the Circle Drive South River Crossing has not been completed, the additional land area does offer a degree of flexibility on the City’s part in terms of design and negotiations with affected property owners. Furthermore, any excess land will be in high demand in the future due to its proximity to the Circle Drive access points.

Significant terms and conditions of the Offer to Purchase agreement are as follows:

1. Purchase Price
Purchase price is \$1,647,500, plus GST, with an initial deposit of \$50,000 within 10 days of acceptance of the Offer, plus a second deposit of \$50,000 within 10 days of removal of the Conditions Precedent identified in the agreement.
2. Conditions Precedent (To be met by August 15, 2008)
 - a) Approval of Saskatoon City Council.
 - b) Seller to provide for review copies of the Phase I and Phase II Environmental Assessment reports completed on the property. The results of the reports must be to the satisfaction of the City
 - c) Seller to provide a copy of the Surveyor Prepared Sketch Plan for the lands at no cost to the City (attached as Schedule B).

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- d) The City has until August 15, 2008 to examine and complete any testing of the site at its expense as deemed appropriate. The results of the examination and testing must be to the satisfaction of the City.
3. Legal Costs and Disbursements
Each party shall be responsible for its own legal costs.
4. Closing Date
Closing date to be September 30, 2008 or sooner, at the discretion of the City.

OPTIONS

The purpose of acquiring these lands is to provide replacement lands to In-Storage Self Storage, an adjacent property owner that will be partially displaced as a result of the traffic corridor routing for the west portion of the proposed Circle Drive South River Crossing project.

The alternative to not purchasing the Concorde lands is to find an alternate site that is equally suitable and acceptable to In-Storage Self Storage. It is expected that it would be a significant challenge to find another location and would likely result in a considerably higher compensation cost due to higher land values, higher business disruption costs, and higher moving costs.

POLICY IMPLICATIONS

There are no policy implications

FINANCIAL IMPACT

It is recommended that the cost of acquisition and related expenses be charged to the Property Realized Reserve as an interim source of financing for this land acquisition proposal. The Property Realized Reserve will be reimbursed once the Circle Drive South project funding has been put in place.

PUBLIC NOTICE

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

ATTACHMENTS

1. 'Schedule A' - Functional Planning Study – West Side Recommended Plan; and
2. 'Schedule B' - Surveyor's Sketch Plan of Subject Property.

Section E – UTILITY SERVICES

**E1) 2008 Capital Budget
Capital Project 876 – Landfill – Leachate Collection System South Design
Award of Engineering Services
(File Nos. 7970-49 & CK. 7830-4)**

- RECOMMENDATION:**
- 1) that the proposal for engineering services for the Landfill Leachate Collection System South Design from Clifton Associated Ltd., for a total upset fee of \$246,178.25 (including G.S.T. and P.S.T.) be accepted; and,
 - 2) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

ADOPTED.

BACKGROUND

Since approximately 1981, the Spadina Landfill and surrounding area have been monitored semi-annually to evaluate the ongoing advancement of the landfill's leachate plume. In approximately 1985, it became apparent that groundwater flow originated from the west, into and/or around the Spadina Landfill disposal area, and then split into two paths north and south of the Landfill. The intention of the South Leachate Collection System is to collect groundwater and leachate to divert it from the South Saskatchewan River and into the sanitary storm sewer for treatment. A previously installed Northern Leachate Collection System is currently operational.

REPORT

The work consists of consulting services to oversee the development of a detailed design plan and construction of the South Leachate Collection System at the Spadina Landfill. Consulting services for this project will include a geotechnical investigation, leachate system detailed design, cost estimation, construction document development, tender development, construction supervision, inspections, as-built reporting requirements, and commissioning.

In May of 2008, a Request for Proposals was issued for engineering services. Proposals were received from the following five firms:

SLR Consulting (Canada) Ltd.
MDH Engineered Solutions Corp.
Clifton Associates Ltd.
Golder Associates Ltd.
EarthTech (Canada) Inc.

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Staff of the Environmental Services Branch evaluated the submitted proposals. After a systematic evaluation of the submissions was completed, the proposal from Clifton Associates Ltd. was found to be the most favorable.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The upset fee for the Engineering Services is as follows:

Basic Upset Fee	\$233,265.00
P.S.T. (5% of 50% of Drawings)	\$1,250.00
G.S.T. @ 5%	\$11,663.25
Contract Amount	\$246,178.25
G.S.T. Rebate @ 7%	(\$11,663.25)
Net Cost to the City	\$234,515.00

There is sufficient funding in the Landfill Replacement Reserve to allow this work to proceed in 2008 and 2009.

PUBLIC NOTICE

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

Section F – CITY MANAGER

**F1) Request for Proposals - River Landing Feature Building, Block “MM”
(File No. CC 4130-2, SPR 4129-3 & CK. 4129-3)**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

The South Downtown Riverfront Design Report (August, 2003), called for a feature building to be constructed on the riverfront. City Council previously indicated a preference to retain all land on the riverfront. City Council at its meeting of December 3, 2007 approved in part:

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“that the Administration issue Request for Proposals for the lease of the Pavilion Building, and the Feature Building site on River Landing Phase I.”

The “Feature Building” site is an important element of the Master Plan for River Landing Phase I. This component provides a unique opportunity to construct a distinctive architectural building that promotes a strong sense of place and reflects the unique culture and character of River Landing. The purpose of the Request for Proposals (RFP) is to enable the City to select a qualified developer for a long-term lease of the site and subsequent development of a signature building that will provide a high-quality food, beverage, and customer service restaurant, as the main tenant, with the opportunity for a lower floor space for programming, storage, or a “tourism” oriented operator that could include river tours and rentals.

REPORT

The developable site area is 0.1263 hectares (.312 acres), made up of an easement restriction of .0413 hectares and maximum building area of .0850 hectares. The site is identified as Block MM, located on the east side of the River Landing area, south of Spadina Crescent East and west of the Traffic Bridge. This premiere riverfront property has a south-facing slope that leads down toward the “urban” river edge.

Market Value

Your Administration secured the services of Brunson Junor Johnson Appraisals Ltd., to complete a market value appraisal on the property. The “market value” is defined as the most probable price which a property should bring in a competitive and open market. Based on the sales review (direct comparison approach) for property in the immediate area within the last two years, with most weight placed on sales within one year, the property’s market value is estimated at \$100.00/sq. ft. Therefore, the estimator concluded that Block MM in fee simple, net of any GST implications, as of March 25, 2008, is **\$1,359,562**.

Lease Payment and Term

In order to facilitate continued riverfront development and to implement services (maintenance and operations), marketing, and special event programs at River Landing, there is a need to provide a source of ongoing income. Your Administration is recommending that Block MM be leased for a fifty (50) year term based on the value of the land at \$100.00/sq. ft. The proponent shall pay the City an annual lease of \$76,089 plus GST for the fifty year term. The lease rate is based on the current City of Saskatoon borrowing cost of 5.14%.

OPTIONS

There are no options.

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POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There are no financial implications.

PUBLIC COMMUNICATION PLAN

The RFP will be publicly advertised in the: Saskatoon StarPhoenix, National Post, Vancouver Sun, Calgary Herald, Edmonton Journal, Regina Leader Post, and Winnipeg Free Press on Saturday, September 6, 2008; the Globe and Mail on Tuesday, September 2, 2008 and Thursday, September 4, 2008, the Sunday Sun, September 7, 2008, as well as facsimile distributed to local developer/consultant offices, September 8, 2008.

PUBLIC NOTICE

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

ATTACHMENTS

1. Site Plan
2. Request for Proposals

LEGISLATIVE REPORT NO. 7-2008

Section B – OFFICE OF THE CITY SOLICITOR

- B1) The Council and Committee Procedure Amendment Bylaw, 2008 (No. 2)
(File No. CK. 255-2)**
-

RECOMMENDATION: that City Council consider Bylaw No. 8700.

ADOPTED.

City Council at its meeting held on May 20, 2008 resolved that changes be made to The Council and Committee Procedure Bylaw, 2003. Attached please find Bylaw No. 8700 which makes the following changes to The Council and Committee Procedure Bylaw, 2003:

- (a) Bylaw No. 8700 makes it clear that clapping or standing in support of speakers, or displaying flags, placards or similar material will be prohibited during meetings of City Council;

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- (b) Bylaw No. 8700 has changed the order of business to make it clear that speakers on new issues will be heard last on the Agenda; and
- (c) The dates of Council Executive Committee and Committee Meetings for 2008 have been amended in accordance with the new schedule.

PUBLIC NOTICE

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

ATTACHMENT

- 1. Proposed Bylaw No. 8700, The Council and Committee Procedure Amendment Bylaw, 2008 (No. 2).

**B2) Proposed Lease of City Boulevard
240 103rd Street East
(File No. CK. 4070-2)**

RECOMMENDATION: that City Council consider Bylaw No. 8701.

ADOPTED.

City Council at its meeting on April 21, 2008, authorized the lease of a portion of the boulevard at 240 103rd Street East for an annual fee of 228.69 plus G.S.T. for a term of five years.

The Boulevard Lease Agreement is attached as Schedule "A" to proposed Bylaw No. 8701.

PUBLIC NOTICE

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

ATTACHMENTS

- 1. Proposed Bylaw No. 8701, The Boulevard Lease (240 103rd Street East) Bylaw, 2008.

REPORT NO. 12-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

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

**1. Enquiry – Councillor T. Paulsen (May 20, 2008)
Process for Naming Neighbourhoods
(Files CK. 4000-1 and PL. 4001-5)**

RECOMMENDATION: that the information be received.

IT WAS RESOLVED: that the matter be considered with the speaker on the matter. See Page No. 76.

**2. 2008 Funding Doors Open Saskatoon
(Files CK. 205-1 and PL. 907)**

RECOMMENDATION:

- 1) that the City of Saskatoon contract an external Consultant to plan and coordinate the 2009 Doors Open Saskatoon event;
- 2) that the Heritage Coordinator assemble a volunteer committee to guide the event with representatives from business, tourism, civic administration, and the heritage community; and
- 3) that prior to the 2011 event, the Community Services Department investigate the need for an Event Coordinator position to assist with this and other Department events.

ADOPTED.

Your Committee has considered the attached report of the General Manager, Community Services Department dated June 11, 2008, regarding the above matter.

Your Committee has been advised that the Municipal Heritage Advisory Committee would like an opportunity to review the matter further; however, the Administration has reported that for the 2009 Doors Open Saskatoon event to go forward the event coordinator and committee would have to be assembled and begin work in September. Your Committee had questions about funding from the Meewasin Valley Authority and the Saskatchewan Heritage Foundation and was advised that

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one of the tasks for the events coordinator would be looking for financial support from a variety of organizations.

Following review of this matter, your Committee supports the report of the General Manager, Community Services Department dated June 11, 2008 and the submission of the report to City Council at this time so that the event coordinator can be selected and planning for the event can begin. Further reporting can occur if necessary if any issues arise following further review by the Municipal Heritage Advisory Committee.

**3. “Safe at Home” Booklet – Guidelines to Help Keep
Your Family, Home, and Community Safe
(Files CK. 5000-1 and PL. 5400-27)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated June 18, 2008, with respect to the above matter.

Copies of the booklet have already been provided to Council members. The booklet is available for review in the City Clerk’s Office, as well as on the City’s website www.saskatoon.ca under the Community Services Department, City Planning Branch.

**4. SĀSĪPENITA Steering Committee’s Request to Declare the Creation
of a Portable Exhibit Honouring First Nations and Métis People
of Saskatchewan as a Municipal Project
(Files CK. 100-10 and RR 205-6)**

RECOMMENDATION:

- 1) that City Council approve the creation of a portable exhibit Honouring First Nations and Métis People of Saskatchewan, as a municipal project; and
- 2) that the Treasurer’s Branch, Corporate Services Department, be authorized and directed to accept donations for this project and to issue appropriate receipts to donors who contribute funds to the project.

ADOPTED.

Your Committee has considered and supports the report of the General Manager, Community Services Department dated June 30, 2008, with respect to the above project.

5. **Immigration Project - Update Report**
(Files CK. 100-21 and RR. 115-2 and LS. 220-48)

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Community Services Department dated July 4, 2008, providing an update on the above project.

Copies of the Immigration Action Plan Gap Analysis Report have already been provided to City Council members. A copy is available for review in the City Clerk's Office and on the City's website as an attachment to this report.

6. **Leisure Access Program for Low-Income Residents**
(Files CK. 5500-1, 1720-3 and LS. 1720-8)

RECOMMENDATION: that the Leisure Access Program (formerly known as the Accessibility Subsidy Program) for low-income residents be formalized as an ongoing program as outlined in the report of the General Manager, Community Services Department dated June 30, 2008.

ADOPTED.

Your Committee has considered and supports the attached report of the General Manager, Community Services Department dated June 30, 2008, regarding the above matter.

7. **Shed at City Gardener's Residence Site**
707 – 16th Street West
(Files CK. 710-19 and PL. 907)

RECOMMENDATION:

- 1) that the concrete shed at the City Gardener's residence site be photographed and demolished, and that a portion of the cement blocks be salvaged for future re-use in an interpretive sign or feature at the site;
- 2) that \$4,000 be allocated from the Heritage Reserve to develop interpretive text, and install signage at the Gardener's Residence Site;
- 3) that when the implementation of the Victoria Park Program Plan occurs, the Heritage Coordinator work with the Parks

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Program Consultant to determine the best location to install the interpretive signage; and

- 4) that emphasis be placed on the establishment of a Master Plan for identifying the heritage vegetation and development of a heritage garden on this site.

IT WAS RESOLVED: that the matter be considered with the speaker on the matter. See Page No. 77.

REPORT NO. 8-2008 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. Enquiry – Councillor B. Dubois (December 3, 2007)
Recycling Bins
(File No. CK. 7830-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following enquiry was made by Councillor B. Dubois at the meeting of City Council held on December 3, 2007:

“Would the Administration please advise as to what the process is to acquire full-service recycling bins in Ward 10.”

Attached is a report of the General Manager, Utility Services Department dated June 24, 2008 with respect to this enquiry, indicating that an interdepartmental work group has been established by Administration to determine new locations for recycling bins to be provided by Creative Outdoor Advertising Inc., and that the work group has developed criteria on which to assess the placement of new bins.

Your Committee supports the steps taken by Administration in this regard.

**2. Impact of Proposed Off-Leash Dog Park at Chief Whitecap Park
on City's New Water Intake Facility**
(File No. CK. 152-2 x CK. 4205-38)

- RECOMMENDATION:**
- 1) that an ongoing annual monitoring program be instituted to assess the risk to the river water quality from the off-leash dog park at Chief Whitecap Park; and
 - 2) that if any adverse impact to the City's raw water supply becomes evident, Chief Whitecap Park's use as an off-leash dog park shall be discontinued.

ADOPTED.

Attached is a report of the General Manager, Utility Services Department dated June 27, 2008 with respect to the above matter.

Your Committee has reviewed this report with the Administration, from the Water and Wastewater Treatment facility and the Parks Program Consultant, and has determined that Recommendation No. 1) in the report is not necessary at this time, in that Recommendation No. 3) in the report covers the circumstance under which discontinuance of the park as an off-leash area would happen. Your Committee is therefore submitting the remaining two recommendations in the report, for the approval of City Council.

**3. Benefits of a Comprehensive and Integrated
Dark-Sky Lighting Policy for Saskatoon**
(File No. CK. 6300-1)

- RECOMMENDATION:** that the Administration develop a comprehensive and integrated Dark-Sky Lighting Policy that will apply to all areas within the current and future City limits.

IT WAS RESOLVED: that the matter be considered with the speaker on the matter. See Page No. 78.

REPORT NO. 12-2008 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. Downtown Transit Terminal and
Security Cameras at the Transit Mall
(File No. CK. 7311-2)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached, for the information of City Council, is a report of the General Manager, Utility Services Department dated July 2, 2008, regarding the above matter.

**2. Circle Drive South Project and
Revised Gas Tax Funding Strategy for Transportation Capital Projects
(File No. CK. 6050-9)**

RECOMMENDATION:

- 1) that the revised funding strategy for the Circle Drive/College Drive Interchange; Circle Drive Bridge Widening; and, the South River Crossing, subject to a Public Notice for borrowing, as a combination of pay-as-you-go and debenture issue, be approved;
- 2) that City Council limit new gas tax funding commitments until the criteria of the permanent gas tax transfer program are developed;
- 3) that Administration submit eligible water utility projects to the New Deal for Cities and Communities Program and in

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turn, the utility issue disbursements to the general fund in the same amount received;

- 4) that land for the Circle Drive South River Crossing be purchased from the Property Realized Reserve at cost;
- 5) that the City lobby the Federal Government for assurance that the future gas tax agreement honors past eligible costs, and that future funding received flows seamlessly between agreements; and
- 6) that the funding strategy be reviewed periodically as information is obtained related to the funding and criteria of the future gas tax agreement.

ADOPTED.

Your Committee has considered and supports the attached report of the General Manager, Corporate Services Department dated July 3, 2008, on the above matter.

**3. Shaw Centre Signage Sponsorship
(File No. CK. 4110-32)**

- RECOMMENDATION:**
- 1) that City Council approve the Purchase Agreement between the City of Saskatoon and Seventy-Seven Signs Ltd. for the purchase of exterior and interior signs at the Shaw Centre at a cost of \$75,000; and
 - 2) that the Mayor and City Clerk be authorized to execute the Agreement under the Corporate Seal.

ADOPTED.

Your Committee has considered and supports the attached report of the General Manager, Community Services Department dated June 12, 2008, with respect to the above matter.”

His Worship the Mayor assumed the Chair.

Moved by Councillor Wyant, Seconded by Councillor Clark,

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

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Brad Sylvester, Optimist Canada Day 2008, dated July 9

Thanking Council for the various City resources utilized for Optimist Day 2008 and requesting City Council consider providing transit services for Canada Day 2009. (File No. CK. 205-1)

2) Laurie Bletsky, dated July 10

Commenting on lack of transit services for Optimist Canada Day 2008 and encouraging City Council consider providing transit services for Canada Day 2009. (File No. CK. 205-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Heidt, Seconded by Councillor Dubois,

THAT the matter of transit operating on Statutory holidays be referred to the Administration to report to the 2009 Operating Budget.

CARRIED.

3) Tammy Forrester, RSVP Event Design, dated July 12

Requesting that 4th Avenue, between 22nd Street and the Police Station, be temporarily closed on Thursday, August 21, 2008, to accommodate a BBQ honouring Terry Fox's Marathon of Hope. (File No. CK. 205-1)

RECOMMENDATION: that the request to close 4th Avenue, between 22nd Street and the Police Station on Thursday, August 21, 2008, to accommodate a BBQ honouring Terry Fox's Marathon of Hope be granted subject to any administrative conditions.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the request to close 4th Avenue, between 22nd Street and the Police Station on Thursday, August 21, 2008, to accommodate a BBQ honouring Terry Fox's Marathon of Hope be granted subject to any administrative conditions.

CARRIED.

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4) Simone Clayton, dated July 21

Commenting on downtown parking during festival events. (File No. CK. 6120-5)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT the matter be referred to the Administration.

CARRIED.

5) Slawko J. Kindrachuk, Ukraine Day in the Park, 5 Letters, dated July 17

Requesting that, in conjunction with the 8th Annual Day in the Park being held on August 23, 2008, in South Kiwanis Park, the flag of Ukraine be flown at City Hall the week prior to this event; that Spadina Crescent between the Broadway Bridge and 21st Street East be temporarily closed; that the time which activities and entertainment can be heard under the Noise Bylaw be extended to 11:00 p.m.; and that Council proclaim the week of August 18 to 24 as Ukraine Week. (File Nos. CK. 205-1 & 185-9)

- RECOMMENDATION:**
- 1) that the requests that the flag of Ukraine be flown at City Hall the week prior to the August 23, 2008 event; that Spadina Crescent between the Broadway Bridge and 21st Street East be temporarily closed; that the time which activities and entertainment can be heard under the Noise Bylaw be extended to 11:00 p.m. be granted subject to any administrative conditions; and
 - 2) that City Council proclaim the week of August 18 to August 24, 2008 as Ukraine Week in Saskatoon and that the City Clerk be authorized to sign the proclamation on behalf of City Council.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

- 1) *that the requests that the flag of Ukraine be flown at City Hall the week prior to the August 23, 2008 event; that Spadina Crescent between the Broadway Bridge and 21st Street East be temporarily closed; that the time which activities and entertainment can be heard under the Noise Bylaw be extended to 11:00 p.m. be granted subject to any administrative conditions; and*

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- 2) *that City Council proclaim the week of August 18 to August 24, 2008 as Ukraine Week in Saskatoon and that the City Clerk be authorized to sign the proclamation on behalf of City Council.*

CARRIED.

6) Crystal Genaille, The Salvation Army, dated July 23

Requesting that 19th Street, between Avenues C & D be temporarily closed on Saturday, September 20, 2008, from 9:30 a.m. to 4:30 p.m., in conjunction with a ball hockey fundraiser. (File No. CK. 205-1)

RECOMMENDATION: that the request for a temporary closure of 19th Street, between Avenues C & D on Saturday, September 20, 2008, from 9:30 a.m. to 4:30 p.m., in conjunction with a ball hockey fundraiser be approved subject to any administrative conditions.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the request for a temporary closure of 19th Street, between Avenues C & D on Saturday, September 20, 2008, from 9:30 a.m. to 4:30 p.m., in conjunction with a ball hockey fundraiser be approved subject to any administrative conditions.

CARRIED.

7) Dolores Douglas, Silverwood Heights Community Association, dated July 23

Requesting the closure of Silverwood Road, between the entrances of Ball Crescent on Saturday, September 13, 2008, to accommodate a community Family Fun Day. (File No. CK. 205-1)

RECOMMENDATION: that the request for a temporary closure of Silverwood Road, between the entrances of Ball Crescent, on Saturday, September 13, 2008, to accommodate a community Family Fun Day, be approved subject to any administrative conditions.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the request for a temporary closure of Silverwood Road, between the entrances of Ball Crescent, on Saturday, September 13, 2008, to accommodate a community Family Fun Day, be approved subject to any administrative conditions.

CARRIED.

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8) Arthur Kuntz, dated July 26

Commenting on tax notice process for recently-purchased homes. (File No. CK. 1920-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Lorje, Seconded by Councillor Hill,

THAT the information be received.

CARRIED.

9) Jonas Kiedrowski, dated July 25

Commenting on loud vehicle exhaust systems. (File No. CK. 375-2)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Lorje, Seconded by Councillor Clark,

THAT the Chief of Police and City Solicitor be requested to review and report on the issue of loud vehicle exhaust systems and the use of engine retarder brakes, including the tools available to City Council to deal with the issue and the current fine structure and its effectiveness.

CARRIED.

10) Brian Swidrovich, dated July 30

Requesting that the time where live bands can be heard under the Noise Bylaw be extended until 10:30 p.m. on Thursday, August 14 and until 11:00 p.m. on Friday, August 15, 2008 in conjunction with the Nutana Legion "Veterans Pavilion" as part of Folkfest. (File No. CK. 185-9)

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RECOMMENDATION: that the request to extend the time where live bands can be heard under the Noise Bylaw be extended until 10:30 p.m. on Thursday, August 14 and until 11:00 p.m. on Friday, August 15, 2008 in conjunction with the Nutana Legion “Veterans Pavilion” as part of Folkfest be granted.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the request to extend the time where live bands can be heard under the Noise Bylaw be extended until 10:30 p.m. on Thursday, August 14 and until 11:00 p.m. on Friday, August 15, 2008 in conjunction with the Nutana Legion “Veterans Pavilion” as part of Folkfest be granted.

CARRIED.

11) Ervin Carlier, North/South Trade Corridor Committee, dated July 25

Providing information about and seeking support for Crossing the Medicine Line. (File No. CK. 1870-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Dubois, Seconded by Councillor Pringle,

THAT the information be received.

CARRIED.

The City Clerk distributed copies of a letter from Nowshad Ali, On Purpose Leadership, dated August 6, 2008, requesting extension of the Noise Bylaw to 11:00 p.m. on Saturday, August 30 and Sunday, August 31, 2008, for amplified music in conjunction with the Saskatoon Fireworks Festival.

Moved by Councillor Paulsen, Seconded by Councillor Hill,

THAT extension of the Noise Bylaw to 11:00 p.m. on Saturday, August 30 and Sunday, August 31, 2008, for amplified music in conjunction with the Saskatoon Fireworks Festival be approved and that the Administration discuss with the proponents whether the fireworks can be shut down prior to 11:00 p.m.

CARRIED.

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C. INFORMATION ITEMS

1) Bev Vermeulen, dated June 18

Commenting on graffiti on Warman Road wall. (File No. CK. 5000-3)

2) Joseph Blatz, dated July 9

Commenting on street cleaning in the Stonebridge neighbourhood. (File No. CK. 6315-1)

3) Neil Balan, dated July 16

Commenting on transit routes going through the downtown. (File No. CK. 7311-2)

4) Kelly Harrington, dated July 17

Advising of free nutritious lunches for inner-city children in City parks and inviting volunteers. (File No. CK. 100-1)

5) Ken Wilkinson, Saskatchewan Craft Council, dated July 17

Thanking Council for the success of this year's Waterfront Craft Art Festival at River Landing. (File No. CK. 205-1)

6) Ivar Moen, dated July 15

Commenting on road closures in conjunction with organized walks and runs. (File No. CK. 205-1)

7) Diane Hannah, dated July 21

Commenting on excessive speed on Circle Drive. (File No. CK. 5300-1)

8) M. Mario, dated July 21

Commenting on the condition of City streets. (File No. CK. 6315-1)

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9) Wendy Wehner, dated July 31

Commenting on bottles and cans left in parks and the need for an off-leash area in Mount Royal. (File Nos. CK. 5000-1 & 152-2)

10) Diane Kanak, Deputy City Clerk, dated July 21

Advising of Notice of Hearing of the Development Appeals Board with respect to the property located at 806 Duchess Street. (File No. CK. 4352-1)

11) Diane Kanak, Deputy City Clerk, dated July 21

Advising of Notice of Hearing of the Development Appeals Board with respect to the property located at 2220 20th Street West. (File No. CK. 4352-1)

12) Diane Kanak, Deputy City Clerk, dated July 29

Advising of Notice of Hearing of the Development Appeals Board with respect to the property located at 411 Beechdale Cove. (File No. CK. 4352-1)

13) Diane Kanak, Deputy City Clerk, dated July 30

Advising of Notice of Hearing of the Development Appeals Board with respect to the property located at 1220 8th Street East. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Gil Dobroskay, Guardian Commercial Real Estate Services Ltd., dated July 4

Providing information with respect to relocation of residents of McNab Park. (File No. CK. 4000-9) (Referred to Executive Committee for further handling.)

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2) Frank Quennell, MLA, Saskatoon Meewasin, dated July 22

Commenting on McNab Park Redevelopment. (File No. CK. 4000-9) **(Referred to Administration to respond to the writer.)**

3) Janelle Pollard, dated July 8

Expressing concern about street line painting on Fairlight Drive to 22nd Street. (File No. CK. 6315-1) **(Referred to Administration for further handling.)**

4) Patrick Barnard, dated July 9

Requesting follow up after delivering a book of research on synthetic turf. (File No. CK. 4139-1) **(Referred to the Administration for further handling.)**

5) Beverly Groves, undated

Expressing concern over a recent development application. (File No. CK. 4110-1) **(Referred to Administration for consideration.)**

6) Randy Noble, dated July 10

Commenting on receipt of 2008 Supplementary Tax Bill. (File No. CK. 1930-1) **(Referred to Administration to respond to the writer.)**

7) Lee Baker, dated July 10

Commenting on the removal of driveway ramps on Priel Crescent. (File No. CK. 6315-1) **(Referred to the Administration to respond to the writer.)**

8) Ashley Reekie, dated July 11

Commenting on proposed elimination of Chief Whitecap Off-leash Dog Park. (File No. CK. 4205-38) **(Referred to Administration for further handling.)**

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9) Shannon Reminek, dated July 15

Commenting on the intersection of Herold Road and Slimmon Place. (File No. CK. 6000-1) **(Referred to the Administration for appropriate action.)**

10) Kyla Day, dated July 16

Commenting on speed concerns in Montgomery Place. (File No. CK. 6320-1) **(Referred to Administration for consideration.)**

11) Gerry Clackson on behalf of Hamm Construction, dated July 16

Requesting update on recent conversations between the City and the RM of Corman Park with respect to NW corner of Millar Avenue and 71st Street. (File No. CK. 4020-1) **(Referred to Administration for further handling.)**

12) Kari Waldner, dated July 19

Expressing concerns about the sanitation of playcenters. (File No. CK. 7500-1) **(Referred to Saskatoon Health Region for further handling.)**

13) Holly Donahue, dated July 23

Commenting on new playground equipment in Willowgrove. (File No. CK. 4205-1) **(Referred to Administration to respond to the writer.)**

14) Christy Peterson, dated July 20

Commenting on frequent flooding of Junor Avenue. (File No. CK. 7820-1) **(Referred to Administration to respond to the writer.)**

15) Sara Stone, dated July 22

Commenting on the irrigation at Sidney L. Buckwold Park. (File No. CK. 4205-1) **(Referred to Administration for appropriate action.)**

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16) Nancy Carmichael, Saskatoon Community Clinic, dated July 23

Commenting on proposal to remove the reduced speed zones by High Schools. (CK. 5200-5) **(Referred to Planning and Operations Committee for further handling.)**

17) Sherry-Lynn Glawe, dated July 27

Commenting on the sidewalks near Sherbrooke Nursing Home. (File No. CK. 6220-1) **(Referred to Accessibility Advisory Committee for further handling.)**

18) Robert Mills, dated July 27

Commenting on construction in Saskatoon. (File No. CK. 6315-1) **(Referred to Administration to respond to the writer.)**

19) Ken Auchs, Mid-West Development (2000) Corp., dated July 30

Commenting on weed control. (File No. CK. 4200-2) **(Referred to Administration for appropriate action and response to the writer.)**

20) Shelagh Weber, dated July 30

Commenting on the condition of a bike/pedestrian bypass pathway. (File No. CK. 4139-1) **(Referred to Administration to respond to the writer.)**

21) Arnold Isbister, dated July 30

Commenting on traffic concerns. (File No. CK. 6000-1) **(Referred to Administration to respond to the writer.)**

22) Jason Sadowski, dated July 31

Commenting on City of Saskatoon power estimates. (File No. CK. 1550-2) **(Referred to Administration for consideration.)**

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23) Stephanie Sydiaha, dated August 4

Commenting on proposal to eliminate reduced speed zones near high schools. (File No. CK. 5200-5) (Referred to Planning and Operations Committee.)

RECOMMENDATION: that the information be received.

Moved by Councillor Wyant, Seconded by Councillor Neault,

THAT the information be received.

CARRIED.

E. PROCLAMATIONS

1) Perry Lidster & Darcy Pawlik, Ag-West Bio Inc., dated June 27

Requesting City Council to proclaim September 19 to 26, 2008, as Biotech Week. (File No. CK. 205-5)

2) Cathy Sieben, The Saskatoon Literacy Coalition, dated June 28

Requesting City Council proclaim September 8, 2008 as International Literacy Day. (File No. CK. 205-5)

3) Shannon Doka, Share the Warmth, dated July 14

Requesting City Council proclaim September 25, 2008 as Home Energy Efficiency Day. (File Nos. CK. 205-5 & 375-5)

4) Barb Dimitrie, Saskatoon Business College, dated July 29

Requesting City Council proclaim Thursday, September 11, 2008 and Thursday, September 18, 2008, as Shinerama Days. (File No. CK. 205-5)

5) Shannon Cunningham, Interval House, dated July 29

Requesting City Council proclaim October 12 to 18, 2008 as Saskatoon Interval House Week. (File No. CK. 205-5)

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6) Maxine Anderson, Muscular Dystrophy Canada, dated July 22

Requesting City Council proclaim September as Muscular Dystrophy Awareness Month. (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, in the standard form, on behalf of City Council.

Moved by Councillor Dubois, 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 proclamations, in the standard form, on behalf of City Council.*

CARRIED.

HEARINGS

- 4a) Proposed Rezoning from R1A to R1B, R2 and RMTN
Lots 16A-28B of Block 12, Lots 1-10 of Block 17, Lots 1-35B of Block 18,
Lots 1-24 of Block 19A, Lots 1A-10B of Block 19B,
Hampton Village Neighbourhood
Applicant: Dundee Developments
Proposed Bylaw No. 8698
(File No. CK. 4351-08-13)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8698.

Attached are copies of the following:

- Proposed Bylaw No. 8698;
 - Report of the General Manager, Community Services Department dated June 26, 2008 recommending that City Council approve rezoning of the following properties:
- 1) Lots 1-10 of Block 17, Lots 1-30 of Block 18, and Lots 1-24 of Block 19A from an R1 A District to an R1B District;

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- 2) Lots 16A-28B of Block 12, Lots 31A-35B of Block 18, and Lots 1A-10B of Block 19B from an R1A District to an R2 District; and
 - 3) Lot D and Lot E from an R1A District to RMTN District.
- Letter dated July 9, 2008 from the Municipal Planning Commission advising that the Commission supports the above recommendation; and
 - Notice that appeared in the local press under dates of Saturday, August 2 and Saturday, August 9, 2008.”

His Worship the Mayor opened the hearing.

Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the proposed rezoning and expressed the Department's support.

Councillor Dubois, member of the Municipal Planning Commission, expressed the Commission's support of the proposed Zoning Bylaw Amendment.

Mr. Don Armstrong, Vice President, Dundee Developments, reviewed the proposed project and asked for Council's support.

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 Pringle, Seconded by Councillor Dubois,

THAT the submitted report and correspondence be received.

CARRIED.

Moved by Councillors Heidt, Seconded by Councillor Paulsen,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT Council consider Bylaw No. 8698.

CARRIED.

MATTERS REQUIRING PUBLIC NOTICE

5a) **Credit Union Centre – Seat Expansion and Renovations Project**
(File Nos. CS 611-3 & CS 1750-1 & CK. 611-3)

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Corporate Services dated July 30, 2008:

- RECOMMENDATION:**
- 1) that City Council approve the Credit Union Centre Seat Expansion and Renovations Project;
 - 2) that City Council authorize borrowing up to \$2.5 million to the Credit Union Centre to finance the Seat Expansion portion of the project; and
 - 3) that the Administration report back on the final borrowing terms and conditions of the loan agreement between the City of Saskatoon and Credit Union Centre.

BACKGROUND

The recent announcement by Hockey Canada that awarded the city of Saskatoon the 2010 World Junior Hockey Championship was contingent on the expansion of the lower bowl of Credit Union Centre (CUC) for increased seating, as well as renovations to the dressing rooms. Other facility renovations are required including the construction of the Saskatoon Blades Hockey Club Operations Suite.

The seating expansion project is currently unfunded and requires borrowing to finance this project.

The Cities Act and City Council Bylaw 8171 require that City Council give public notice before borrowing money, lending money, or guaranteeing the repayment of a loan.

REPORT

There are two major components to the Seat Expansion and Facility Renovation Project. The largest component is the construction of the seating to close in the lower bowl of the arena and would be a legacy project of the World Junior Hockey Championship. This component of the project is expected to cost \$2.5 million. However, there is no immediate source of funding for this project and therefore the only alternative is borrowing. This borrowing would be repaid from an expected profit of nearly \$1 million for CUC from the World Junior Hockey Tournament, with the remaining \$1.5 million to be repaid from the savings resulting from reduced debt payments on the current Corporate Suite Project

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Productivity Improvement Loan. On this loan, a lump sum payment in 2007 and an expected large debt pre-payment in 2008 from projected CUC profits will reduce the annual payments which could then be reallocated to cover the payments for the lower bowl seat expansion project. The original Corporate Suite Productivity Improvement Loan of \$4,022,609 was approved on the basis of producing additional revenue from the operation of the Corporate Suites of over \$500,000 per year to repay the loan over 10 years. The new loan for the lower bowl seating expansion project would be based on a 10-year loan. The current rate of interest for an internal loan is 4.70%, but based on the final borrowing decision and date of issuance, this rate may vary slightly.

The Comptroller's Branch has reviewed the loan application and is in agreement with the funding amount and preliminary terms. While it is expected that CUC can meet the loan payments within the term period, there is some, but minimal risk as debt repayment is based on future revenues which are never guaranteed. The loan requires special Council consideration and approval since no down payment is being provided in the current budget year, and the project was not originally included in the 2008 Capital Budget.

The second component is the dressing room upgrades and the construction of the Blades Operations Suite. The relocation of the Blades offices from the second floor to the arena level will provide additional space for CUC and consolidate the Blades' office, training facilities and a new dressing room in one area and provides additional facility dressing rooms. This project is expected to cost \$1.3 million with the Blades Hockey Club contributing \$300,000 towards the project with the remaining \$1 million coming from the CUC Facility Enhancement Reserve. As of June 30, 2008, the reserve balance was \$1.5 million.

FINANCIAL IMPACT

The Administration normally would fund internal loans through balances in the Property Realized Reserve. However, due to the amount of the required financing, other options may be pursued. These options include adding the required amount to a future external borrowing; using an Interest Rate Swap instrument; or the use of civic investment funds to finance the loan. All options are within the legislative capabilities of the City. However, the Administration is asking that the flexibility be provided to allow the best option at the time of the borrowing based on market interest rates and cash balances in the Property Realized Reserve.

PUBLIC NOTICE

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

- Advertised in the *Saskatoon StarPhoenix* on Saturday, August 2 and Saturday, August 9, 2008, and in the *Saskatoon Sun* on Sunday, August 3 and Sunday, August 10, 2008.

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- Posted on City Hall Notice Board Friday, August 1, 2008.
- Posted on City Website on Friday, August 1, 2008.

ATTACHMENT

1. Photocopy of Public Notice.”

General Manager, Corporate Services Department Bilanski reviewed the report.

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 Wyant,

- 1) *that City Council approve the Credit Union Centre Seat Expansion and Renovations Project;*
- 2) *that City Council authorize borrowing up to \$2.5 million to the Credit Union Centre to finance the Seat Expansion portion of the project; and*
- 3) *that the Administration report back on the final borrowing terms and conditions of the loan agreement between the City of Saskatoon and Credit Union Centre.*

CARRIED.

**5b) Proposed Closure of Right-of-Way
Portion of Public Right-of-Way adjacent to
747 and 803 Coppermine Crescent and 98 and 102 Churchill Drive
(File Nos. IS-6295-1 & CK. 6295-08-14)**

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Infrastructure Services Department, dated July 31, 2008:

- RECOMMENDATION:**
- 1) that the walkway between 747 and 803 Coppermine Crescent and 98 and 102 Churchill Drive be closed;
 - 2) that upon receipt of the legal land survey documents the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council;

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- 3) that upon approval of the bylaw, the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing; and
- 4) that upon closing the portion of the right-of-way it be sold to John Olson and Susan Bertolo of 98 Churchill Drive, Clayton Lessmeister of 747 Coppermine Crescent and Harvey and Virginia Kaszakoff of 803 Coppermine Crescent for \$1,000 each.

REPORT

The Planning and Operations Committee, at its meeting held on July 15, 2008, considered the attached report of the General Manager, Infrastructure Services Department dated June 4, 2008 (Attachment 1) and resolved that the Administration proceed with Public Notice for closure of the walkway between 747 and 803 Coppermine Crescent and 98 and 102 Churchill Drive.

As outlined in Plan No. 242-0003-001r001 (Attachment 2), the walkway will be sold to the adjacent property owners for \$1,000 each.

Upon approval of the closure of the walkway, the Administration will proceed with acquiring the legal land survey documents to transfer the title of land. Typically, this process involves acquiring a plan of consolidation and gathering utility consents to verify easements. This process can take between six to eight months. Once all the documentation has been received, a report will be submitted to City Council to consider the bylaw for closure.

The adjacent property owners will not be allowed to build a structure or remove the concrete sidewalk until the title of the land has been transferred, however, they will be allowed to close the walkway by installing a temporary fence or extending their existing fence line.

If there any utilities located in this walkway, easements will be attached to the title or they will be relocated at the expense of the property owner.

PUBLIC NOTICE

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

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- Advertised in the *StarPhoenix* and *Sun* on the weekends of August 2 and 3 and August 9 and 10, 2008;
- Posted on the City Hall Notice Board on Friday August 1, 2008;
- Posted on City of Saskatoon website on Friday, August 1, 2008; and
- Flyers distributed to affected parties on July 30, 2008.

ATTACHMENTS

1. Report of the General Manager, Infrastructure Services Department dated June 4, 2008;
2. Plan No. 242-000-001r001; and
3. Copy of Public Notice.’

Also attached are letters from the following:

- Councillor Darren Hill, dated February 15, 2008
- Jacqueline Jackson, dated July 22, 2008
- Lisa Weir, dated July 19, 2008
- Silvia Link, dated July 25 and August 7, 2008
- Paul Ogryzlo, dated July 25, 2008
- Dean Stein, dated July 28 & August 6, 2008
- John Toles, dated July 28, 2008
- Marg and Harold Rudy, undated;
- Paula Stein, dated August 6, 2008; and
- Natalie Langlois, dated August 6, 2008.”

The City Clerk distributed copies of the following letters:

- *Dinah Guran, dated August 11, 2008, requesting permission to address Council;*
- *Natalie Langlois, dated August 11, 2008, requesting permission to address Council;*
- *Harvey Kazakoff, dated August 11, 2008, requesting permission to address Council;*
- *Clayton and Susan Lessmeister, dated August 11, 2008, requesting permission to address Council;*
- *John Olson and Susan Bertolo, dated August 7, 2008;*
- *Jacqueline and Scott Kuemper, dated August 8, 2008;*
- *Willa Fernets, dated August 10, 2008;*
- *Maureen Anderson, dated August 8, 2008;*
- *Melinda Brown, dated August 7, 2008;*
- *Gale Kellington and Cameron Kemp, dated August 11, 2008; and*
- *Silvia Link, dated August 11, 2008.*

General Manager, Infrastructure Services Department Totland reviewed the application.

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Ms. Sylvia Link spoke in opposition to the proposed walkway closure.

Ms. Dinah Guran spoke in opposition to the proposed walkway closure.

Ms. Melinda Brown spoke in opposition to the proposed walkway closure.

Ms. Lisa Weir spoke in opposition to the proposed walkway closure.

Mr. John Olsen spoke in favour of the proposed walkway closure.

Ms. Willa Fernets spoke in opposition to the proposed walkway closure.

Ms. Alana Beyer spoke in favour of the proposed walkway closure.

Ms. Theresa Blair spoke in opposition to the proposed walkway closure.

Mr. Harvey Kazakoff spoke in favour of the proposed walkway closure and distributed pictures of vandalism in the walkway.

Ms. Natalie Langlois spoke in opposition to the proposed walkway closure.

Moved by Councillor Heidt, Seconded by Councillor Wyant,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Pringle,

THAT that the walkway between 747 and 803 Coppermine Crescent and 98 and 102 Churchill Drive remain open.

CARRIED.

Moved by Councillor Clark, Seconded by Councillor Paulsen,

THAT the Administration work with the Community Association and the residents to come up with possible solutions for maintaining the walkway.

CARRIED.

**5c) Proposed Closure of Right-of-Way
Portion of Public Right-of-Way adjacent to
138 Meglund Place and 202 Meglund Crescent
(File Nos. 6295-1 & CK. 6295-08-11)**

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Infrastructure Services Department, dated July 31, 2008:

- RECOMMENDATION:**
- 1) that the walkway between 138 Meglund Place and 202 Meglund Crescent be closed;
 - 2) that upon receipt of the legal land survey documents the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council;
 - 3) Upon approval of the bylaw, the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing; and
 - 4) that upon closing the portion of the right-of-way it be sold to Lenard and Stella Arndt of 138 Meglund Place and Mabelann Anderson of 202 Meglund Crescent for \$1,000. each.

REPORT

The Planning and Operations Committee, at its meeting held on May 13, 2008, considered the attached report of the General Manager, Infrastructure Service Department dated April 25, 2008 (Attachment 1) and approved the recommendation that the Administration proceed with public notice for the closure of the walkway between 138 Meglund Place and 202 Meglund Crescent in the Wildwood neighbourhood.

As outlined in Plan No. 240-0025-002r001, Area “1” will be sold to Lenard and Stella Arndt of 138 Meglund Place for \$1,000.00, and Area “2” will be sold to Mabelann Anderson of 202 Meglund Crescent for \$1,000.00.

Once closure has been approved, the Administration will proceed with acquiring the legal land survey documents to transfer the title of land. Typically, this process involves acquiring a plan of consolidation and gathering utility consents to verify easements. This process can take between six to eight months. Once all the documentation has been received, a report will be submitted to City Council to consider the bylaw for closure.

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The adjacent property owners will not be allowed to build a structure or remove the concrete sidewalk until title of land has been transferred, however, they will be allowed to close the walkway by installing a temporary fence or extending their existing fence line.

If there are any utilities located in this walkway, easements will be attached to the title or will be relocated at the expense of the property owner.

PUBLIC NOTICE

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

- Advertised in the *StarPhoenix* and *Sun* on the weekends of August 2 and 3 and August 9 and 10, 2008;
- Posted on City Hall Notice Board on Friday August 1, 2008;
- Posted on City of Saskatoon website on Friday, August 1, 2008; and
- Flyers distributed to affected parties on August 1, 2008.

ATTACHMENTS

1. Report of the General Manager, Infrastructure Services Department dated April 25, 2008;
2. Plan No. 240-0025-002r001; and
3. Copy of Public Notice.”

General Manager, Infrastructure Services Department Totland reviewed the application.

Mr. Kenton Miller, resident of Meglund Crescent, spoke in opposition to the proposed walkway closure.

Moved by Councillor Neault, Seconded by Councillor Dubois,

- 1) *that the walkway between 138 Meglund Place and 202 Meglund Crescent be closed;*
- 2) *that upon receipt of the legal land survey documents the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council;*
- 3) *Upon approval of the bylaw, the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing;*
- 4) *that upon closing the portion of the right-of-way it be sold to Lenard and Stella Arndt of 138 Meglund Place and Mabelann Anderson of 202 Meglund Crescent for \$1,000. each; and*

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- 5) *that the walkway remain open until Wildwood Village fences its portion of the property.*

CARRIED.

**5d) Proposed Walkway Closure
Walkway between 223 and 227 Sherry Crescent
(File Nos. 6295-1 & CK. 6295-08-19)**

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Infrastructure Services Department, dated July 31, 2008:

- RECOMMENDATION:**
- 1) that City Council consider Bylaw No. 8697;
 - 2) that the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing; and
 - 3) that upon closing the portion of right-of-way as described in Plan Showing Proposed Surface Consolidation as prepared by George, Nicholson, Franko & Associates Ltd. Surveys (Attachment 2), it be sold to Kevin Keith Hack and Cheryl Ann Hack of 227 Sherry Crescent for \$1,000.00.

REPORT

The Planning and Operations Committee, at its meeting held on July 15, 2008, considered the attached report of the General Manager, Infrastructure Services Department dated June 13, 2008 (Attachment 1) and approved the recommendation to proceed with public notice for closure of the walkway between 223 and 227 Sherry Crescent in the Parkridge Neighborhood.

The Administration has received all the legal survey documentation for the consolidation of the property as indicated in the Plan Showing Proposed Surface Consolidation dated August 2007, as prepared by George, Nicholson, Franko & Associated Ltd. (Attachment 2). The walkway will be sold to Kevin Keith Hack and Cheryl Ann Hack of 227 Sherry Crescent for \$1,000.00.

SaskTel, SaskPower and Shaw Cable Systems have facilities within the proposed closure and have granted permission for closure subject to easements being granted.

PUBLIC NOTICE

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

- Advertised in the *StarPhoenix* and *Sun* on the weekends of August 2 and 3 and August 9 and 10, 2008;
- Posted on City Hall Notice Board on Friday, August 1, 2008;
- Posted on City of Saskatoon website on Friday, August 1, 2008; and
- Flyers distributed to affected parties on Thursday July 31, 2008.

ATTACHMENTS

1. Report of the General Manager, Infrastructure Services Department, dated June 13, 2008;
2. Plan of Proposed Surface Consolidation dated August 2007;
3. Proposed Bylaw No. 8697; and
4. Copy of Public Notice.”

The City Clerk distributed copies of a letter from Peter Gallén, dated August 11, 2008.

General Manager, Infrastructure Services Department Totland reviewed the application.

Mr. Kevin Hack, applicant, advised he was in the gallery to answer any questions Council may have.

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 Neault, Seconded by Councillor Lorje,

- 1) *that City Council consider Bylaw No. 8697;*
- 2) *that the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing; and*
- 3) *that upon closing the portion of right-of-way as described in Plan Showing Proposed Surface Consolidation as prepared by George, Nicholson, Franko & Associates Ltd. Surveys (Attachment 2), it be sold to Kevin Keith Hack and Cheryl Ann Hack of 227 Sherry Crescent for \$1,000.00.*

CARRIED.

- 5e) Proposed Closure of Right-of-Way**
Walkway adjacent to 403 and 351 Bornstein Crescent and
347 and 351 Kenderdine Road
(File Nos. 6295-1 & 6295-08-8)
-

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Infrastructure Services Department, dated July 31, 2008:

- RECOMMENDATION:**
- 1) that the walkway between 403 and 351 Bornstein Crescent and 347 and 351 Kenderdine Road be closed;
 - 2) that upon receipt of the legal land survey documents the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council;
 - 3) Upon approval of the bylaw, the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing;
 - 4) that upon closing the portion of the right-of-way it be sold to Lorne and Doris Lubyk of 351 Bornstein Crescent for \$1,000, Shawn and Laurel Scherr of 351 Kenderdine Road for \$1,000 and Wanda Holizki of 347 Kenderdine Road for \$1,000; and
 - 5) that, until the community has been consulted with respect to the use of the SaskPower easement running perpendicular to and just west of Kenderdine Road, gates with locks be installed at both the north and south end.

REPORT

The Planning and Operations Committee, at its meeting held on April 29, 2008, considered a report of the General Manager, Infrastructure Services Department, dated April 17, 2008 (Attachment 1) and approved the recommendation that the Administration proceed with public notice for closure of the walkway between Bornstein Crescent and Kenderdine Road in the Erindale neighbourhood.

As outlined in Plan No. 242-0029-002r001 (Attachment 2), the walkway will be sold to Lorne Lubyk of 351 Bornstein Crescent; Shawn and Laurel Scherr of 351 Kenderdine

Road; and Wanda Holizki of 347 Kenderdine Road. The owner of 403 Bornstein Crescent is not interested in purchasing a portion of the walkway.

Upon approval of the closure, Infrastructure Services will proceed with acquiring the legal land survey documents to transfer the title of land. Typically, this process involves acquiring a plan of consolidation and gathering utility consents to verify easements. This process can take between six and eight months. Once all the documentation has been received, a report will be submitted to City Council to consider the bylaw. Until this process is completed and the title of the land has been transferred, the property owners will not be allowed to build a structure or remove the concrete sidewalk, however, they will be allowed to physically close the walkway by installing a fence or extending their existing fence line. If there are any utilities located in this walkway, easements will be attached to the title or they will be relocated at the expense of the property owner.

SAFETY - CRIME THROUGH ENVIRONMENTAL DESIGN (CEPTED)

A neighbourhood safety Crime Prevention Through Environmental Design (CPTED) Review for the SaskPower easement that runs perpendicular to and just west of Kenderdine Road was completed in July, 2008 (Attachment 4).

The review presents three options, all of which have their basis in the principles of CPTED:

- 1) that the easement remain open as an access for pedestrians, cyclist, garden spots and community activities which will show that the community will take ownership of the area. However, with a convenience store close by, there may be nuisance behavior after dark.
- 2) that the SaskPower easement be closed, which means fencing with locks on one or both ends to allow SaskPower access when needed. No Trespassing signs should be posted and adjacent residents should be required to remove their back gates, if they have one, to ensure that there is no easy access to the area. If people do gain access, they could be put at risk of being unable to exit or access emergency services if needed. The City would continue to mow the grass twice a year, however, the area could become overgrown and unkempt.
- 3) that the easement be closed to the public and fenced with locked gates at either end. Adjacent residents would then be encouraged to take ownership of the area that runs along their back lot line to the centre of the easement. Although the land cannot be sold to residents, nor fenced off, the residents could enjoy its use in exchange for maintaining the area through cutting the grass and picking up any garbage that may blow in. Encouraging residents to take down their back fences will ensure that natural surveillance is high and that potential illegitimate users will see the space as a semi-private courtyard that is not inviting to them. Infrastructure Services would formalize the use of the area with the residents, making it clear that they have a right to use the space, have a responsibility to maintain it and that

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SaskPower has the right to access the area and that any damage from SaskPower trucks, etc., remain the responsibility of the resident.

The community will be consulted as to future use of the easement area. In the interim, SaskPower has agreed to allow the City of Saskatoon to install gates with locks at both the north and south end of the easement in order for them to access to the area if needed. These will be installed immediately following approval of the walkway closure.

PUBLIC NOTICE

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

- Advertised in the *StarPhoenix* and *Sun* on the weekends of August 2 and 3 and August 9 and 10, 2008;
- Posted on City Hall Notice Board on Friday August 1, 2008;
- Posted on City of Saskatoon website on Friday, August 1, 2008; and
- Flyers distributed to affected parties on July 31, 2008.

ATTACHMENTS

1. Report of the General Manager, Infrastructure Services Department dated April 17, 2008;
2. Plan No. 242-0029-002r001;
3. Copy of Public Notice; and
4. Erindale Neighbourhood SaskPower Easement CPTED Review Report.’

Also attached is a letter from Wanda Holizki, dated July 24, 2008, requesting to address City Council on this matter.”

The City Clerk distributed copies of a letter from Bruce andCarolynn Schmidt, dated August 11, 2008.

General Manager, Infrastructure Services Department Totland reviewed the application.

Ms. Wanda Holizki, applicant, spoke in favour of the proposed closure.

Mr. Shawn Scherr spoke in favour of the proposed closure.

Moved by Councillor Dubois, Seconded by Councillor Wyant,

- 1) *that the walkway between 403 and 351 Bornstein Crescent and 347 and 351 Kenderdine Road be closed;*

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- 2) *that upon receipt of the legal land survey documents the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council;*
- 3) *Upon approval of the bylaw, the City Solicitor be instructed to take all necessary steps to bring the intended closing forward and to complete the closing;*
- 4) *that upon closing the portion of the right-of-way it be sold to Lorne and Doris Lubyk of 351 Bornstein Crescent for \$1,000, Shawn and Laurel Scherr of 351 Kenderdine Road for \$1,000 and Wanda Holzki of 347 Kenderdine Road for \$1,000; and*
- 5) *that, until the community has been consulted with respect to the use of the SaskPower easement running perpendicular to and just west of Kenderdine Road, gates with locks be installed at both the north and south end.*

CARRIED.

REPORT NO. 12-2008 OF THE PLANNING AND OPERATIONS COMMITTEE – cont'd

**1. Enquiry – Councillor T. Paulsen (May 20, 2008)
Process for Naming Neighbourhoods
(Files CK. 4000-1 and PL. 4001-5)**

RECOMMENDATION: that the information be received.

City Council, at its meeting held on June 23, 2008, referred Clause A3, Administrative Report No. 12-2008, copy attached, to the Planning and Operations Committee for further review.

Your Committee has reviewed the process for naming neighbourhoods with the Administration and the Mayor, Chair of the Naming Advisory Committee. Your Committee would note that the process provides an opportunity for the public to bring forward names to the Administration for review by the Naming Advisory Committee. The Naming Advisory Committee will consider the suggestions and bring forward recommendations to City Council regarding additions to the Names Master List. The Naming Advisory Committee may also bring forward recommendations with respect to naming specific municipally-controlled property or renaming of any municipally-controlled property to City Council for approval. The policy also provides for the Mayor to select the appropriate name for each municipally-owned or controlled facility, street, suburban development area, neighbourhood or park from the Names Master List. The Administration then reports to City Council with respect to the selections. In all cases, the matter is reported to City Council.

Your Committee supports the current process as set out in the above report and the attached Policy C09-008, Naming of Civic Property and Development Areas.

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The City Clerk distributed copies of a letter from Norm and Delva Rebin, dated August 7, 2008, requesting permission to address Council.

Moved by Councillor Lorje, Seconded by Councillor Pringle,

THAT Norm and Delva Rebin be heard.

CARRIED.

Ms. Delva Rebin and Mr. Norm Rebin spoke on some of the history of Saskatoon and the name of 'Glacial Shores' for a new neighbourhood. They asked that it be added to the list of potential names for new neighbourhoods.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT the information be received and the matter of naming a neighbourhood 'Glacial Shores' be referred to the Naming Advisory Committee.

CARRIED.

**7. Shed at City Gardener's Residence Site
707 – 16th Street West
(Files CK. 710-19 and PL. 907)**

- RECOMMENDATION:**
- 1) that the concrete shed at the City Gardener's residence site be photographed and demolished, and that a portion of the cement blocks be salvaged for future re-use in an interpretive sign or feature at the site;
 - 2) that \$4,000 be allocated from the Heritage Reserve to develop interpretive text, and install signage at the Gardener's Residence Site;
 - 3) that when the implementation of the Victoria Park Program Plan occurs, the Heritage Coordinator work with the Parks Program Consultant to determine the best location to install the interpretive signage; and
 - 4) that emphasis be placed on the establishment of a Master Plan for identifying the heritage vegetation and development of a heritage garden on this site.

Your Committee has reviewed and supports the attached report of the General Manager, Community Services Department dated June 4, 2008, on the above matter, along with the additional recommendation put forward by the Municipal Heritage Advisory Committee to place

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emphasis on the establishment of a Master Plan for identifying the heritage vegetation and development of a heritage garden on this site.

Your Committee has discussed the matter with the Administration and determined that the Victoria Park Plan includes some provision for acknowledging the City Gardener's Residence and the heritage theme in this corner of the park. It also provides for a community gardening aspect, with the location to be determined through the development of the concept plan for the park.

The City Clerk distributed copies of a letter from Lenore Swystun, President, Saskatoon Heritage Society, dated August 10, 2008, requesting permission to address Council.

Moved by Councillor Lorje, Seconded by Councillor Pringle,

THAT Lenore Swystun be heard.

CARRIED.

Ms. Lenore Swystun, President, Saskatoon Heritage Society, spoke against the demolition of the Gardener's Residence Shed and suggested repairing it, gathering stakeholders and integrating the shed into the community.

Councillor Lorje noted that the Mitten family would be prepared to make a donation for the gardener's shed on the condition that it is either restored or there be an appropriate commemoration for the Mitten/Pattison family.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT the matter be referred back to the Planning and Operations Committee to consider other alternatives.

CARRIED.

**REPORT NO. 8-2008 OF THE ADMINISTRATION AND FINANCE COMMITTEE –
cont'd**

**3. Benefits of a Comprehensive and Integrated
Dark-Sky Lighting Policy for Saskatoon
(File No. CK. 6300-1)**

RECOMMENDATION: that the Administration develop a comprehensive and integrated Dark-Sky Lighting Policy that will apply to all areas within the current and future City limits.

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Attached is a report of the Saskatoon Environmental Advisory Committee dated June 12, 2008 with respect to the above matter.

Your Committee has reviewed this report and supports the development of a comprehensive and integrated Dark-Sky Lighting Policy that would require lighting that has the least environmental effect, lowest energy consumption and smallest carbon footprint.

Moved by Councillor Lorje, Seconded by Councillor Pringle,

THAT Item A1 of Communications to Council be brought forward and that Sean Shaw be heard.

CARRIED.

“A1) Sean Shaw, Saskatoon Environmental Advisory Committee, dated July 21

Requesting permission to address City Council with respect to the benefits of a comprehensive and integrated dark-sky lighting policy for Saskatoon. (File No. CK. 6300-1)”

Mr. Sean Shaw, Vice Chair, Saskatoon Environmental Advisory Committee, spoke with respect to the benefits of a comprehensive and integrated dark-sky lighting policy for Saskatoon for a more environmentally friendly approach.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the Administration develop a comprehensive and integrated Dark-Sky Lighting Policy that will apply to all areas within the current and future City limits.

CARRIED.

ADMINISTRATIVE REPORT NO. 15-2008 – cont’d

**A1) Application for Condominium Conversion
537 - 4th Avenue North – 101103307 Saskatchewan Limited
(File Nos.: PL. 4132 – 08/08 & CK. 4132-1)**

RECOMMENDATION: 1) that the direction of City Council issue, with respect to the application submitted by 101103307 Saskatchewan Limited, to convert the existing apartment at 537 – 4th Avenue North to a condominium; and

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- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon 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 enforceable Lease Agreements have been offered to all tenants who as of April 3, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:
 - i) tenant to have right to a lease for two years from the effective date of the application, with the tenant to have the right to terminate the lease after 30 days notice;
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located; and
 - iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under *The Arbitration Act*;
 - c) payment of \$7,540, being the required approval fee; and
 - d) that final approval be granted to the applicant after October 3, 2008, once conditions a), b), and c) are fulfilled to the satisfaction of the General Manager, Community Services Department.

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BACKGROUND

An application has been submitted by 101103307 Saskatchewan Limited, requesting approval for a condominium conversion involving an apartment building containing 58 residential units. This building is located at 537 – 4th Avenue North in the City Park neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC - Saskatoon CMA Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units;
- 6) City of Saskatoon – Housing Business Plan – 2008;
- 7) CMHC– Saskatoon CMA Spring Rental Market Report – 2008;
- 8) City of Saskatoon Policy C09-004 (Condominium Approvals) June 9, 2008
- 9) Owner’s offer of compensation to tenants, dated June 17, 2008

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM5 District in the City of Saskatoon Zoning Bylaw. Based on a surveyed site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to parking, amenity space, and landscaping.

The building met all Zoning Bylaw requirements at the time it was constructed. Therefore, the current parking, amenity space, and landscaping arrangements are considered to be legal non-conforming.

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Availability of Rental Accommodation

The 2007 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate of 1.0 percent in the area where this apartment building is located. In addition, this report identifies a city-wide availability rate of 1.8 percent and an availability rate of 2.1 percent in the area where this apartment building is located. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The Spring 2008 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.9 percent and a city-wide availability rate of 2.6 percent. The Spring 2008 CMHC Report provides data on a city-wide basis only as opposed to the 2007 CMHC Report, which provides a more detailed breakdown of data for various zones within the City of Saskatoon.

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 4,335 units in the area where this apartment building is located. The above noted 2007 CMHC Report identifies a primary rental market of 13,474 units including 2,517 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 58 units. Since January 1, 2007, 1,528 units have been approved for conversion city wide, and 455 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), and is subject to the amendments to the Policy made on June 9, 2008. The applicant provided six months written notice and an Option to Purchase to the tenants on March 18, 2008 and submitted their application to the City of Saskatoon on April 3, 2008. This notice advised tenants that the owner intended to convert the building, potentially starting in September 2008. The Option to Purchase, however, did not include a copy of the Professional Review Report for the building or advise that one would be made available. On April 15, 2008, the applicant advised tenants in writing that a copy of the Professional Review Report would be made available to interested parties.

The applicant has now provided six months written Notice to Tenants, as well as a 30-day Option to Purchase.

Tenant Consent

City Council's established Policy requires that when vacancy rates are less than 1.5 percent, condominium conversions may only be considered when at least 75 percent of the eligible tenants in the building consent to the conversion. City Council has defined eligible tenants as those

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tenants who have resided in the building for at least three months prior to the condominium conversion being submitted to the City of Saskatoon. In this instance, only those tenants who resided in the building prior to January 3, 2008, are eligible to vote.

An information meeting was held for the tenants on Thursday June 26, 2008, in the main lobby of the Candlewood Apartments. The meeting was attended by approximately 30 to 40 people. The City of Saskatoon representative provided information to the tenants on the conversion process and the voting process, including the process of establishing the eligible voters list. The owner provided information on their plan for conversion and their offer of compensation to voting tenants.

The compensation package offered to the voting tenants is summarized as follows:

1. No rent increases until at least January 1, 2009.
2. An extended Option to Purchase period, ending August 1, 2008, with January 2008 unit pricing.
3. Two-year lease at prevailing market rents with a 30-day termination clause for tenants.
4. Monetary compensation of \$800 to be distributed in one of three ways. Those tenants purchasing a unit will receive the funds at the time title of the unit is transferred to them. Tenants who sign the lease will be paid \$200 per month for the first four months of the lease. Eligible voting tenants who vacate the building are to receive the full amount on the last day of occupancy
5. Extensive unit-by-unit maintenance assessment of units to address individual tenant needs.

The tenant consent vote was carried out from June 27 to July 7, 2008. Tenants were provided with a voting package which included the owner's written offer of compensation, the voting procedures, and a voting ballot. Tenants had the option of mailing or dropping off their ballot to City Hall, providing the ballot to the Building Manager, or providing the ballot to a City of Saskatoon employee in the Candlewood lobby during a two-hour period on July 3, 2008. The tabulated results of the Candlewood Tenant Consent Vote are as follows:

Ballots Issued	36
Ballots Returned	34*
Yes to Conversion	29
No to Conversion	5

(* We have been advised that one tenant is out of the country and that one tenant is boycotting the vote.)

This results in 80.6 percent of the tenants supporting the conversion. Both the tenants and the owner were advised of the voting results by letter dated July 8, 2008.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no

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objections to the application subject to the critical life safety deficiencies noted in the report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions, or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on August 11, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008
7. CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Spring Rental Market Report – 2008
8. City of Saskatoon Policy C09-004 (Condominium Approvals) June 9, 2008
9. Owner's offer of compensation to tenants, dated June 17, 2008

The City Clerk distributed copies of the following letters:

- *Dorothea Funk, dated August 11, 2008, requesting permission to address Council; and*
- *Nicole Kenney, dated August 11, 2008, requesting permission to address Council.*

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Moved by Councillor Lorje, Seconded by Councillor Pringle,

THAT Dorothea Funk and Nicole Kenney be heard.

CARRIED.

Ms. Dorothea Funk, resident of Candlewood Apartments, expressed concerns with the process for condominium conversions.

Ms. Nicole Kenney was not present in the gallery.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT the application submitted by 101103307 Saskatchewan Limited, to convert the existing apartment at 537 - 4th Avenue North to a condominium be approved, subject to the following conditions:

- a) completion of the necessary building repairs/modifications as required by City of Saskatoon 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 enforceable Lease Agreements have been offered to all tenants who as of April 3, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:*
 - i) tenant to have right to a lease for two years from the effective date of the application, with the tenant to have the right to terminate the lease after 30 days notice;*
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located; and*
 - iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act;*
- c) payment of \$7,540, being the required approval fee; and*

- d) *that final approval be granted to the applicant after October 3, 2008, once conditions a), b), and c) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

A7) Application for Condominium Conversion
830/840 Idylwyld Drive North – Victory Majors Investments Corporation
(File No.: PL. 4132 – 30/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Victory Majors Investment Corporation, to convert the existing apartment at 830/840 Idylwyld Drive North to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), including the issuance of a building permit for condominium conversion, the submission of an updated Professional Review Report, if required, and any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that enforceable Lease Agreements have been offered to all current tenants who are residents and have not given notice and that the Lease Agreements contain the following terms:
 - i) tenant to have right to a lease until August 9, 2009, with the tenant to have the right to terminate the lease after 30 days notice;
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located; and

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- iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under *The Arbitration Act*;
- c) that final approval be granted to the applicant after conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Victory Majors Investments Corporation requesting approval for a condominium conversion involving an apartment complex containing 78 units (including 77 residential units and one former church). This complex is located at 830/840 Idylwyld Drive North in the Central Industrial area and is the site of the former Sion Academy.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Policy C09-004 (Condominium Approvals), September 5, 2000;
- 3) City of Saskatoon Policy C09-004 (Condominium Approvals), November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation), Saskatoon CMA (Census Metropolitan Area) Rental Market Report, 2007;
- 5) Clause A4, Administrative Report No. 1-2008, Rental Units;
- 6) City of Saskatoon, Housing Business Plan, 2008; and
- 7) CMHC, Saskatoon CMA Spring Rental Market Report, 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned B1 – Neighbourhood Commercial District and M3 – General Institutional Service District in the City of Saskatoon Zoning Bylaw.

This site is the former Sion Academy. In 1984, the existing school was converted to a 22-unit, multiple-unit dwelling, and a new 55-unit, multiple-unit dwelling was constructed at the rear of the property. A commercial building was also planned to be constructed in the North West corner of the property. This area is zoned B1 District, however, the building was never constructed. In the future, the development of this area may require a subdivision and/or rezoning and will be subject to the applicable development standards and parking.

Based on the surveyed Condominium Plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to parking and landscaping.

The building met the Zoning Bylaw requirements for parking and landscaping at the time it was constructed. Therefore, the current parking and landscaping arrangements are considered to be legal non-conforming.

It is noted that as part of this condominium application, the owner intends on transforming the former church area (the area of the administration offices and gymnasium of the former Sion Academy) into a single non-residential condominium unit. This area is currently vacant, and the owner has been advised that should any redevelopment of the non-residential unit be proposed, the applicable development standards and parking requirements will apply.

Availability of Rental Accommodation

The 2007 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate of 1.0 percent in the area where this apartment building is located. In addition, this report identifies a city-wide availability rate of 1.8 percent and an availability rate of 2.1 percent in the area where this apartment building is located. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The Spring 2008 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.9 percent and a city-wide availability rate of 2.6 percent. The Spring 2008 CMHC Report provides data on a city-wide basis only as opposed to the 2007 CMHC Report, which provides a more detailed breakdown of data for various zones within the City of Saskatoon.

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 4,335 units in the area where this apartment building is located. The above-noted 2007 CMHC Report identifies a primary rental market of 13,474 units, including 2,517 units in the area where

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this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units which have been on the market for at least three months.)

This application involves the conversion of 77 residential units. Since January 1, 2007, 1,528 units have been approved for conversion city wide, and 455 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City Council Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007, and June 9, 2009. The applicant has advised that the building was vacant at the time of application (August 9, 2007). The following is a brief chronology of events:

- January 9, 2007 Owner sent notice to tenants advising tenants of a pending condominium conversion application;
- March 27, 2007 Meeting between owner and City of Saskatoon to discuss construction concerns and condominium conversion policy;
- May 15, 2007 Owner sent Notice to Vacate to remaining tenants for June 30, 2007;
- July 17, 2007 Owner obtains building permits for interior alterations to the buildings;
- August 9, 2007 Webster Surveys submits Condominium Conversion Application on behalf of Victory Majors;
- February 25, 2008 Webster Surveys submits condominium plan; and
- June 1, 2008 Over the period of March 1, 2008 to June 1, 2008, the owner re-occupied all units for rental accommodation.

Since application was made to the City of Saskatoon for the conversion, the proponent has re-rented the units. Based on discussions with the owner we understand that the re-renting of the units started March 1, 2008. The owner did not contact the City of Saskatoon prior to re-renting the building to determine the potential impact on the status of their condominium application. The owner has advised verbally that the new tenants should be aware of the conversion, however; the City of Saskatoon has not been provided with any written notice given to the new tenants.

The Administration has discussed, with the owner, the issue of tenant hardship in a low vacancy rate environment, and we have suggested the provision of two-year leases for the current tenants. The owner has advised that their intent is to retain the building as a rental property into the foreseeable future. The owner has advised that they are willing to offer one year leases to current tenants, effective as of March 1, 2008.

Based on the original application date of August 7, 2007, and assuming that the current tenants were in fact made aware of the application for conversion; your Administration believes that a lease agreement for the new tenants until August 7, 2009, would be reasonable.

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National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

It is noted that building permits for interior alterations have been taken out by the owner. Additional building permits will be required by the Building Standards Branch for the condominium conversion. Application for the new building permits will likely require a new or updated professional report to be submitted.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on August 11, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Policy C09-004 (Condominium Approvals), September 5, 2000
3. City of Saskatoon Policy C09-004 (Condominium Approvals), November 19, 2007
4. CMHC (Canada Mortgage and Housing Corporation), Saskatoon CMA (Census Metropolitan Area) Rental Market Report, 2007
5. Clause A4, Administrative Report No. 1-2008, Rental Units
6. City of Saskatoon, Housing Business Plan, 2008

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7. CMHC– Saskatoon CMA Spring Rental Market Report, 2008

The City Clerk distributed copies of the following letters:

- *John Nasser, dated August 11, 2008, advising he will be present in the gallery should Council have any questions;*
- *John Delphi, dated August 6, 2008;*
- *Elizabeth Senecal, dated August 6, 2008;*
- *Bernadette Melnyk, dated August 7, 2008;*
- *John Sando, dated August 6, 2008;*
- *Stephanie Melnyk, dated August 6, 2008;*
- *Amy Dyck, dated August 10, 2008; and*
- *Jennifer Bishop, dated August 11, 2008.*

Development Review Section Manager Steuart indicated that further consultation is necessary before this application should be processed.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

THAT the matter be referred to the Administration to provide additional notice to tenants and report back at the appropriate time.

CARRIED.

COMMUNICATIONS TO COUNCIL – cont'd

A. REQUESTS TO SPEAK TO COUNCIL

1) Sean Shaw, Saskatoon Environmental Advisory Committee, dated July 21

Requesting permission to address City Council with respect to the benefits of a comprehensive and integrated dark-sky lighting policy for Saskatoon. (File No. CK. 6300-1)

DEALT WITH EARLIER. SEE PAGE NO. 78.

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2) J.D. (Jim) McKinny, Saskatchewan's Military Path of History, dated July 30

Requesting permission for Donna Birkmaier to make a presentation to City Council with respect to the establishment of a military museum. (File No. CK. 1870-1)

RECOMMENDATION: that Donna Birkmaier be heard.

Moved by Councillor Lorje, Seconded by Councillor Pringle,

THAT Donna Birkmaier be heard.

CARRIED.

Ms. Donna Birkmaier spoke regarding preserving Saskatchewan military history in Saskatoon. She asked for Council's support of a military museum in Saskatoon.

Moved by Councillor Pringle, Seconded by Councillor Lorje,

- 1) that the City of Saskatoon provide moral support for a military museum in Saskatoon; and*
- 2) that the presentation be forwarded to the Administration for review.*

CARRIED.

3) Ellen Quigley, on behalf of We Are Many, dated August 1

Requesting permission to address City Council with respect to clarifying the admission fee condition for the We Are Many Festival. (File No. CK. 1870-15) **(City Council, at its meeting held on March 17, 2008, approved funding in the amount of \$22,500 subject to an admission fee being charged, there being a tangible and measurable legacy, and an equivalent amount of Federal and Provincial funding being obtained. Should Council wish to reconsider the funding conditions, it is recommended that a motion be made to rescind the March 17th motion.)**

RECOMMENDATION: that Ellen Quigley be heard.

Moved by Councillor Lorje, Seconded by Councillor Pringle,

THAT Ellen Quigley be heard.

CARRIED.

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Ms. Ellen Quigley, on behalf of the We Are Many Festival, clarified information regarding the We Are Many Festival and listed what has been done to date regarding the three conditions to funding including the funding component, legacy component, and revenue generation.

Moved by Councillor Lorje, Seconded by Councillor Hill,

THAT the information be received and that Council acknowledge that a “pay what you can fee” for admission to the Festival is sufficient for the revenue generation component.

CARRIED.

ENQUIRIES

**Councillor G. Wyant
Condominium Conversion Policy
(File No. CK. 4132-26)**

With regards to the City condominium conversion policy and in particular, the exemption provision allowing a vote by the tenants, given the recent use of this exemption by the owners of the Candlewood Apartments, what if any recommendations would the Administration suggest to improve the process and/or to streamline the policy.

**Councillor G. Wyant
Remedial Measures – Problems in Walkways
(File No. CK. 6295-1)**

Would the Administration please report on options available with respect to remedial measures available to alleviate problems encountered in local walkways. Examples would include City installed lighting, City supported resident installed lighting, ultra sonic deterrence devices, and bollards. Also, would the Administration please report on amendments to the current policy requiring a CPTED report as a pre-requisite to any walkway closure as well as amending the policy to state as a fundamental principle that closure of any corridor walkway is the last alternative with regard to the alleviation of such problems.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw 8697

Moved by Councillor Wyant, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8697, being “The Street Closing Bylaw, 2008 (No. 10)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT Bylaw No. 8697 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8697.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8697 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

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

CARRIED.

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Moved by Councillor Wyant, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8697 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT Bylaw No. 8697 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.

Bylaw 8698

Moved by Councillor Wyant, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8698, being “The Zoning Amendment Bylaw, 2008 (No. 15)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT Bylaw No. 8698 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8698.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8698 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8698 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT Bylaw No. 8698 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.

Bylaw 8700

Moved by Councillor Wyant, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8700, being “The Council and Committee Procedure Amendment Bylaw, 2008 (No. 2)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT Bylaw No. 8700 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8700.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8700 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8700 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT Bylaw No. 8700 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.

Bylaw 8701

Moved by Councillor Wyant, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8701, being “The Boulevard Lease (240 103rd Street East) Bylaw, 2008” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT Bylaw No. 8701 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8701.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8701 was considered clause by clause and approved.

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Moved by Councillor Wyant, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Pringle,

THAT permission be granted to have Bylaw No. 8701 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT Bylaw No. 8701 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 Wyant,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 10:52 p.m.

Mayor

City Clerk