

ORDER OF BUSINESS

REGULAR MEETING OF CITY COUNCIL

MONDAY, MAY 9, 2011 AT 6:00 P.M.

- 1. Approval of Minutes Monday, April 18, 2011.**

- 2. Public Acknowledgements**

- 3. Hearings (6:00 p.m.)**
 - a) Proposed Official Community Plan Text Amendments
Capital Project No. 2167 – Review of Residential Care Homes
Proposed Bylaw No. 8928
(File No. CK. 4350-62)**

The purpose of this hearing is to consider proposed Bylaw No. 8928.

City Council, at its meeting held on April 4, 2011, deferred consideration of this hearing in order to do the necessary re-advertising due to an error.

Attached is a copy of the following:

- Proposed Bylaw No. 8928;
- Clause 1, Report No. 10-2011 of the Planning and Operations Committee, which was adopted by City Council at its meeting held on January 17, 2011;
- Letter from the Secretary to the Municipal Planning Commission dated March 21, 2011, advising the Commission supports the recommendation of the Community Services Department that the proposed amendments to Official Community Plan Bylaw No. 8769, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved; and
- Revised notice that appeared in the local press under dates of April 23 and 30, 2011.

**b) Proposed Zoning Bylaw Text Amendments
Capital Project No. 2167 – Review of Residential Care Homes
Proposed Bylaw No. 8929
(File No. CK. 4350-62)**

The purpose of this hearing is to consider proposed Bylaw No. 8929.

City Council, at its meeting held on April 4, 2011, deferred consideration of this matter to this meeting due the necessary re-advertising of the related Official Community Plan amendment hearing (See 3a).

Attached is a copy of the following:

- Proposed Bylaw No. 8929;
- Clause 1, Report No. 10-2011 of the Planning and Operations Committee, which was adopted by City Council at its meeting held on January 17, 2011 (See **attachment 3a**);
- Letter from the Secretary to the Municipal Planning Commission dated March 21, 2011, advising the Commission supports the recommendation of the Community Services Department that the proposed amendments to Zoning Bylaw No. 8770, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved (See **attachment 3a**); and
- Notice that appeared in the local press under dates of March 19 and 26, 2011.

**c) Proposed Zoning Bylaw Text Amendment –
Section 4.2(3) Pertaining to Site Development of Community Facilities
Proposed Bylaw No. 8941
(File No. CK. 4350-011-4)**

The purpose of this hearing is to consider proposed Bylaw No. 8941.

Attached is a copy of the following:

- Proposed Bylaw No. 8941;
- Report of the General Manager, Community Services Department dated March 14, 2011, recommending that the proposal to amend Section 4.2(3) of the Zoning Bylaw No. 8770, as indicated in the attached report, be approved;

- Letter dated April 21, 2011, from the Secretary to the Municipal Planning Commission advising that the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of April 23 and 30, 2011.

4. Matters Requiring Public Notice

**a) Proposed Closure of Portion of Boulevard Right-of-Way
Adjacent to 630 – 9th Avenue North
(File No. CK. 6295-011-4 and IS. 6295-1)**

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

- RECOMMENDATION:**
- 1) that Council consider Bylaw 8944;
 - 2) that the Administration be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
 - 3) that upon closure of the right-of-way, as shown in Plan 240-0039-002-r001, it be sold to Lisa and Kevin Sorsdahl of 630 - 9th Avenue North (Lot 62, Block 4, Plan 99SA06423) for \$7,413.60, plus G.S.T.; and
 - 4) that all costs associated with this closure be paid by the applicants, including Solicitors' fees and disbursements.

REPORT

An application has been received from Lisa and Kevin Sorsdahl of 630 - 9th Avenue North (Lot 62, Block 4, Plan 99SA06423) to close and purchase a portion of the public right-of-way as shown on attached Plan 240-0039-002-r001 (Attachment 1) to enlarge their property.

The right-of-way is not currently used by the public. A stakeholder survey was conducted to determine the level of support for the sale of the land. The only opposition received was

in relation to the removal of trees. There are no existing trees within the area proposed for sale, therefore, all responses were considered to be in favour of the closure.

No internal agencies have objections or easement requirements with respect to the closure.

Upon closure of the right-of-way, it will be sold to Lisa and Kevin Sorsdahl for \$7,413.60, plus G.S.T. All costs associated with the closure will be paid by the applicants, including Solicitor's fees and disbursements.

PUBLIC NOTICE

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

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

ATTACHMENTS

1. Plan 240-0039-002-r001
2. Copy of Proposed Bylaw 8944; and
3. Copy of Public Notice.”

b) **Evergreen Neighborhood
Portion of Agra Road
Between the Future Roadways of Fedoruk Drive and McOrmond Drive
(File No. CK. 6295-011-3)**

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

- “RECOMMENDATION:**
- 1) that Council consider Bylaw 8943;
 - 2) that the Administration be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;

- 3) that upon closure of the portions of Agra Road lying between the future roadways of Fedoruk Drive and McOrmond Drive, as indicated on Plan 240-0083-002r001, the land be consolidated and retained by the City of Saskatoon for re-subdivision;
- 4) that all costs associated with this closure be paid by the applicant.

REPORT

City of Saskatoon, Community Services Department, Land Branch has requested closure of Agra Road lying between the future roadways of Fedoruk Drive and McOrmond Drive, as indicated on Plan 240-0083-002r001 (Attachment 1). The purpose of the closure is for development in the Evergreen Neighborhood. The proposed right-of-way will be consolidated and retained by the City of Saskatoon.

The Infrastructure Services Department, Land Development Section is in agreement with the proposal, subject to the closure of the rights-of-way being completed.

PUBLIC NOTICE

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

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

ATTACHMENTS

1. Plan 240-0083-002r001;
2. Proposed Bylaw 8943; and
3. Copy of Public Notice.”

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

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

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

REPORT

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

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

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

1. An 8.0 metre wide easement for storm sewer distribution purposes is required in perpendicular width throughout Parcel X, beginning 4.52 metres from the west property line of Parcel X and extending 8.0 metres to 12.52 metres from the west property line; and
2. The parcel to the east of the proposed closure, 222 Avenue K South, is to remain developable, with a 7.5 metre requirement on the frontage for access to the parcel.

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

PUBLIC NOTICE

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

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

ATTACHMENTS

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

d) **Stonebridge Neighbourhood
Proposed Closure of Portion of Road Allowance
Lying East of MacInnes Street and South of Cornish Road
(File No. CK. 6295-011-5)**

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

- “RECOMMENDATION:**
- 1) that Council consider Bylaw 8942;
 - 2) that the Administration be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
 - 3) that upon closure of the proposed road allowance lying east of MacInnes Street and south of Cornish Road, as indicated on Plan 240-0074-003r001, the land be transferred to 101099047 Saskatchewan Ltd., c/o North Ridge Developments, in exchange for dedication of future roads in the area; and

- 4) that all costs associated with this closure be paid by the applicant.

REPORT

A request has been received from 101099047 Saskatchewan Ltd., c/o North Ridge Developments, to close a portion of road allowance lying east of MacInnes Street and south of Cornish Road, as shown on Plan 240-0074-003r001 (Attachment 1). The purpose of the closure is for further development in the Stonebridge Neighborhood. The portion of road allowance will be transferred to 101099047 Saskatchewan Ltd. in exchange for dedication of future roads in the area. All costs associated with the closure will be paid by the applicant.

PUBLIC NOTICE

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

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

ATTACHMENTS

1. Plan 240-0074-003r001;
2. Copy of Proposed Bylaw 8942; and
3. Copy of Public Notice.”

5. Unfinished Business

**a) Bylaw No. 8491 – The Campaign Disclosure and Spending Limits Bylaw, 2006
(File No. CK. 255-5-1)**

Attached is a copy of Clause 4, Report No. 6-2011 of the Executive Committee which was placed on the April 18, 2011 agenda of City Council. Due to a Notice of Motion given by Councillor C. Clark at the same meeting regarding this matter, Council subsequently resolved to defer consideration of this matter to this meeting.

It is recommended that Council should bring forward Councillor Clark's Motion (**See 12a**) prior to considering the above-noted matter.

6. Reports of Administration and Committees:

- a) Administrative Report No. 8-2011;
- b) Legislative Report No. 6-2011;
- c) Report No. 6-2011 of the Administration and Finance Committee;
- d) Report No. 7-2011 of the Administration and Finance Committee; and
- e) Report No. 7-2011 of the Executive Committee.

7. Communications to Council – (Requests to speak to Council regarding reports of Administration and Committees)

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

9. Question and Answer Period

10. Matters of Particular Interest

11. Enquiries

12. Motions

**a) Campaign Disclosure and Spending Limits Bylaw
(File No. CK. 255-5-1)**

Councillor Clark gave the following Notice of Motion at the meeting of City Council held on April 18, 2011:

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

‘THAT an independent advisory committee be established to make recommendations to City Council with regard to changes to the Campaign Disclosure and Spending Limits Bylaw, and that the matter be referred to Administration for a report to the Executive Committee regarding composition of the advisory committee.’”

13. Giving Notice

14. Introduction and Consideration of Bylaws

- | | | |
|----------------|---|---|
| Bylaw No. 8928 | - | The Official Community Plan Amendment Bylaw, 2011 (No. 3) |
| Bylaw No. 8929 | - | The Zoning Amendment Bylaw, 2011 (No. 10) |
| Bylaw No. 8933 | - | The Street Closing Bylaw, 2011 (No. 3) |
| Bylaw No. 8941 | - | The Zoning Amendment Bylaw, 2011 (No. 12) |

- Bylaw No. 8942 - The Street Closing Bylaw, 2011 (No. 4)
- Bylaw No. 8943 - The Street Closing Bylaw, 2011 (No. 5)
- Bylaw No. 8944 - The Street Closing Bylaw, 2011 (No. 6)

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

3a)

BYLAW NO. 8928

The Official Community Plan Amendment Bylaw, 2011 (No. 3)

The Council of The City of Saskatoon enacts:

Short Title

- 1. This Bylaw may be cited as The Official Community Plan Amendment Bylaw, 2011 (No. 3).

Purpose

- 2. The purpose of this Bylaw is to amend the provisions of the Official Community Plan dealing with Supportive Housing to add a reference to residential care homes.

Official Community Plan Amended

- 3. The Official Community Plan, which is annexed as Schedule "A" to Bylaw No. 8769 and which forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Subsection 5.3.2(e) Amended

- 4. Subsection 5.3.2(e) is amended:
 - (a) by striking out "private and public care homes" in the first sentence and substituting "residential care homes"; and
 - (b) by adding the following after the first sentence:

"In low-density residential areas, Type II residential care homes are to be compatible with the neighbourhood in which they are located and the concentration of these facilities shall be discouraged."

Coming Into Force

- 5. This Bylaw shall come into force upon receiving the approval of the Minister of Municipal Affairs.

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

Mayor

City Clerk

The following is a copy of **Clause 1, Report No. 1-2011** of the **Planning and Operations Committee**, which was **ADOPTED** by City Council at its meeting held on **January 17, 2011**:

1. Capital Project No. 2167 – Review of Residential Care Homes
(Files CK. 4350-62, PL. 4350-Z2/10 and PL. 1702-9)

- RECOMMENDATION:**
- 1) that City Council approve the advertising regarding the proposal to amend Zoning Bylaw No. 8770 as indicated in the report of the General Manager, Community Services Department dated November 3, 2010;
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required bylaw;
 - 4) that the report be referred to the Municipal Planning Commission for review and comment on this matter at the time of the Public Hearing; and
 - 5) that at the time of the Public Hearing, City Council consider the recommendation that the proposed amendments to Zoning Bylaw No. 8770 be approved.

Attached is the report of the General Manager, Community Services Department dated November 3, 2010, with respect to proposed amendments to the Zoning Bylaw regarding residential care homes.

Your Committee reviewed a number of issues with the Administration, and the following is a summary of further clarification provided and issues discussed:

- The good neighbour agreements would not be legally binding agreements but would assist in creating mutual understanding between neighbours and provide a mechanism to discuss issues that might need to be addressed.
- The process for considering Discretionary Use Applications for Type II Residential Care Homes will be the same. In terms of improved communication regarding residential care home applications, the Administration will ensure that more information is provided to residents prior to the public information meeting, including information about the proposed care home and a Frequently Asked Question sheet to address issues that are often raised in terms of these types of homes, including traffic impacts and parking. The report to Council will also include the review and analysis of other care homes in the area, including whether there are other care homes nearby and what types (whether Type I or Type II), and the cumulative land use impacts will be addressed.

- There was further discussion of the concentration/cumulative land use impact, including location of pre-designated sites, proposal to limit the number to two, distribution throughout the city, and issues that would be looked at when applications come forward, as well as ongoing communication with provincial agencies to ensure that there is sharing of information with respect to pre-designated sites and the location of existing homes.
- The proposed amendments pertain to residential care homes. Custodial care homes are a separate land use category; however, the location of custodial care homes would be taken into consideration as part of the cumulative land use impact for residential care home applications.
- Residential care home applications would be reviewed based on land-use issues, such as site width, traffic and parking, and not based on the type of resident cared for, i.e. the focused on the land use rather than the land user.
- The proposed bylaw amendments would apply to new development and expansion of existing care homes.
- It was confirmed that fire inspections of the homes are undertaken as part of the application/approval process.
- The proposed increase in parking provisions was based on staffing information the Administration was able to obtain. This did not include those providing services to residents at the home, such as therapists, in that they would come and go, and it was felt that the proposed increase would help to deal with this as well, taking into consideration feedback from those who live near these homes.

During review of this matter with the Administration, your Committee had requested a summary of research literature referred to under "Residential Care Homes and Property Value Impacts". Attached is a document providing a summary and links to research literature referred to in the report.

Following review of the report, your Committee is supporting the proposed amendments to the Zoning Bylaw regarding residential care homes, as summarized on pages 22 and 23 of the report of the General Manager, Community Services Department. Your Committee is, therefore, supporting the above recommendations.

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: November 3, 2010
SUBJECT: Capital Project No. 2167 – Review of Residential Care Homes
FILE NO.: PL 4350-Z2/10 and PL 1702-9

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

- 1) that City Council approve the advertising regarding the proposal to amend the City of Saskatoon Bylaw 8770 (Zoning Bylaw), as indicated in the attached report;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required bylaw;
- 4) that the report be referred to the Municipal Planning Commission for review and comment on this matter at the time of the Public Hearing; and
- 5) that at the time of the Public Hearing, City Council be asked to consider the Administration's recommendation that the proposed City of Saskatoon Bylaw 8770 (Zoning Bylaw) amendments be approved.

EXECUTIVE SUMMARY

There are currently over 200 residential care homes in the City of Saskatoon (City) providing care for over 1,500 residents. These care homes are licensed by the province with the majority providing care for seniors, youth, persons with mental illnesses, and persons with cognitive disabilities.

Residential care homes provide an alternative to traditional institutional housing choices for persons in need of 24-hour supervision. Based upon the City's demographics and population projections, your Administration anticipates a growing need for senior care spaces. Furthermore, recent publications from the Saskatchewan Children's Advocate Office suggest that the need for youth care spaces will also remain strong over the next several years.

In response to a motion from City Council, your Administration undertook an extensive review

of the City of Saskatoon Bylaw 8770 (Zoning Bylaw) requirements for residential care homes. The review focused on the following issues:

- i) the maximum number of residents in a Type I Residential Care Home;
- ii) differentiating between types of care homes;
- iii) the concentration and disposition of residential care homes in a neighbourhood;
- iv) development standards applicable to residential care homes, including off-street parking, landscaping, site area, and site width requirements;
- v) impact on property values; and
- vi) addressing neighbourhood concerns.

For this review, your Administration undertook consultation with multiple stakeholder groups, including provincial agencies responsible for licensing residential care homes, residential care home operators, and the Saskatoon Police Service. Administration also worked with a consulting firm, Insightrix Research Inc., which facilitated two focus group discussions and a telephone survey. The focus groups were comprised of one group of property owners within a 50-metre radius of a Type II Residential Care Home and one group from the general public. Telephone surveys were also conducted with these two groups on a broader scale.

The results of the focus groups and the phone survey showed that those that do not currently live near a residential care home are far more concerned about potential issues associated with the development of a residential care home than people currently living near an existing Type II Residential Care Home. The focus group and telephone survey findings formed an overarching theme in which feelings of uncertainty, held by the neighbours' over potential development of a residential care home, resulted in concern.

Overall, the research and consultation indicated that current regulations and policies are appropriate to ensure that Type I and II Residential Care Homes are compatible with residential neighbourhoods, and that they are encouraged to locate throughout the city. Recommendations to address concerns over parking, concentration, and site amenities, such as landscaping, are outlined in the report, as well as tools that allow the City and developers to be proactive in addressing concerns with the potential development of residential care homes.

BACKGROUND

During its June 1, 2009 meeting, City Council resolved that:

“As part of the second phase of the Zoning Bylaw review, would the administration please review and report on the zoning requirements for residential care homes, including whether a maximum of five residents in a Type I care home, which is a fully permitted use home, remains appropriate; and differentiating between seniors' care homes and other types of care homes.”

The purpose of this report is to provide the results of the review of residential care homes and provide recommendations for amendments to the City of Saskatoon Bylaw 8770 (Zoning Bylaw). This report also addresses other issues that have consistently come up in the review of

applications for residential care homes, including impact on property values and strategies for addressing stakeholder concern.

REPORT

A. Consultation Process

As part of the review process, your Administration looked at alternative methods to obtain input from the general public. Conventional means of obtaining public input, such as an Open House or a "town-hall" style meeting, typically work well when there is a specific development proposal. However, Open Houses and "town-hall" style meetings that focus on regulatory amendments have typically been poorly attended. In this respect, Administration enlisted the services of a consultant, Insightrix Research Inc., who developed and facilitated two focus group sessions and conducted a telephone survey on the topic of residential care homes.

Telephone and online surveys have been utilized in the past by Administration for other planning related matters, while the use of focus groups to obtain public input on planning related matters was a new approach. The focus groups provided a great opportunity to gain higher level insight into community values and to obtain qualitative data on the topic of residential care homes.

The focus groups were comprised of one group of nine individuals who are property owners who were known to reside within a 50-metre radius of a Type II Residential Care Home and one group of eight individuals from the general public that do not live near a residential care home. Telephone surveys were also conducted with these two groups on a broader scale. The telephone survey was completed by 156 respondents who are property owners within a 50-metre radius of a Type II Residential Care Home and 152 respondents consisting of members of the general public. Focus group and telephone survey findings are contained throughout the body of this report.

Stakeholder consultation also included meetings with the provincial agencies responsible for licensing residential care homes. In particular, meetings were held with Mental Health and Addiction Services, Social Services, the Community Care Branch (the Branch responsible for licensing personal care homes), and the Community Living Division. A meeting was held with residential care home operators who operate in the City, as well as consultation with Saskatoon Police Service. The findings of these meetings are contained throughout the body of this report.

A summary of the comments and results from the consultation process are provided on Attachment No. 1.

B. Current Policy

The City of Saskatoon Bylaw 8769 (Official Community Plan) states that neighbourhoods shall permit a range of complementary institutional and community related facilities,

including supportive housing forms, provided that they present a needed service and issues of land-use conflict are appropriately addressed. Supportive housing forms will be facilitated in all areas of the City. The Zoning Bylaw will contain the densities, locations, and development standards under which these uses may be established.

Residential care homes are defined in the City of Saskatoon Bylaw 8770 (Zoning Bylaw) as a licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

The City of Saskatoon Bylaw 8770 (Zoning Bylaw) provides for two categories of residential care homes within low-density residential neighbourhoods. A Type I Residential Care Home provides care for no more than 5 persons and a Type II Residential Care Home provides care for 6 to 15 persons. A Type I Residential Care Home is a permitted use in all residential areas, except the mobile home districts. A Type II Residential Care Home is only permitted in low-density residential districts at the discretion of City Council. On pre-designated sites in new neighbourhoods, consideration of discretionary use approval for Type II Residential Care Homes is delegated to Administration.

C. Provincial Legislation

The City of Saskatoon Bylaw 8770 (Zoning Bylaw) definition of a residential care home encompasses a variety of different types of care homes and care facilities that are licensed by Provincial agencies. The most common types of residential care homes are as follows:

- i) **Approved Homes:** These types of care homes accommodate persons with severe and persistent mental illnesses and are licensed pursuant to *The Mental Health Services Act*. Mental Health and Addiction Services generally does not license care homes for more than five residents. Approximately 30 percent of all residential care homes in the city are licensed as Approved Care Homes.
- ii) **Personal Care Homes:** These types of care homes typically accommodate seniors in need of care and supervision and are licensed pursuant to *The Personal Care Homes Act*. Approximately 35 percent of all residential care homes in the city are licensed as Personal Care Homes.
- iii) **Private Services Homes:** These types of care homes accommodate persons with intellectual disabilities and are often privately operated. These care homes are licensed pursuant to *The Residential Services Act*. Approximately 22 percent of all residential care homes in the city are licensed as Private Services Homes.
- iv) **Residential Service Facilities:** These types of care homes may accommodate persons with intellectual disabilities or youth under the care of the Ministry of Social Services. These types of care homes are characteristically operated by an

agency or organization. These care homes are licensed pursuant to *The Residential Services Act*. Approximately 13 percent of all residential care homes in the city are licensed as Residential Service Facilities.

D. Residential Care Home Distribution by Neighbourhood

The Planning and Development Branch, Community Services Department, monitors the distribution of residential care homes in Saskatoon. The neighbourhoods with the highest total number of residential care homes (Type I and Type II combined) are Eastview with 17, Silverwood Heights with 15, and Fairhaven, Meadowgreen, Westview and Willowgrove each with 10. The total number of Type I and Type II Residential Care Homes for each Ward and neighbourhood are provided in the table on Attachment No. 2. The table also provides the numbers for each type of residential care home (i.e. youth, mental illness, senior or cognitive disability) for each neighbourhood as well as the ratio of residential care homes to dwelling units. A map showing the total number residential care homes (Type I and Type II combined) for each neighbourhood is provided on Attachment No. 3.

Another measure of the residential care home activity is the total number of care spaces in a neighbourhood. This measure is relevant to consider since the number of persons under care, or care spaces, varies between the Type I and Type II Residential Care Homes. The total number of care spaces for a neighbourhood is determined by adding the total number of care spaces for all residential care homes in a neighbourhood. The total number of care spaces for each neighbourhood does not directly relate to the total number of residential care homes per neighbourhood. The neighbourhoods with the highest number of care spaces are Silverwood Heights and Willowgrove with 126, Silverspring with 108, Eastview with 102, and Fairhaven with 64. The total number of care spaces for each neighbourhood is also provided in the table on Attachment No. 2 and shown on the map on Attachment No. 4.

The majority of residential care homes in the city are the sole care home operations on the block in which they are located. Table 1 provides the number of blocks having one, two, three, or four residential care home operations. It should be noted that in 2003, the Land Branch began pre-designating sites for Type II Residential Care Homes in new neighbourhood Concept Plans. It is typical that two or three adjacent sites are pre-designated resulting in an increase in situations where there is more than one care home on a block.

Table 1: Residential Care Homes Per Block Relationship

Blocks Having One Residential Care Home	188
Blocks Having Two Residential Care Homes	13
Blocks Having Three Residential Care Homes	5
Blocks Having Four Residential Care Homes	1

E. Future Demand for Residential Care Homes

Population projections provided by the Planning and Development Branch, Community Services Department, show that with a moderate growth rate of 1 percent, the population of Saskatoon will reach 257,178 by 2026. With a 1 percent growth rate, the total population of the 65+ age cohort is expected to rise from 26,413 in 2006 to 44,875 in 2026, a 70 percent increase. The population projections for the 65+ age cohort is contained in Table 2 below. With the projected population increase for this age cohort, it is anticipated that housing for this age group, including senior residential care homes, will be a challenge.

Table 2: City of Saskatoon Population Projections for 65+ Age Cohorts

Age Cohort	Year				
	2006	2011	2016	2021	2026
65+	26,413	26,527	31,537	37,624	44,875

Regarding the youth of our City, concerns with the overcrowding of foster homes in Saskatoon, and Saskatchewan in general, was identified in the Saskatchewan Children's Advocate Office publication, A Breach of Trust, an Investigation into Foster Home Overcrowding in the Saskatoon Service Centre. In November 2009, the Saskatchewan Children's Advocate Office issued a progress report on foster home overcrowding in Saskatchewan. According to the progress report, significant overcrowding of foster homes in Saskatoon still remains a strong concern. At the time of the progress report, it was noted that, of the 216 foster homes in the Saskatoon Centre, 52 were overcrowded. The overcrowded foster homes generally had 5 to 15 children.

While foster homes are not typically considered a residential care home, the shortage of foster homes has had an impact on the residential care home landscape in Saskatoon. Residential care homes that provide care for youth under the care of social services are becoming more common. Unlike the typical foster home, where youth under the care of Social Services are placed with a family, residential care homes for youth are staffed and provide accommodations and typically provide programming and counselling for the residents. In 2009, Administration processed four discretionary use applications for Type II Residential Care Homes that provided care to youth. Given the high number of overcrowded foster homes and the growing population, your Administration anticipates a demand for youth care spaces that will continue to grow.

The provincial agencies responsible for licensing care homes have also indicated that they anticipate being faced with the challenge of dealing with the demand and quality of residential care homes over the next several years.

F. Permitted Number of Residents under Care

In lower density residential zoning districts, the City of Saskatoon Bylaw 8770 (Zoning Bylaw), currently permits for the care of up to five residents in a building that functions as a one-unit dwelling. These are referred to as a Type I Residential Care Home. In each unit of a building that functions as a two-unit dwelling or semi-detached dwelling, the City of Saskatoon Bylaw 8770 (Zoning Bylaw) permits the keeping of two residential care home residents.

Your Administration is of the view that a Type I Residential Care Home has land use impacts comparable to that of a conventional family home. That is, land use impacts such as traffic, parking, and noise generated by a residential care home with five persons would be comparable to the impacts of a conventional family home.

In lower density residential zoning districts, residential care homes with more than five, but no more than 15 residents, are considered a Type II Residential Care Home and are only permitted at the discretion of City Council. On predesignated sites in new neighbourhoods, consideration of discretionary use approval for Type II Residential Care Homes is delegated to Administration. Consideration of discretionary use approval on predesignated sites has been delegated to Administration, since the sites are identified on neighbourhood Concept Plans and signs are placed on the predesignated sites so developers and future property owners are aware of the potential development of a residential care home. Since developers and future property owners are aware of potential development of a residential care home on these sites, approvals are typically less contentious.

The City of Saskatoon Bylaw 8770 (Zoning Bylaw) does provide for residential care homes with more than 15 residents as a permitted or discretionary use in medium to high-density residential and institutional zoning districts. These types of care homes are referred to as a Type III Residential Care Home. This report only addresses Type I and Type II Residential Care Homes in low-density residential zoning districts.

1. Comparison with Other Municipalities

The method of classifying residential care homes on the basis of the number of residents cared for is an approach commonly used by other Canadian municipalities. Table 3 shows the thresholds for the number of residents in permitted and discretionary residential care facilities in other Canadian municipalities.

Table 3: Residential Care Home Standards for Select Canadian Municipalities

Municipality	Number of Residents	
	For Permitted Use	For Discretionary Use
Winnipeg	6	≥7
Edmonton	6	≥7
Calgary	4	5 - 10
Ottawa	10	NA ¹
Red Deer	5	≥6
Kelowna	6	≥7
Lethbridge	4	5 - 10

- Ottawa has no provision for residential care homes with more than ten residents in lower density residential zoning districts.

- Comments from Provincial Licensing Agencies

All of the provincial agencies responsible for licensing residential care homes expressed the opinion that providing for up to five residents as a permitted use was still appropriate.

In particular, Mental Health and Addiction Services noted that they do not license their homes for more than five residents. It is their mandate to seamlessly integrate their facilities into a neighbourhood. They felt that having more than five residents in a home would make this goal difficult. They also noted that lowering the number of residents permitted in a Type I Residential Care Home would draw undue attention to these homes if they had to apply for discretionary use approval to care for up to five residents.

The Community Care Branch also felt strongly that permitting five residents remains appropriate. They claimed that five residents was a good barometer for distinguishing between the levels of commitment needed, operationally and financially, by the residential care home operators.

- Comments from Residential Care Home Operators

The question of what is an appropriate number of residents to permit in a residential care home was discussed at a public meeting held with residential care home operators. Of the approximately 30 residential care home operators in attendance, only two operators/organizations felt this number should be increased. These two operators/organizations expressed their opinion that neighbourhoods, as a whole, have a social responsibility to fulfil and that Type I and Type II Residential Care Homes should both be outright permitted.

4. Focus Group and Telephone Survey Results

Those participating in the focus groups and the telephone surveys were asked whether or not five residents was an appropriate number for the maximum number of permitted residence in a residential care home.

From the two focus groups, several points were made with respect to what is an appropriate number of residents to permit. Some participants felt that the number of residents permitted should be based upon the type of residents under care and others expressed that more than five residents should be fully permitted. In general, it was expressed by the participants from both focus groups that five residents was appropriate.

For the telephone survey, respondents were asked, "Do you feel the maximum of five persons for a Type I Residential Care Home is appropriate". Approximately 79 percent of the survey respondents who are property owners within a 50-metre radius of a Type II Residential Care Home indicated that permitting five residents is appropriate. Approximately 78 percent of the survey respondents consisting of members of the general public indicated that permitting five residents is appropriate.

5. Recommendation for Permitted Number of Residents Under Care

In view of the general consensus expressed by the provincial agencies, residential care home operators, focus group participants, and telephone survey respondents for the current threshold of five residents, no change is recommended to the current maximum of five residents in a Type I Residential Care Home. In addition, the City's current threshold is comparable to other cities as shown in Table 3.

Your Administration does recommend amendments to the R2, M1, M2, M3, and M4 Districts to allow as a permitted use, the keeping of three residential care home residents in each unit of a building that functions as a two-unit dwelling or semi-detached dwelling. As noted previously in this report, only two residents are permitted per side. Two-unit dwelling and semi-detached dwellings have a site width of 15 metres and a minimum site area of 450 square metres which would accommodate off-street parking on these sites.

G. Differentiating Between the Various Types of Residential Care Homes

The current City of Saskatoon Bylaw 8770 (Zoning Bylaw) definition of a residential care home applies broadly to several different types of care homes and only distinguishes between residential care homes on the basis of the number of residents cared for (i.e. Residential Care Home Type I, II, and III). Defining care homes based on the number of

residents ensures that the City of Saskatoon Bylaw 8770 (Zoning Bylaw) regulates residential care homes based on the land use and not the land user.

1. Legal Issues Associated with Regulating Residential Care Homes

Where other Canadian municipalities have attempted to distinguish residential care homes based on the people under care (such as youth or elderly), challenges from human rights tribunals has resulted in litigation. Zoning Bylaws which enact different regulations on the basis of the type of resident in a home have historically been quashed by the courts as they have been found to be in violation of Section 15 of the Charter of Rights and Freedoms, which reads:

“Every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability.”

2. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes did not provide comment on this issue.

3. Comments from Residential Care Home Operators

The residential care home operators did not show support for differentiating care homes based on the type of residents being cared for.

4. Focus Group and Telephone Survey Results

Both the focus groups and telephone surveys addressed public perception over the different types of care homes.

The participants in the focus group, comprised of property owners who reside within a 50-metre radius of an approved Type II Residential Care Home, discussed issues regarding residential care home types. Participants who live near a youth care home commented that they hear noise from time to time, but stated that this was not a significant issue. Participants in this focus group, that are near a senior care facility, stated that these neighbours are no different from others on their block. For the focus group that was made up of individuals that do not live near a care home, participants noted that they had concerns with residential care homes for youth and homes for those with intellectual disabilities, in terms of safety for others in the area.

Among focus group participants who live near other types of residential care homes or do not live near any residential care home, it is clear that there is a

heightened sensitivity to youth care homes. It appeared that while most were accepting of such establishments, some participants from both focus groups expressed concern over the uncertainty of behaviour that they feel could be displayed by the residents. However, it is important to note that those who do live near such care homes convey less concern over such matters.

Respondents to the telephone survey were asked questions related to potential concerns about living near a residential care home and how prevalent the concern was. When asked about concerns with the type of care home (i.e. youth, senior, intellectual disabilities), the respondents who currently live near a residential care home showed minimal concern, with 16.7 percent noting it as an issue and 75.3 percent stating that they have no issue at all with the type of care home. For those who do not live near a residential care home, concern with the type of care home was much greater, with 67.1 percent noting it as an issue and 30.4 percent stating that they have no issue at all with the type of care home.

5. Comments from Saskatoon Police Service

Proposals for residential care homes that provide for the care of youth often result in concerns being expressed by nearby property owners over a potential increase in crime and perceptions that such a care home will have a negative impact on neighbourhood safety.

As part of this review, Saskatoon Police Service was consulted to determine if there is any correlation between the establishment of a residential care home for youth and an increase in crime in a neighbourhood. Saskatoon Police Service reviewed police calls received for all blocks that contain a residential care home for youth. This review included looking at the calls received for at least one year prior to the inception of a residential care home on the block. From this review the following conclusions were made:

- Calls from neighbouring properties, on the block, in which a residential care home for youth is located were consistent before and after the residential care home was established;
- Calls to the site where the residential care home was established are definitely higher once the home started operating and, in many cases, the number of police calls generated by the care home sites were higher than other properties on the block;
- The increase in calls to these residential care homes reflects how these homes are operated. The calls received by police are typically from the owner/operator and reflects a "zero tolerance" policy in which any breach of curfew or missing persons is immediately reported to the police;
- Police calls to care home sites, other than curfew breaches and missing persons, typically involved internal conflicts that occur in the home between the care home residents or staff and residents; and

- No police calls were noted in which property damage of a non-care home site was linked to care home residents.

In conclusion, the establishment of a residential care home for youth will result in a higher police presence in the neighbourhood; however, this is directly related to police attending to internal issues at the care home. While a higher police presence may be alarming to some neighbours, there is no correlation that there is an increase in crime or reduced public safety due to the establishment of a residential care home for youth.

6. Recommendation for Differentiating Between Various Types of Residential Care Homes

Your Administration does acknowledge that certain types of care homes elicit more concern from the general public than other types of care homes. This is particularly true for residential care homes for youth, in which nearby neighbours often express concerns over the potential for vandalism, frequent uncivil behaviour, noise, and loss of property values. However, information provided by Police and feedback from the focus groups and surveys demonstrate that these concerns are perceptions only. Based on this information and the legal concerns that could arise by differentiating care homes on the basis of the type of resident, no changes are recommended to the current definition of a residential care home.

H. Disposition of Residential Care Homes

Concern over the number of residential care homes that have been established on a block or the proximity of other residential care home operations are often expressed. Concerns expressed relate to the cumulative impact these operations have on a residential setting, including increased traffic from passenger and emergency service vehicles, problems with parking on the street, and impact on the character of the neighbourhood.

1. Comparison with Other Municipalities

In regulating care homes, some municipalities have adopted land use regulations that prescribe a separation distance between care home sites. Some municipalities also limit the number of care homes in a neighbourhood or the number of residents under care on a block face. Other municipalities do not prescribe distances between care home sites but do typically address the distribution of care homes in their Official Community Plan or Municipal Development Plan. These policies encourage an equitable distribution of residential care homes or discourage a concentration of them. Table 4 provides details on provisions for separation between residential care homes for other municipalities.

Table 4: Distance Requirements Between Care Homes

Municipality	Zoning Bylaw Regulations
Winnipeg	Care homes with six or less residents must be at least 100 metres from the nearest care home site.
	Care homes with seven or more residents must be at least 300 metres from the nearest care home site.
Toronto	Care homes with more than three residents must be at least 300 metres from the nearest care home site
Ottawa	Care homes with more than three residents must be at least 300 metres from the nearest care home site.
	Two care homes may be permitted within this distance if the total number of residents under care does not exceed ten.
Regina	No more than 30 care home residents shall be allowed on a given block face and no more than two care homes shall be permitted on a given block face.
	No more than 15 care homes shall be permitted in a district (the City of Regina has been divided into 67 different districts).
Edmonton	Has no specific distance requirement between care home sites.
Calgary	Has no specific distance requirement between care home sites.
Vancouver	Has no specific distance requirement between care home sites.
Lethbridge	Has no specific distance requirement between care home sites.
Red Deer	Has no specific distance requirement between care home sites.

While there are examples of municipalities adopting regulations that prescribe separation distances between residential care home sites, your Administration is of the opinion that there would be adverse effects in implementing such regulations in Saskatoon.

Regulations that prescribe separation distances between residential care home sites may have an impact on the availability of affordable care home spaces. In 2003, the Land Branch began predesignating sites for Type II Residential Care Homes in new neighbourhood Concept Plans. To date, this initiative has been successful in terms of providing a more efficient approval process for Type II Residential Care Homes. However, the Community Care Branch has indicated that newer, purpose built care homes typically have vacancy rates around 20 percent. This may be associated with the higher costs for residential care at these locations. Care homes developed in established neighbourhoods, which have often been converted from a one or two-unit dwelling, typically have vacancy rates ranging between 5 and 10 percent, due in part to the lower rates charged. In this respect, restricting certain areas from having a care home may limit the availability of affordable care spaces.

Furthermore, establishing regulations pertinent to separation distances between residential care home sites or limiting the number of residential care homes in a

neighbourhood would create non-conforming situations for some of the 200 plus residential care homes already operating in the city. This could result in some residential care homes not being able to expand and not being able to rebuild, in the event of any substantial damage to the property. In the event that a residential care home became non-conforming and were to be sold, a prospective purchaser may also have difficulties getting financing for a non-conforming use.

In addition, having prescriptive regulations pertinent to separation distances between residential care homes may unnecessarily rule out sites that may function well as a care home, such as a large corner site. In some locations, having multiple Type II Residential Care Homes on a block may have little impact on the neighbourhood. For example, there are several Type II Residential Care Homes located along Preston Avenue. Due to the high traffic volumes inherent in this area (or on any collector or arterial street in general), the impacts of multiple Type II Residential Care Homes are negligible. However, in some cases, having multiple Type II Residential Care Homes on a block would have larger impacts. Examples may include having multiple Type II Residential Care Homes on a cul-de-sac or crescent, where the cumulative impacts of increases in traffic and on-street parking would be more pronounced.

2. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes did not comment on this issue.

3. Comments from Residential Care Home Operators

The residential care home operators have noted that care homes are often developed in close proximity for administrative and operational efficiency.

4. Focus Group and Telephone Survey Results

Some participants in the focus group, comprised of property owners who reside within a 50-metre radius of an approved Type II Residential Care Home, admitted they were initially concerned by the number of residential care homes nearby. However, most noted that their concerns regarding traffic, parking, noise, etc. have been diminished due to the minimal impacts noted. When asked how many residential care homes there should be on one city block, the consensus amongst this group was three, although some noted that one youth care home should be considered the maximum per block.

For the focus group that was made up of participants that do not live near a care home, concerns on this issue appear to be more pronounced. Many participants conveyed some concern about the potential for several residential care homes to establish in a neighbourhood, both in terms of impact on the community and population density.

In the telephone survey conducted by Inshgtrix Research Inc., the following question was asked, "Should there be a maximum number of residential care homes on a city block?"

Approximately 71 percent of the respondents who are property owners within a 50-metre radius of a Type II Residential Care Home indicated that there should be a maximum number of residential care homes on a block. Approximately 78 percent of the respondents consisting of members of the general public also indicated that there should be a maximum number of care homes on a block.

Survey participants were also asked, "What should be the maximum number of residential care homes allowed on a block?"

Approximately 52 percent of the respondents who are property owners within a 50-metre radius of a Type II Residential Care Home, indicated that only one care home per block should be allowed. Approximately 43 percent of this group felt that a maximum of two residential care homes should be allowed per block. Approximately 72 percent of the respondents consisting of members of the general public advised that only one care home should be allowed per block. Approximately 21 percent of this group advised that only two residential care homes should be allowed per block.

The telephone surveys and focus group sessions did show that there is some concern with the number of residential care homes that should be established on a block. However, there is more acceptance of a higher number of residential care homes on a block by those that already live near one.

5. Recommendations for Disposition of Residential Care Homes

In evaluating the cumulative land use impacts of residential care homes, it is important to consider the location and type of home. In new neighbourhoods, on pre-designated sites, residential care homes are typically larger, purpose-built homes designed to accommodate the maximum number of residents (15 residents). It is important to note that once pre-designated sites are developed, discretionary use applications for Type II Residential Care Homes may be considered at other locations in the neighbourhood. Type II Residential Care Homes that are developed in existing neighbourhoods are typically smaller and provide for the care of six to ten residents. This is due to the size of the existing one or two-unit dwelling being converted and the building upgrades required to accommodate additional residents being cost prohibitive. For example, residential care homes that provide sleeping accommodations for more than ten residents require a two inch water connection in order to accommodate required sprinklers. Sites pre-designated for Type II Residential Care Homes are initially serviced with these larger connections, while water connections for sites that are not pre-designated are typically an inch to an inch and a half in diameter.

As noted in this report, staffing of homes also varies depending on the type of home being proposed.

The number of residents under care, as well as staffing requirements, directly relates to the amount of traffic and parking that a residential care home will generate. Since there are variations in number of residents and staffing requirements between Type II Residential Care Homes, as well as consideration that needs to be given to the location of the home, your Administration is of the view that a flexible approach is necessary in the review and approval of Type II Residential Care Homes. Such an approach provides an objective approach to evaluating the location of a proposed residential care home and the cumulative land use impacts, as opposed to a prescriptive evaluation that may arbitrarily rule out sites that may function well as a residential care home simply due to the location of another residential care home.

It is recommended that the policies in the City of Saskatoon Bylaw 8769 (Official Community Plan) for supportive housing (which include residential care homes) be amended to include that residential care homes are to be compatible with the neighbourhood in which they are located and that concentration of these facilities shall be discouraged. It is also recommended that the general regulation for residential care homes contained in Section 5.34 of the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to provide a general regulation that would state that in the review of discretionary use applications for Type II Residential Care Homes, consideration shall be given to the proximity of other Type II Residential Care Homes, location of the residential care home on the block and in the neighbourhood, and the type of street(s) serving the proposed Type II Residential Care Home to ensure that the cumulative land use impacts of such uses would not be inconsistent with the neighbourhood in which the proposed residential care home is to be located.

To minimize the cumulative land use impacts of residential care homes located beside one another in new neighbourhoods, your Administration also recommends that in new neighbourhoods, generally no more than two predesignated sites be allowed to locate adjacent to one another.

I. Residential Care Homes – Parking Impacts

Once residential care homes are operational, Administration typically receives few complaints relating to the operation of a residential care home. If complaints are received they are most often related to issues over parking.

The City of Saskatoon's Bylaw 8770 (Zoning Bylaw) current off-street parking requirement for all residential care homes is one space, plus one space for every five residents. For example, a residential care home with ten residents would require three off-street parking spaces.

1. Comparison with Other Municipalities

The following table contains the required off-street parking rates for other Canadian Municipalities.

Table 5: Off-Street Parking Requirements in other Canadian Municipalities

Municipality	Residential Care Home Off-Street Parking Requirement
Edmonton	One space per three beds, plus one space per staff
Calgary	One space per three residents
Winnipeg	One space per ten residents plus one space per staff
Kelowna	One space plus one space per three residents, plus one space per staff
Red Deer	.4 spaces per bed
Regina	Two spaces plus one space per staff

Based upon the above examples, the City of Saskatoon's Bylaw 8770 (Zoning Bylaw) current rate is relatively consistent with other municipalities. The current rate does not address the staffing needs for residential care homes as the regulations for other municipalities such as Edmonton, Winnipeg, Kelowna, and Regina have done.

From information gathered from residential care home operators in the City, a residential care home typically has one to four staff members on duty at any given time. The number of staff needed depends upon a variety of factors, including the number of residents under care, the care needs of the residents, the type of residents, and the programs and services provided in the residential care home.

An increase in parking requirements should be considered to accommodate staff of residential care homes. However, any increase in parking requirements needs to be cognizant of the impact increasing parking would have on the site. Particularly, any increase in parking requirements may result in larger driveways and loss of landscaped areas.

2. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes noted that larger sites are desirable to provide site amenities, including parking.

3. Comments from Residential Care Home Operators

The residential care home operators did not have any concerns with parking.

4. Focus Group and Telephone Survey Results

Most of the participants in the focus group session comprised of those that live within a 50-metre radius of a Type II Residential Care Home did not express any major issues with parking, although it was the most common concern brought forward.

For the focus group that was made up of participants that do not live near a care home, participants did express some concern over the availability of parking if a residential care home were to open in their neighbourhood. However, while this concern was noted among participants, it did not appear to be an alarming issue.

From the telephone surveys, respondents who are property owners within a 50-metre radius of a Type II Residential Care Home, 30 percent identify on-street parking as being an issue while 68 percent noted it was no issue at all. Among the respondents from the general public, 76.6 percent identify on-street parking as being a potential issue while 21.5 percent noted it was not perceived as an issue at all. In both groups, on-street parking was the most frequently identified issue in the phone survey.

As with other issues, those participants in both the focus group sessions and telephone survey that live near a care home have less concern than those that do not currently live near a residential care home.

5. Recommendations for Parking Requirements

In order to better manage the parking demand for residential care homes and the corresponding effect on a site's appearance, your Administration recommends that the current off-street parking requirement of one space, plus one space for every five residents be amended to provide for 0.75 spaces per staff member, plus one space per five residents.

Table No. 6 demonstrates the number of required parking spaces under the current and proposed parking rates based upon given staffing and resident scenarios.

**Table No. 6: Off-Street Parking Requirement for Residential Care Homes
(Current versus Proposed)**

Number of Residents	Number of Staff	Number of Spaces Required	
		Current Rate	Proposed Rate
5	1	2	2
5	2	2	3
10	2	3	4
10	3	3	4
15	3	4	5
15	4	4	6

As shown in the previous table, the number of off-street parking spaces that are required would remain the same for residential care homes with lower staffing needs, but would be increased for residential care homes with higher staffing needs.

In order to have a consistent appearance with residential properties in low-density residential zoning districts, it is also recommended that no more than three off-street parking spaces be permitted in a required front yard. This ensures that residential care home sites will provide suitable landscaping in the required front yard.

The minimum required site width in the City of Saskatoon Bylaw 8770 (Zoning Bylaw) for a Type II Residential Care Home currently ranges from 7.5 metres to 15 metres, and the minimum required site area currently ranges from 225 square metres to 450 square metres between the various residential and institutional zoning districts.

Your Administration recommends amending the City of Saskatoon Bylaw 8770 (Zoning Bylaw) to require a 15 metre minimum site width and a minimum site area of 450 square metres for Type II Residential Care Homes in all residential and institutional zoning districts where a Type II Residential Care Home is a permitted or discretionary use. Requiring a minimum site width and site area requirements of 15 metres and 450 square metres respectively ensures an appropriate site width and site area to accommodate the required on-site parking while maintaining appropriate landscaping.

J. Residential Care Homes and Property Value Impacts

Relating to the siting of residential care homes, another comment that is often raised during the consultation process is that residential care homes affect the value of neighbouring properties. This sentiment was clearly expressed during the focus groups and telephone surveys.

1. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes did not provide comments on this issue.

2. Comments from Residential Care Home Operators

The residential care home operators did not provide comments on this issue.

3. Focus Group and Telephone Survey Results

Approximately 55 percent of respondents to the telephone survey, who are property owners within a 50-metre radius of a Type II Residential Care Home,

believed that having a residential care home in their neighbourhood had a negative impact on their property values. Approximately 85 percent of respondents, consisting of members of the general public, felt that having a residential care home in their neighbourhood had a negative impact on their property values.

The focus groups yielded similar results. Focus group participants, consisting of members of the general public, expressed more concern over potential property value impacts than property owners within a 50-metre radius of a Type II Residential Care Home.

4. Academic Literature on Residential Care Homes

With more than 50 studies on a residential care home's impact on property values identified, they are one of the most studied small land uses. A publication released by the APA (American Planning Association) titled, Policy Guide on Community Residences, summarizes the findings of these studies. In the publication, it is concluded that:

- Residential care homes do not affect property values;
- They have no effect on the length of time it takes to sell a neighbouring property;
- Most neighbours within one to two blocks of the residential care home do not know there is a residential care home nearby; and
- Residential care homes are often the best maintained properties on the block.

K. Addressing Neighbour Concerns

1. NIMBY Strategy

From the focus group discussions, one prevalent theme that emerged was that uncertainty over a proposed residential care home causes anxiety. This anxiety often leads to opposition, or NIMBY-ism, of a proposed facility. NIMBY is an acronym for "Not in My Backyard" and is commonly used to refer to the opposition of local residents and land owners to new developments in their neighbourhood.

While concerns or opposition based on valid land use issues, such as traffic, parking, and concentration of homes, are relevant and need to be addressed in the review and approval process, concerns expressed that are unfounded and based on misinformation or reflect who the users are of the proposed development are not relevant. For residential care homes, this is especially evident for youth homes where concerns over the development are sometimes based on the users more than the land use issues. This was evident during the focus group sessions where many participants appeared to have heightened levels of concern regarding residential care homes for youth compared to other types of residential care homes.

To deal with community opposition to certain forms of development, your Administration is developing a NIMBY strategy. This strategy is intended to develop resources and tools to help overcome community opposition in situations where a development is well designed and suitably located. A NIMBY strategy is not intended to dismiss community concerns; rather it is intended to clarify what elements of opposition should be considered and responded to during the review and approval process. In other words, the strategy is intended to help focus community input on land use impacts versus the end users of the product or 'people zoning'.

2. Good Neighbour Agreements

The use of good neighbour agreements has also become more prevalent in many municipalities. A good neighbour agreement is a tool that provides an opportunity for individuals or groups to mutually acknowledge the needs and concerns of each other and document how these needs and concerns will be addressed. The agreement is not legally binding, it is voluntary, and encourages accountability of actions, cooperation, and mutual understanding amongst neighbours. Good neighbour agreements are designed to cover the issues that are important to those involved and may include a wide range of topics.

Many concerns that are typically raised by neighbouring property owners and operators over the potential development of a residential care home may be addressed in a good neighbour agreement. For example, a good neighbour agreement for a residential care home could address issues such as use of off-street and on-street parking, visiting hours to a site, when outdoor activities occur, and contacts and processes to address concerns that may arise. Your Administration will be designing a process for the implementation and use of good neighbour agreements so that this tool may be used when necessary in Saskatoon.

3. Providing Information on Proposed Residential Care Homes

Along with the formal consultation process, residential care home owners and operators are encouraged to be pro-active and informally consult with neighbouring properties when looking at potential new locations or expansion of existing operations. It has been the experience of your Administration that operators and organizations, who are pro-active and work to provide information, are often able to alleviate the concerns held by neighbouring residents.

Feedback obtained during the consultation process also indicated that providing more information to nearby property owners, on residential care home proposals, would be beneficial in reducing the level of concerns held by the nearby neighbours. To facilitate this, a frequently asked questions (FAQ) sheet on residential care homes will be prepared and will be distributed with all notices to

nearby property owners, upon receipt of an application for all Type II Residential Care Homes. A presentation to stakeholders will also be prepared that can be delivered at Public Information Meetings that will address known concerns of stakeholders. The FAQ sheet and presentation will provide information based on the research and details covered in this report.

PROPOSED RECOMMENDATIONS AND ACTIONS

The following is a summary of the recommendations and actions by Administration that are contained in this report:

- No change is recommended to the current maximum of five residents in a Type I Residential Care Home;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to allow, as a permitted use, the keeping of three residential care home residents in each unit of a building that functions as a two-unit dwelling or semi-detached dwelling in the R2, M1, M2, M3, and M4 Districts;
- No change is recommended to the current definition of a residential care home and that the City of Saskatoon Bylaw 8770 (Zoning Bylaw) does not distinguish between the types of residential care homes based on type of resident cared for;
- That the policies contained in City of Saskatoon Bylaw 8769 (Official Community Plan) for supportive housing (which include residential care homes) be amended to include that residential care homes are to be compatible with the neighbourhood in which they are located and that concentration of these facilities shall be discouraged;
- That Section 5.34 of the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to provide that in the review of discretionary use applications for Type II Residential Care Homes, consideration shall be given to the proximity of other Type II Residential Care Homes, location of the residential care home on the block and in the neighbourhood, and the type of street(s) serving the proposed Type II Residential Care Home to ensure that the cumulative land use impacts of such uses would not be inconsistent with the neighbourhood in which the proposed residential care home is to be located;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to clarify the development standards for residential care homes to ensure that the location of other residential care homes, and that the cumulative land use impact of these residential care homes, be considered in the review and approval process;
- That no more than two pre-designated sites be allowed to locate adjacent to one another in new neighbourhoods to minimize the cumulative land use impacts of residential care homes locating beside one another;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) requirement for off-street parking of one space, plus one space for every five residents, be amended to provide for 0.75 spaces per staff member, plus one space per five residents;

- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to ensure that no more than three off-street parking spaces be permitted in a required front yard;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to require a 15 metre minimum site width and a minimum site area of 450 square metres for Type II Residential Care Homes in all residential and institutional zoning districts where a Type II Residential Care Home is a permitted or discretionary use;
- Develop a NIMBY strategy that will provide resources and tools to help address community opposition in situations where a development is well designed and suitably located. A NIMBY strategy would clarify what elements of opposition should be considered, and responded to, during the approval process, such as valid land use concerns. Such a strategy is also intended to help focus community input on land use impacts versus the end users of the product or 'people zoning';
- Design process for, and implement the use of, good neighbour agreements; and
- Develop a FAQ sheet and presentation that will address known concerns of stakeholders.

Your Administration is of the opinion that the above recommended City of Saskatoon Bylaw 8770 (Zoning Bylaw) amendments and actions by Administration will continue to ensure that Type I and Type II Residential Care Homes are appropriately located and operated throughout the City.

City Council has the option of recommending consideration of all, some, or none of the above recommendations.

POLICY IMPLICATIONS

Amendments to the text of City of Saskatoon Bylaw 8770 (Zoning Bylaw) will be required to incorporate the recommendations noted in this report.

FINANCIAL IMPACT

There is no financial impact.

STAKEHOLDER INVOLVEMENT

Stakeholder involvement has been outlined in the report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

If the proposed recommendations are approved for advertising by City Council, a notice will be

placed in The StarPhoenix once a week for two consecutive weeks. Upon completion of the required notice period, City Council will hold a Public Hearing to consider all written and oral submissions.

Written notification of the Public Hearing will also be provided to all Type I and Type II Residential Care Home Operators in the City, and to the provincial representatives, responsible for licensing residential care homes.

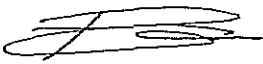
ATTACHMENTS

1. Summary of Comments and Results from the Consultation Process
2. City of Saskatoon Residential Care Home Statistics by Ward and Neighbourhood
3. Map – 2010 Care Homes
4. Map – Care Home Spaces

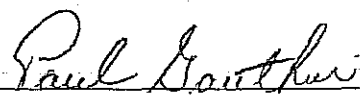
Written by: Matt Grazier, Planner 13
Planning and Development Branch

Darryl Dawson, Senior Planner II
Planning and Development Branch

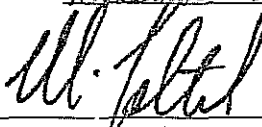
Reviewed by:


Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by:


Paul Gauthier, General Manager
Community Services Department
Dated: December 24, 2016

Approved by:


Murray Totland, City Manager
Dated: Dec 3/10

Summary of Input Received from Provincial Licensing Agencies

- 1) What deterrents do the current zoning regulations pose for the operation of residential care homes? What works well with the current regulations? Are there any changes that are needed?

Ministry of Health – Community Care Branch:

Larger care home sites are needed. With much of the area devoted to parking, little room is left for amenity space and programming activities. The municipal approval process for care homes is sometimes quite onerous. The notion of pre-designated care home sites has been great for our operators. Permitting administration to approve these applications has greatly increased efficiencies in timeframes. Permitting five residents (as a Type I Residential Care Home) still remains appropriate.

Saskatoon Health Region - Mental Health and Addiction Services:

Part of mandate involves the seamless integration of our homes into a neighbourhood. For this reason, we do not license our homes for more than five residents. In this respect, the current zoning method of permitting five residents remains appropriate. Outside of the operator, who resides in the dwelling, there are no additional, non-resident staff members. As a result, we do not believe that our homes have any negative impact on parking or traffic.

Ministry of Social Services – Family Services and Community Living Division:

It is often confusing dealing with all the zoning, building code and fire regulations pertinent to care homes. Permitting five residents in a home is an appropriate number. We have several homes that were approved for higher numbers than this, but it is our intention to gradually move closer to five. This contributes to a more home like atmosphere.

- 2) What areas of the City do you see demand for care spaces being the highest?

Ministry of Health - Personal Care Home Branch:

The highest demand for residential care homes will continue to be for the more affordable care homes. Newer purpose built care homes in the suburbs will continue to have higher vacancy rates.

Saskatoon Health Region – Mental Health and Addiction Services:

Difficulties with financial accessibility and increasing housing prices greatly impact the location of our homes, necessitating operators to located in more affordable neighbourhoods. Our homes do tend to cluster in close proximity to civic services and amenities.

Ministry of Social Services – Family Services and Community Living Division:

Transportation and proximity to services are extremely important for our homes. In this respect, core neighbourhoods are ideal. Our facilities tend to concentrate in close proximity to our more institutional facilities, which can make staffing more efficient.

3) What is the future outlook for residential care homes and what challenges do you anticipate?

Personal Care Home Branch:

We expect an evolution from residential care homes providing "lighter" to "heavier" care as waiting lists for nursing homes continue to grow. Accessibility standards may need to change. Starting a residential care home will always be a major financial commitment and issues over financial accessibility will continue to be a problem. There is a growing trend to "age in place".

Saskatoon Health Region – Mental Health and Addiction Services:

The biggest challenge relates to an aging population and not being able to move clients into homes that appropriately meet their needs. Vacancy rates will continue to remain lower than desired, which forces clients into homes which may not be the best fit.

Ministry of Social Services – Family Services and Community Living Division:

We expect an evolution from "lighter" to "heavier" care due to long waiting lists for long term facility placements. This will result in our care homes having to bring in more staff. There is a growing trend to "age in place". We have an extreme long wait list for our community living facilities (400 province wide), thus demand will remain strong in the nearby future.

Summary of Consultation Conducted by Inshtrix Research Inc.

The services of the consulting firm Inshtrix Research Inc. were used to develop and facilitate two focus group discussions pertaining to residential care homes. One focus group session included nine individuals, who are assessed property owners living within 50 metres of a Type II Residential Care Home. The other focus group was comprised of 8 individuals from the general public that do not live near a residential care home. Key findings of the focus group are summarized in the following table:

Table 1: Key Findings from the Focus Groups

Participants Living within 50 metres of a Type II Care Home	Participants from the General Public (not next to care home)
Majority felt that care homes had a positive impact on the residents and on others living nearby.	Most believed that there would be positive quality of life benefits to the neighbourhood, some individuals appeared to be more cautious. Some believe that communities may not be welcoming to the opening of a residential care home or that concerns over such operations can overshadow potential benefits of such operations.
Parking issues was the most common complaint associated with living next to a care home.	Tended to express slightly higher anxiety in relation to concerns over availability of parking, increased traffic, concentration of facilities, and landscaping and building design.
Those that lived near a youth care home did not express any significant concerns.	Expressed heightened concern to youth care homes, mainly over uncertainty of behaviour of residents.
Expressed that establishment of a residential care home has no impact on property values.	Expressed concern that establishment of a residential care home would impact property values.
Minor concern was expressed over large concrete driveway for parking in front yard and lack of landscaping resulting in the home not blending in with residential setting.	Thoughts surrounding landscaping and building design centred on ensuring that the property adequately blends in with the neighbourhood. Concerns were raised about the care home maintaining appropriate upkeep of the landscaping on the lot.
Consensus was that there should be no more than three residential care homes per block, although some noted that there should be only one youth care home permitted per block.	Many participants conveyed some concern about the potential for several residential care homes to appear in a neighbourhood, both in terms of impact on the community and population density.

Administration and the consultant also developed a questionnaire, based upon the prevalent themes of this review. This questionnaire was used by the consultant to conduct a telephone survey with two different groupings for data collection purposes. The telephone survey was completed by 156 assessed

property owners within a 50 metre radius of a Type II Residential Care Home and by 152 members of the general public. A summary of the findings from the telephone surveys is as follows:

Table 2: Key Findings from Telephone Surveys

Participants Living within 50 metres of a Type II Care Home	Participants from the General Public
<p>Of the 156 participants that were contacted that are known to live near a type II Residential Care Home, 20.7% did not know that they lived near a care home.</p>	<p>Respondents were asked about issues perceived with care homes, in terms of number of care homes in the area, landscaping and building maintenance, type of care home, traffic and on-street parking. Of these issues, those identified as having the most concerns were on-street parking (76.6%), traffic (67.1%), Type of care home (61.5%) and the number of care homes in the neighbourhood (59%) landscaping and building maintenance (20.7%). Results of the survey show that those that do not currently live near a residential care home see these issues more as major or moderate issues.</p>
<p>Among the 71 respondents who currently live near a residential care home and have done so since before the home opened, a majority (60.6%) claim they were not at all concerned when the care home opened. An additional 15.5% were not very concerned, while a total of 22.6% admit they were at least somewhat concerned with a residential care home being opened on their block.</p>	
<p>Among the 16 respondents who previously indicated that they were somewhat or very concerned with a residential care home moving into the neighbourhood, 56.3% indicate that their concerns have subsided, while 6.3% indicate that their concerns have somewhat subsided. Only four concerned respondents (25.0%) indicate that their concerns have not subsided. This constitutes an extremely small sample size. However, directionally, this finding is supported by the focus group findings and subsequent questions asked in the telephone study, during which those who live near a residential care home express fewer concerns than those who do not.</p>	
<p>In living next to a care home, the issues that were identified as having the most concerns were on-street parking (30%), traffic (28%), safety of those living near the care home (22%) and landscaping and building maintenance (20.7%). While these issues were of concern, most noted that there concerns were minimal.</p>	

Nearly four in ten (38.7%) believe that having a residential care home in their neighbourhood does not negatively impact property values at all.	45.6% believe that a residential care home will have some negative impact on property values for homes nearby, while another 15.2% believe that they will have a lot of impact on negatively affecting property values (a total of 60.8%).
78.7% of respondents support the current maximum of five persons in a Type I residential care home.	77.8% of respondents support the current maximum of five persons in a Type I residential care home.

City of Saskatoon Residential Care Home Statistics by Ward and Neighbourhood

Ward	Neighbourhood	Youth		Mental Illness		Senior		Cognitive Disability		N'hood Totals			# of OUDs ¹	Care Home to OUD Ratio	# of Dwelling Units ²	Care Home to Dwelling Unit Ratio	# of Care Spaces ³
		Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	All					
1	City Park	1	1							1	1	2	615	1 : 308	2,793	1 : 1,397	15
	North Park	1							3	4		4	655	1 : 164	940	1 : 235	18
	Mayfair	1					2			1	2	3	790	1 : 263	1,105	1 : 368	22
	Sutherland			1			1			1	1	2	875	1 : 438	2,357	1 : 1,179	15
	Richmond Heights			2			1	3		5	1	6	240	1 : 40	411	1 : 69	37
	Kelsey-Woodlawn		1								1	1	290	1 : 290	374	1 : 374	6
	Ward Totals									12	6	18					
2	Caswell Hill			1						1		1	1,065	1 : 1,065	1,622	1 : 1,622	3
	Riversdale										0	570	NA ⁴	800	NA	NA	
	Montgomery			2			2	1		3	2	5	670	1 : 134	895	1 : 179	32
	Pleasant Hill	2	1	2						4	1	5	665	1 : 133	1,770	1 : 354	27
	Meadowgreen		1	4			1	2	2	7	3	10	725	1 : 73	1,420	1 : 142	59
	King George						1				1	1	625	1 : 625	755	1 : 755	12
	Holiday Park											0	420	NA	740	NA	NA
Ward Totals									15	7	22						133
3	Confederation Park			2				3		5		5	1,650	1 : 330	2,170	1 : 434	21
	Fairhaven			1		1	4	3	1	5	5	10	780	1 : 78	1,650	1 : 165	64
	Pacific Heights			4						4		4	1,170	1 : 293	1,309	1 : 327	17
	Parkridge			2			2			2	2	4	1,090	1 : 273	1,480	1 : 370	38
Ward Totals									16	7	23						140
4	Hampton Village	3					1			3	1	4	913	1 : 228	1,078	1 : 270	25
	Dundonald	2		2			1	2		6	1	7	1,230	1 : 176	1,725	1 : 246	36
	Westview	2		3		2	1	2		9	1	10	830	1 : 83	995	1 : 100	45
	Massey Place			1						1		1	795	1 : 795	1,271	1 : 1,271	4
	Hudson Bay Park			2		1				3		3	545	1 : 182	915	1 : 305	12
	Mount Royal			3		3	2	1		7	2	9	1,125	1 : 125	1,876	1 : 208	56
	Westmount							2		2		2	760	1 : 380	938	1 : 469	6
Ward Totals									32	4	36						184
5	River Heights			3			3	1		4	3	7	1,160	1 : 166	1,710	1 : 244	50
	Lawson Heights			1			2	1		2	2	4	995	1 : 249	1,959	1 : 490	29
	Silverwood Heights	2		1		3	9			6	9	15	2,510	1 : 167	3,652	1 : 243	126
	Ward Totals									12	14	26					

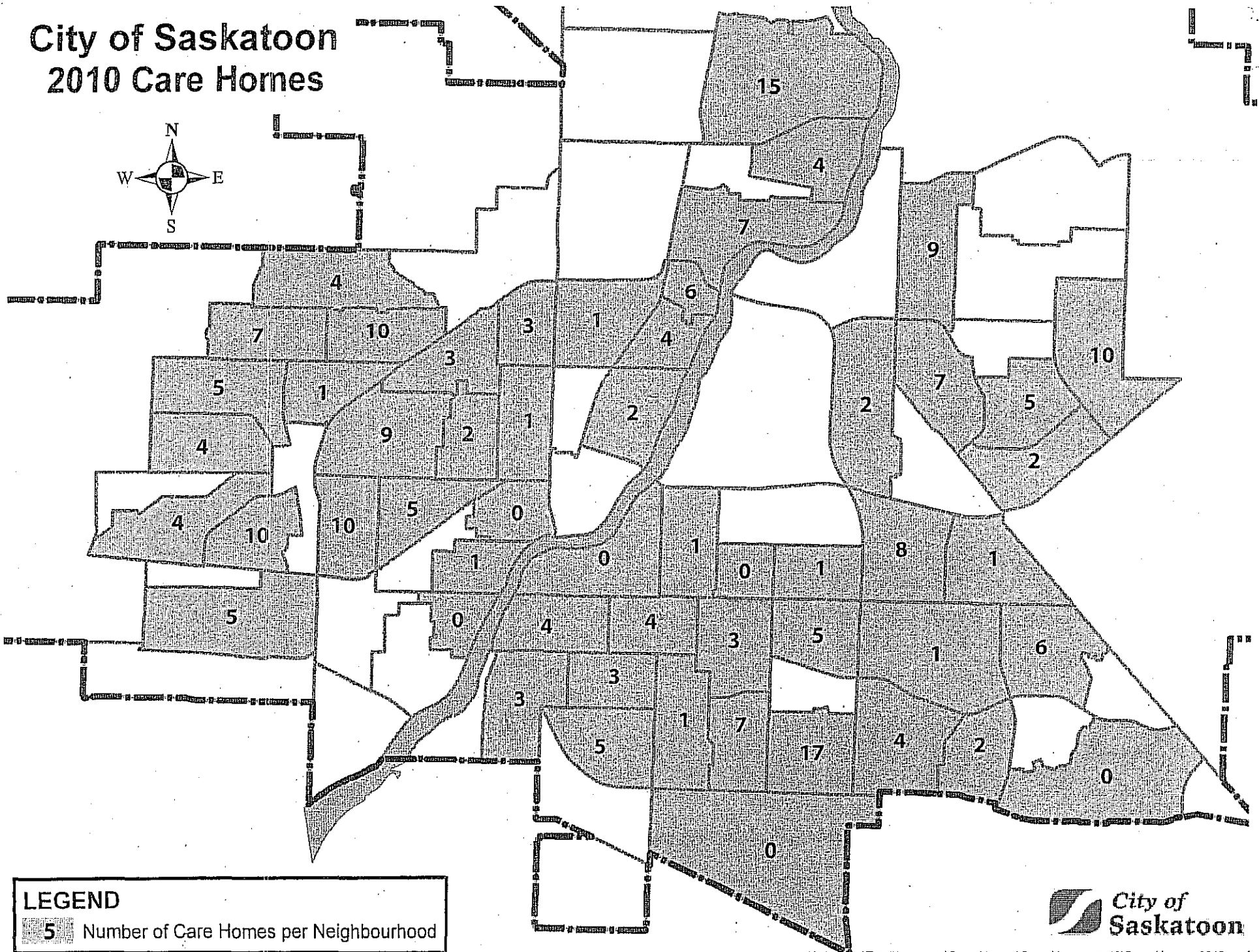
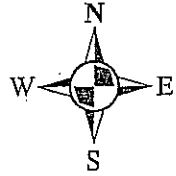
Ward	Neighbourhood	Youth		Mental Illness		Senior		Cognitive Disability		N'hood Totals			# of OUDs	Care Home to OUD Ratio	# of Dwelling Units	Care Home to Dwelling Unit Ratio	# of Care Spaces
		Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	All					
6	Nutana											0	1,215	NA	3,430	NA	NA
	Varsity View						1				1	1	595	1: 595	1,790	1: 1,790	15
	Grosvenor Park											0	305	NA	748	NA	NA
	Buena Vista			1				2	1	3	1	4	1,045	1: 261	1,451	1: 363	21
	Haultain			2			1	1		3	1	4	895	1: 224	1,294	1: 324	23
	Holliston			1				2		3		3	865	1: 288	1,487	1: 496	9
Ward Totals									9	3	12						68
7	Exhibition			2				1		3		3	705	1: 235	1,279	1: 426	15
	Queen Elizabeth	1		2						3		3	685	1: 228	1,010	1: 337	15
	Avalon	3		1		1				5		5	1,035	1: 207	1,365	1: 273	23
	Adelaide Churchill			1						1		1	1,130	1: 1,130	1,279	1: 1,279	3
	Nutana Park			2		1	1	2	1	5	2	7	870	1: 124	1,031	1: 147	32
	Eastview	1		5			3	5	3	11	6	17	850	1: 50	1,459	1: 86	102
Stonebridge											0	1,082	NA	1,871	NA	NA	
Ward Totals									28	8	36						190
8	Greystone Heights			1						1		1	690	1: 690	1,028	1: 1,028	3
	College Park					1	3	4		5	3	8	1,060	1: 133	2,051	1: 256	43
	College Park East			1						1		1	1,240	1: 1,240	1,770	1: 1,770	5
	Brevoort Park			1				3	1	4	1	5	765	1: 153	1,442	1: 288	20
	Briarwood			4			2			4	2	6	965	1: 161	1,386	1: 231	45
Ward Totals									14	6	20						116
9	Wildwood			1						1		1	920	1: 920	3,599	1: 3,599	3
	Lakeview						1	3		3	1	4	1,600	1: 400	2,830	1: 708	19
	Lakeridge			2						2		2	1,200	1: 600	1,204	1: 602	8
	Rosewood											0	55	NA	55	NA	NA
Ward Totals									6	1	7						30
10	Silverspring						9				9	9	1,260	1: 140	1,496	1: 166	108
	Forest Grove			3			3	1		4	3	7	1,120	1: 160	2,146	1: 307	44
	Erindale			2			1	2		4	1	5	1,095	1: 219	1,410	1: 282	29
	Arbor Creek			1				1		2		2	1,240	1: 620	1,468	1: 734	7
	Willowgrove						10				10	10	1,615	1: 162	1,889	1: 189	136
Ward Totals									10	23	33						324

1 & 2: The figures for one-unit dwellings and total dwelling units have been derived from the 2008 City of Saskatoon Neighborhood Profiles, except for the Stonebridge, Willowgrove, Hampton Village and Rosewood Neighbourhoods which are based upon Building Permit figures.

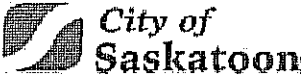
3: Denotes number of care spaces per neighbourhood based upon zoning approval.

4: Denotes not applicable.

City of Saskatoon 2010 Care Homes

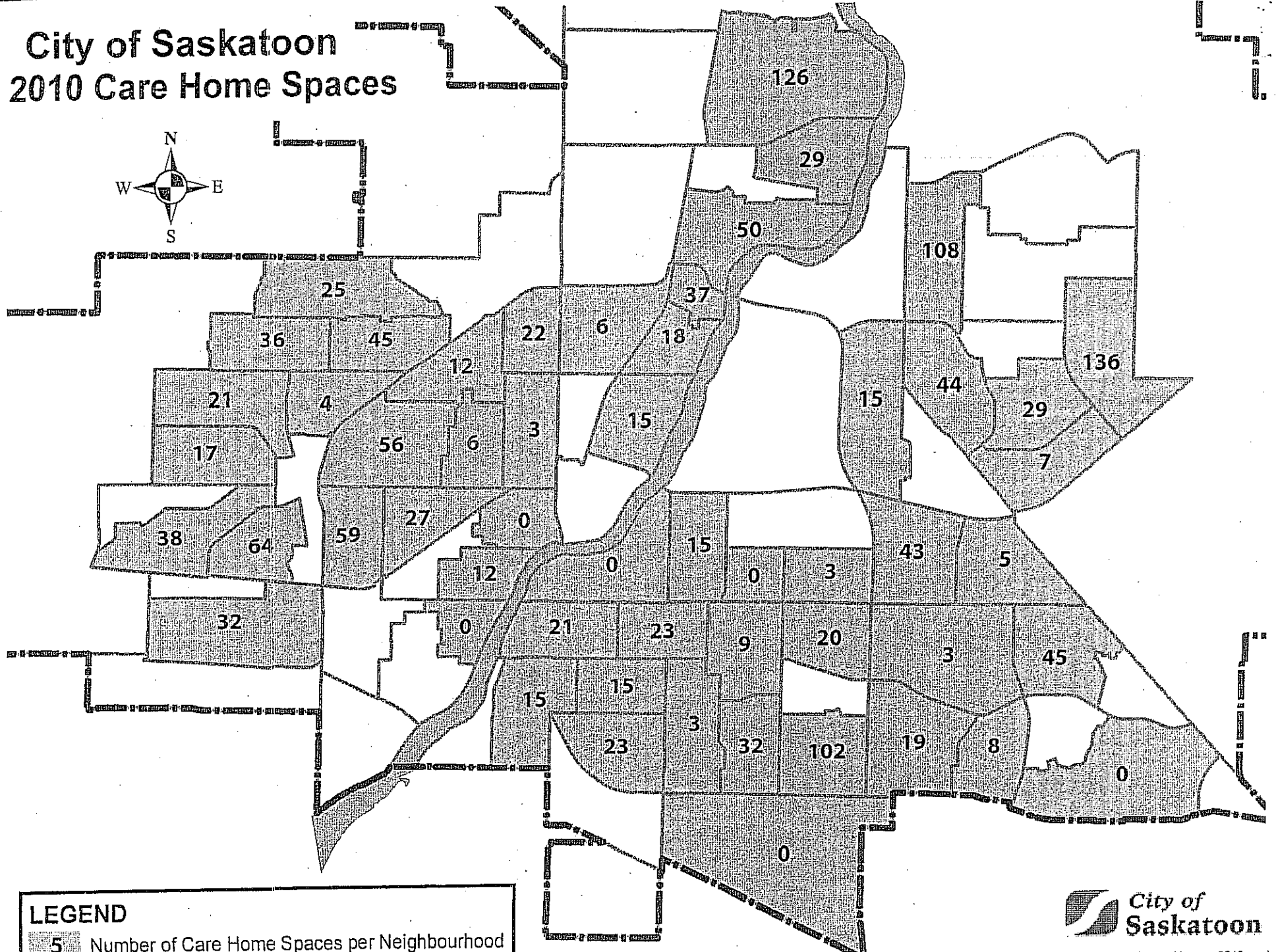
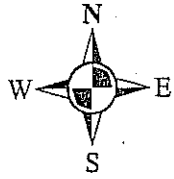


LEGEND
 5 Number of Care Homes per Neighbourhood

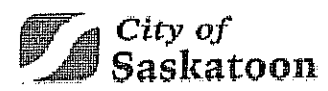


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City of Saskatoon 2010 Care Home Spaces



LEGEND
 5 Number of Care Home Spaces per Neighbourhood



The following information provides a summary on various studies undertaken on the topic of residential care homes and their impacts on neighbouring property values. Results of these studies were summarized in Section J(4) of the Administrative Report, Review of Residential Care Homes (PL 4350 – Z2/10 & PL 1702-09). Links to the noted studies have also been provided.

Residential Care Homes: Property Value Studies

- a) **Publication:** Policy Guide on Community Residences

Author: American Planning Association

Summary/Synopsis: Residential Care Homes have no effect on the value of neighbouring properties. More than 50 studies have examined their impact on property values. A variety of methodologies are used and all researchers have discovered that care homes do *not* affect property values of nearby properties. They have no effect on how long it takes to sell a neighbouring property. They have learned that care homes are often the best maintained properties on the block. They have ascertained that care homes function so much like a conventional family that most neighbours within one to two blocks of the home don't even know there is a care home nearby.

Link: <http://www.planning.org/policy/guides/adopted/commres.htm>

- b) **Publication:** A Representative Sample of the 50+ Studies on the Impacts of Group Homes and Halfway Houses

Author: Daniel Lauber, Planning/Communications

Summary/Synopsis: Samples of various studies undertaken on care homes which accommodate a variety of different types of residents, including neglected male youth ages 12 to 18, persons with developmental disabilities, persons with mental illnesses, among others.

No matter which methodology has been used, every study has concluded that group homes not clustered on the same block have no effect on property values, even for the houses next door. Few studies have been conducted recently simply because this issue has been studied so exhaustively and the findings have been so consistent that they generate no negative impacts.

Link: http://www.grouphomelaw.net/bibliography_group_home_impact_studies.pdf

- c) **Publication:** Non-Residential and Residential Social Services: What are the Impacts? A Review of the Literature

Author: Daphne Powell, Social Planning Department, City of Vancouver

Summary/Synopsis: A review of research undertaken on the real and perceived impacts of a variety of different types of facilities that offer social and health services. Amongst others, the review focused on needle exchange programs, methadone clinics and residential care homes.

On the topic of residential care homes, the report addresses several documents that find that the expressed fears of property value decline, neighbourhood crime increase and quality of life deterioration are largely unjustified and unfounded. 55 of the 56 documents did not show any evidence that the presence of care homes increased crime, lowered property values or increased neighbourhood turnover. One study did find a correlation between property values and adult residential facilities specifically in racially segmented housing markets. Other property value studies and publications are also addressed, which echo similar statements.

Link: <http://vancouver.ca/commsvcs/socialplanning/initiatives/snrf/pdf/impacts05powell.pdf>

- d) **Publication:** Towards Inclusive Neighbourhoods

Author: Province of British Columbia, Ministry of Public Safety and Solicitor General

Summary/Synopsis: Provides details of a property value study conducted for a mental health home in Victoria. The study compared property sales in the vicinity of the care home (termed impact area) and then in an area adjacent to the impact area (controlled area). The research concluded that there was no negative impact on neighbourhood property values resulting from the development of a group home.

Link: http://www.housing.gov.bc.ca/housing/publications/neighbour/p_value3.htm



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

March 21, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
 Zoning Bylaw and Official Community Plan Text Amendments
 Capital Project No. 2167 – Review of Residential Care Homes
 (File No. CK. 4350-62 and PL. 4350-Z2/10 and PL. 1702-9)**

The Municipal Planning Commission has considered Clause 1, Report No. 1-2011 of the Planning and Operations Committee, which contained a report of the General Manager, Community Services dated November 3, 2010, with respect to proposed Zoning Bylaw and Official Community Plan Text Amendments regarding residential care homes.

The Commission has reviewed the report with the Administration and supports the following recommendations of the Community Services Department:

- 1) that the proposed amendments to Zoning Bylaw No. 8770, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved; and
- 2) that the proposed amendments to Official Community Plan Bylaw No. 8769, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above recommendations be considered by City Council at the time of the public hearing with respect to the above proposed amendments to the Zoning Bylaw and Official Community Plan.

Yours truly,

A handwritten signature in cursive script that reads "Diane Kanak".

Diane Kanak, Deputy City Clerk
Municipal Planning Commission

dk

THE STARPHOENIX, SATURDAY, APRIL 23, 2011 and

SATURDAY, APRIL 30, 2011



Official Community Plan Notice

REVISED RESIDENTIAL CARE HOME POLICY

PROPOSED OFFICIAL COMMUNITY PLAN TEXT AMENDMENT - BYLAW NO. 8928

Saskatoon City Council will consider an amendment to the City's Official Community Plan Bylaw No. 8769. Through proposed Bylaw No. 8928, an amendment relating to residential care homes will be considered.

Bylaw No. 8928 will amend Section 5.3.2(e) of the City's Official Community Plan to clarify that residential care homes are to be compatible with the neighbourhood in which they are located and that the concentration of Type II residential care homes (homes for 6 to 15 persons) is discouraged in low-density residential areas.

REASON FOR THE AMENDMENT – The purpose of the amendment is to clarify policy on the development and location of residential care homes in the City of Saskatoon.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan and Zoning Bylaw may be directed to the following without charge:

Community Services Department, Planning and Development Branch
Phone: 975-7889 (Matt Grazier)

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

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

His Worship the Mayor and Members of City Council

c/o City Clerk's Office, City Hall

222 Third Avenue North, Saskatoon, SK S7K 0J5

All written submissions received by the City Clerk by 10:00 a.m. on Monday, May 9, 2011 will be forwarded to City Council. City Council will also hear all persons who are present at the Council meeting and wish to speak to the proposed Bylaw.

3b)

BYLAW NO. 8929

The Zoning Amendment Bylaw, 2011 (No. 10)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 10).

Purpose

2. The purpose of this Bylaw is to make certain amendments to the regulations contained in the Zoning Bylaw governing residential care homes.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 5.34 Amended

4. Section 5.34 is amended by adding the following:

“(8) Notwithstanding the provisions of Section 6.3, for Type I and Type II Residential Care Homes located on sites within the R districts, no more than three off-site parking spaces may be located in a required front yard.

(9) In the review of discretionary use applications for Type II Residential Care Homes, consideration shall be given to the proximity of the proposed residential care home to other Type II Residential Care Homes and the location of the care home on the block and in the neighbourhood, and the street classification to ensure that the cumulative land use impacts of the proposed care home will not be inconsistent with the neighbourhood in which the proposed care home is to be located.”

Clause 6.3.1(4) Amended

5. The chart contained in Clause 6.3.1(4) is amended by striking out “1 space” where it first appears under the heading “Residential care homes” and substituting “0.75 spaces per staff member”.

Subsection 8.4.3 Amended

11. The chart contained in Subsection 8.4.3 is amended:
- (a) by striking out "12" under the site width column in Clause (3) "Residential care homes – Type II" and substituting "15"; and
 - (b) by striking out "225" under the site area column in Clause (3) "Residential care homes – Type II" and substituting "450".

Subsection 8.5.3 Amended

12. The chart contained in Subsection 8.5.3 is amended:
- (a) by striking out "12" under the site width column in Clause (3) "Residential care homes – Type II" and substituting "15"; and
 - (b) by striking out "225" under the site area column in Clause (3) "Residential care homes – Type II" and substituting "450".

Subsection 8.7.3 Amended

13. The chart contained in Subsection 8.7.3 is amended:
- (a) by striking out "12" under the site width column in Clause (3) "Residential care homes – Type II" and substituting "15"; and
 - (b) by striking out "360" under the site area column in Clause (3) "Residential care homes – Type II" and substituting "450".

Subsection 8.8.3 Amended

14. The chart contained in Subsection 8.8.3 is amended:
- (a) by striking out "6" under the site width column in Clause (2) "Residential care homes – Type II" and substituting "15"; and
 - (b) by striking out "180" under the site area column in Clause (2) "Residential care homes – Type II" and substituting "450".

Subsection 8.9.3 Amended

15. The chart contained in Subsection 8.9.3 is amended:
- (a) by striking out "6" under the site width column in Clause (2) "Residential care homes – Type II" and substituting "15"; and
 - (b) by striking out "180" under the site area column in Clause (2) "Residential care homes – Type II" and substituting "450".

Subsection 8.10.3 Amended

16. The chart contained in Subsection 8.10.3 is amended:
- (a) by striking out "7.5" under the site width column in Clause (12) "Residential care homes – Type II" and substituting "15"; and
 - (b) by striking out "225" under the site area column in Clause (12) "Residential care homes – Type II" and substituting "450".

Subsection 9.1.2 Amended

17. The chart contained in Subsection 9.1.2 is amended:
- (a) by striking out "and II" in Clause (12) "Residential care homes";
 - (b) by adding the following after Clause (12) and renumbering the subsequent clauses accordingly:

“

(13) Residential care homes – Type II	15	30	450	6	1.5	6	7.5
---------------------------------------	----	----	-----	---	-----	---	-----

”

and,

- (c) by adding the following:

“

(28) Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-
--	---	---	---	---	---	---	---

”

Subsection 9.4.2 Amended

18. The chart contained in Subsection 9.4.2 is amended:

- (a) by striking out “and II” in Clause (19) “Residential care homes”;
- (b) by adding the following after Clause (19) and renumbering the subsequent clauses accordingly:

“

(20) Residential care homes – Type II	15	30	450	3 ₅	1.5 ₆	3 ₇	-	-
---------------------------------------	----	----	-----	----------------	------------------	----------------	---	---

”

and,

- (c) by adding the following:

“

(61) Keeping of three care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-
--	---	---	---	---	---	---	---	---

”

Coming Into Force

19. This Bylaw shall come into force upon approval of Bylaw No. 8928, The Official Community Plan Amendment Bylaw, 2011 (No. 3) by the Minister of Municipal Affairs.

Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

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

Mayor

City Clerk



Zoning Notice

PROPOSED ZONING BYLAW TEXT AMENDMENT - BYLAW NO. 8929

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No. 8929, amendments applicable to residential care homes will be made to ensure that these homes continue to be compatible with the residential neighbourhoods in which they are located.

The proposed amendments to the Zoning Bylaw are as follows:

- In the review of discretionary use applications for Type II residential care homes (homes for 6 to 15 persons), consideration shall be given to the proximity of other Type II residential care homes, location on the block and in the neighbourhood, and the type of street(s) serving the proposed Type II residential care home to ensure that the cumulative land use impacts of such uses would not be inconsistent with the neighbourhood in which the proposed home is to be located;
- That no more than three off-street parking spaces for a residential care home are allowed in a required front yard in residential zoning districts;
- Require off-street parking of 0.75 spaces per staff member, plus one space per five residents;
- Allow, as a permitted use, the keeping of three residential care home residents in each unit of a building that functions as a two-unit dwelling or semi-detached dwelling; and,
- Require a 15 metre minimum site width and a minimum site area of 450 square metres for all Type II residential care homes.

REASON FOR THE AMENDMENT – The intent of these amendments is to address land use concerns associated with the operation of Type I and Type II residential care homes to ensure that these homes continue to be compatible with the residential neighbourhoods in which they are located.

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, April 4, 2011 at 6:00 p.m.** in **Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by **10:00 a.m. on Monday, April 4, 2011** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

**Community Services Department
Planning and Development Branch
City Hall, 222-3rd Avenue North
Saskatoon, SK
8:00 a.m. – 5:00 p.m.
Monday to Friday (except holidays)
Phone: 975-7889 (Matt Grazier)**

3c)

BYLAW NO. 8941

The Zoning Amendment Bylaw, 2011 (No. 12)

The Council of The City of Saskatoon enacts:

Short Title

- 1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 12).

Purpose

- 2. The purpose of this Bylaw is to amend the Zoning Bylaw to accommodate construction of joint-use facilities by removing restrictions on locations found in Subsection 4.2(3).

Zoning Bylaw Amended

- 3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Subsection 4.2(3) Amended

- 4. Subsection 4.2(3) is amended by striking out "Within suburban centres or city wide parks, where" and substituting "Where".

Coming Into Force

- 5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

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

Mayor

City Clerk

4350-011-4

RECEIVED
MAR 25 2011
CITY CLERK'S OFFICE
SASKATOON

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z28/10	PROPOSAL Proposed Zoning Bylaw Text Amendment – Section 4.2(3) pertaining to site development of Community Facilities	EXISTING ZONING
LEGAL DESCRIPTION		CIVIC ADDRESS N/A
		NEIGHBOURHOOD
DATE March 14, 2011	APPLICANT Kindrachuk Agrey Architecture 619 Main Street East Saskatoon SK S7H 0J8	OWNER

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to amend Section 4.2(3) of the Zoning Bylaw No. 8770, as indicated in the attached report, be approved.

B. PROPOSAL

An application has been submitted by the Kindrachuk Agrey Architecture requesting that Section 4.2(3) of the Zoning Bylaw No. 8770 be amended to accommodate the construction of integrated elementary school facilities.

The proposed amendment will accommodate the construction of joint-use elementary schools in Willowgrove. In this case, the schools will be physically connected, however, each school will be on its own separately titled site. This will contravene the Zoning Bylaw No. 8770, as currently drafted, as schools require a minimum side yard setback of 3.0 metres.

C. REASON FOR PROPOSAL (by Applicant)

One joint-use building is being planned for the elementary schools in Willowgrove that will straddle the common property line. In order to facilitate this, it will be necessary to remove the requirements for side yards at this common property line.

D. BACKGROUND INFORMATION

In 2004, the former Zoning Bylaw No. 7800 was amended to accommodate the integrated construction of Centennial Collegiate and the SaskTel Soccer Centre. At that time, Section 4.2(3) was added to the Zoning Bylaw No. 7800 to provide the following:

“Within suburban centres or city-wide parks, where two or more community facilities which are owned by a non-profit corporation or public authority are cohesively integrated within one site, or a combination of sites, the Development Officer may reduce the normal development standards related to parking, side yard setbacks, rear yard setbacks, landscaping, building and fence height, signage or the number of principal buildings on a site provided that the overall integrated development is generally compatible with nearby uses and properties in terms of landscaping, parking, signage, building height and building setbacks.”

At that time, it was noted that the Zoning Bylaw No. 7800 required that the various components within a joint-use high school and recreation facility development must fully comply with all development standards as if the various uses were being developed in a

stand-alone manner. The strict application of these development standards would unduly restrict the ability of the partners to develop a facility in an integrated manner. To date, this provision has accommodated the joint high schools and recreational facilities in University Heights and Blairmore.

Since the adoption of this zoning provision, the concept of integrated elementary school facilities has been developed, resulting in the need to consider further amendments to the Zoning Bylaw No. 8770 to accommodate this form of development.

E. JUSTIFICATION

1. Community Services Department Comments

a) Proposed Zoning Bylaw No. 8770 Text Amendment

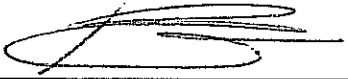
The proposed amendment will expand the application of this zoning provision by removing the words, "Within suburban centres or city-wide parks." from the Section 4.2(3). This amendment will provide the flexibility to accommodate integrated community facilities in appropriate locations throughout the City of Saskatoon (City). This amendment is also intended to provide the latitude to accommodate a variety of integrated community facilities such as schools, recreational facilities, libraries, or health care services as appropriate. Any proposed community facility would continue to be required to comply with the use provisions of the underlying zoning district, that is, it must be either a permitted or discretionary use.

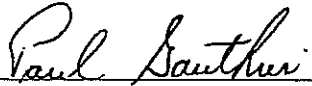
Section 4.2(3), as amended, would state the following:


"Where two or more community facilities which are owned by a non-profit corporation or public authority are cohesively integrated within one site, or a combination of sites, the Development Officer may reduce the normal development standards related to parking, side yard setbacks, rear yard setbacks, landscaping, building and fence height, signage or the number of principal buildings on a site provided that the overall integrated development is generally compatible with nearby uses and properties in terms of landscaping, parking, signage, building height and building setbacks."

b) Development Review Section

Given the often unique nature of integrated community facilities, as well as the significant public benefit which will be derived, it is appropriate to

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: March 23, 2011

Approved by: 
Murray Toland, City Manager
Dated: Mar 25/11



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

April 21, 2011

City Clerk

Dear City Clerk:

**Re: Proposed Zoning Bylaw Text Amendment -
Section 4.2(3) pertaining to Site Development of Community Facilities
(File No. CK. 4350-011-4)**

The Municipal Planning Commission has considered a report of the General Manager, Community Services Department dated March 14, 2011, with respect to proposed amendments to Section 4.2(3) of the Zoning Bylaw to accommodate the construction of integrated elementary school facilities in appropriate locations through the city.

The Commission has reviewed the matter with the Administration and the Applicant's representative. During discussion, the following further clarification was provided to the Commission:

- While the application related to the joint-use building being planned for the elementary schools in Willowgrove, the Administration is proposing an amendment to the bylaw to provide for future opportunities as well.
- With respect to parking, particularly relating to the drop off and picking up of students, the Applicant has advised that parking requirements at the proposed joint-use building for elementary schools in Willowgrove would not be relaxed and the standard requirements would be in place.
- The side yard setback was the only relaxation being proposed for the Willowgrove site, as discussed in the report.
- In terms of relaxation of the parking standards, that would be looked at only in instances where there are different peak usage times for the different components in integrated community facilities.
- Non-profit corporations could potentially include places of worship, i.e. where the church is integrated with a school.
- In terms of a separate zoning for these facilities, elementary schools have historically been permitted uses within residential zoning districts and this has worked well.
- The rationale for the proposed amendments was to provide more flexibility for the Administration to work with designers of these projects to address development standards for community facilities, such as parking, side yard requirements, or other items listed in the proposed amendment, as issues arise, on a timely basis and in innovative ways. Due consideration would be given by the Administration in ensuring that the issues were addressed appropriately.

April 21, 2011

Page 2

- The Applicant advised that the common areas in the proposed integrated facility would include a 50 space day care, along with community space, to be used both by the schools and the community based on needs.

The Commission also determined from the school board representatives on the Commission that the school boards support the proposed amendments.

Following review of this matter, the Commission is also supporting the following recommendation:

“that the proposal to amend Section 4.2(3) of Zoning Bylaw No. 8770, as indicated in the March 14, 2011 report of the General Manager, Community Services Department, be approved.”

Yours truly,



Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk



Zoning Notice

REVISED DEVELOPMENT STANDARDS FOR INTEGRATED COMMUNITY FACILITIES

PROPOSED ZONING BYLAW TEXT AMENDMENT - BYLAW NO. 8941

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). The Zoning Bylaw currently provides flexible development standards for integrated community facilities which are located within a suburban centre or city wide park. Bylaw No. 8941 will accommodate the construction of integrated community facilities, which are not located within a suburban centre or city wide park, by providing flexible development standards where two or more such facilities are cohesively integrated.

Section 4.2(3), as amended, would state the following:

Where two or more community facilities which are owned by a non-profit corporation or public authority are cohesively integrated within one site, or a combination of sites, the Development Officer may reduce the normal development standards related to parking, side yard setbacks, rear yard setbacks, landscaping, building and fence height, signage or the number of principal buildings on a site provided that the overall integrated development is generally compatible with nearby uses and properties in terms of landscaping, parking, signage, building height and building setbacks."

REASON FOR THE AMENDMENT – The reason for this amendment is to accommodate the construction of integrated elementary school facilities which are typically located within a residential neighbourhood.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development Branch
Phone: 975-7723 (Shall Lam)

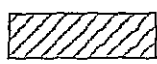
PUBLIC HEARING - City Council will hear all submissions on the proposed amendment and all persons who are present at the Council meeting and wish to speak on **Monday, May 9, 2011 at 6:00 p.m. in Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

All submissions received by the City Clerk by 10:00 a.m. on Monday, May 9, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

Attachment 1
H2




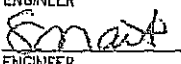
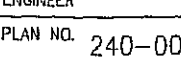
 **PROPOSED BLVD PURCHASE**
 AREA = 50.28 m²
 541.22 ft²

REVISIONS	

DRAWN BY JMR
 DATE 2010-MAR-29
 SCALES:
 HOR. 1:500
 VERT.



PROPOSED BOULEVARD PURCHASE
 630 9TH AVENUE N

APPROVED	
GENERAL MANAGER	
ENGINEER	
ENGINEER	
PLAN NO.	240-0039-002-r001

BYLAW NO. 8944

The Street Closing Bylaw, 2011 (No. 6)

The Council of The City of Saskatoon enacts:

Title

1. This Bylaw may be cited as The Street Closing Bylaw, 2011 (No. 6).

Purpose

2. The purpose of this Bylaw is to close a portion of 9th Avenue North and King Street adjacent to 630 9th Avenue North, Saskatoon, Saskatchewan.

Closure of Portion of 9th Avenue North and King Street

3. All that portion of 9th Avenue North and King Street more particularly described as all that portion of 9th Avenue and King Street as shown on Registered Plan No. F1418 and as shown on (consolidated Title Plan No. 99SA06423) and adjacent to Lot 62, Block 4, in the City of Saskatoon as shown within the bold dashed line on a plan of proposed road closure prepared by W. J. Peters, SLS dated March 22, 2011, and attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

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

Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

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

Mayor

City Clerk

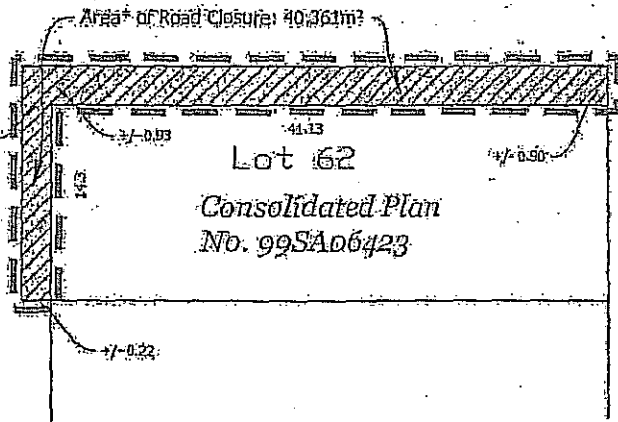
Schedule "A"

*Plan of Proposed Road Closure
of Part of King Street and 9th Avenue
Lot 62, Block 4, Plan No. 99SA06423
NE 1/4 Section 33
Twp 36, Rge 5, W 3rd Mer
City of Saskatoon
SASKATCHEWAN*



King Street

9th Avenue



*Lot 62
Consolidated Plan
No. 99SA06423*

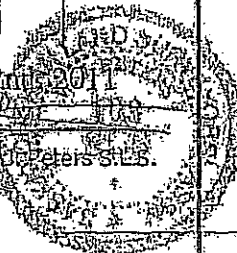
NOT TO SCALE

↳ hatched area exaggerated for visibility

- Area of Road Closure is hatched and outlined with a bold, dashed line and contains 40.361m²
- The area of the road closure will be consolidated with Lot 62 (See Lot 62A, Plan of Proposed Subdivision, dated Nov 25th, 2010)

Dated: March 27th, 2011

W. J. Peters S.L.S.



Altus Geomatics
 Limited Partnership
 Drawn By: SBM Job No: 102300



Public Notice

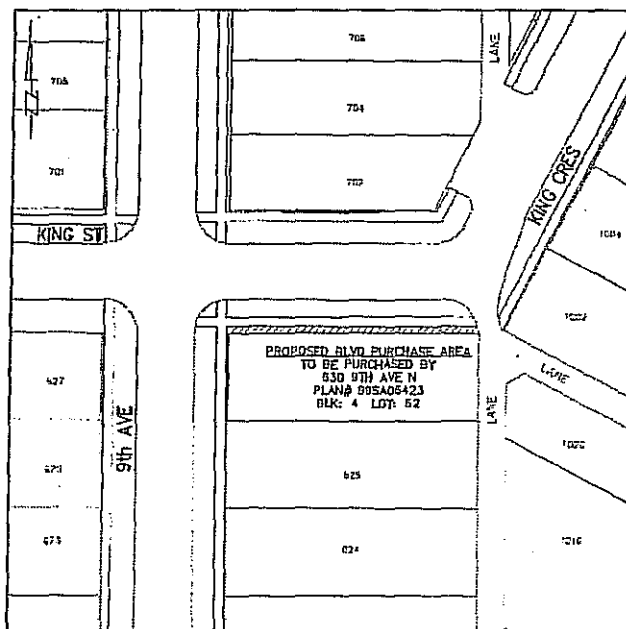


PROPOSED BOULEVARD RIGHT-OF-WAY CLOSURE - 630 9TH AVENUE NORTH

City Council will consider and vote on a proposal from Infrastructure Services to close the boulevard right-of-way adjacent to 630 9th Avenue North.

Should this closure be approved by City Council, the right-of-Way will be sold for \$7,413.60 plus GST and consolidated with the adjacent property.

Notices have been sent to parties affected by this closure.



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

Infrastructure Services Department, Transportation Branch
Phone: 975-2464 (Leslie Logie-Sigfusson)

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

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

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K0J5

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

BYLAW NO. 8943**The Street Closing Bylaw, 2011 (No. 5)**

The Council of The City of Saskatoon enacts:

Title

1. This Bylaw may be cited as The Street Closing Bylaw, 2011 (No. 5).

Purpose

2. The purpose of this Bylaw is to close a portion of Agra Road between the future roadways of Fedoruk Drive and McOrmond Drive, Saskatoon, Saskatchewan

Closure of Portion of Agra Road

3. All that portion of Agra Road more particularly described as all that portion of the government road allowance lying between the North half of Section 7, Township 37, Range 4, West of the 3rd Meridian and the South half of Section 18, Township 37, Range 4, West of the 3rd Meridian as shown within the bold dashed lines on a Plan of Proposed Road Closure by T.R. Webb, S.L.S. dated January 25, 2011, and attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

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

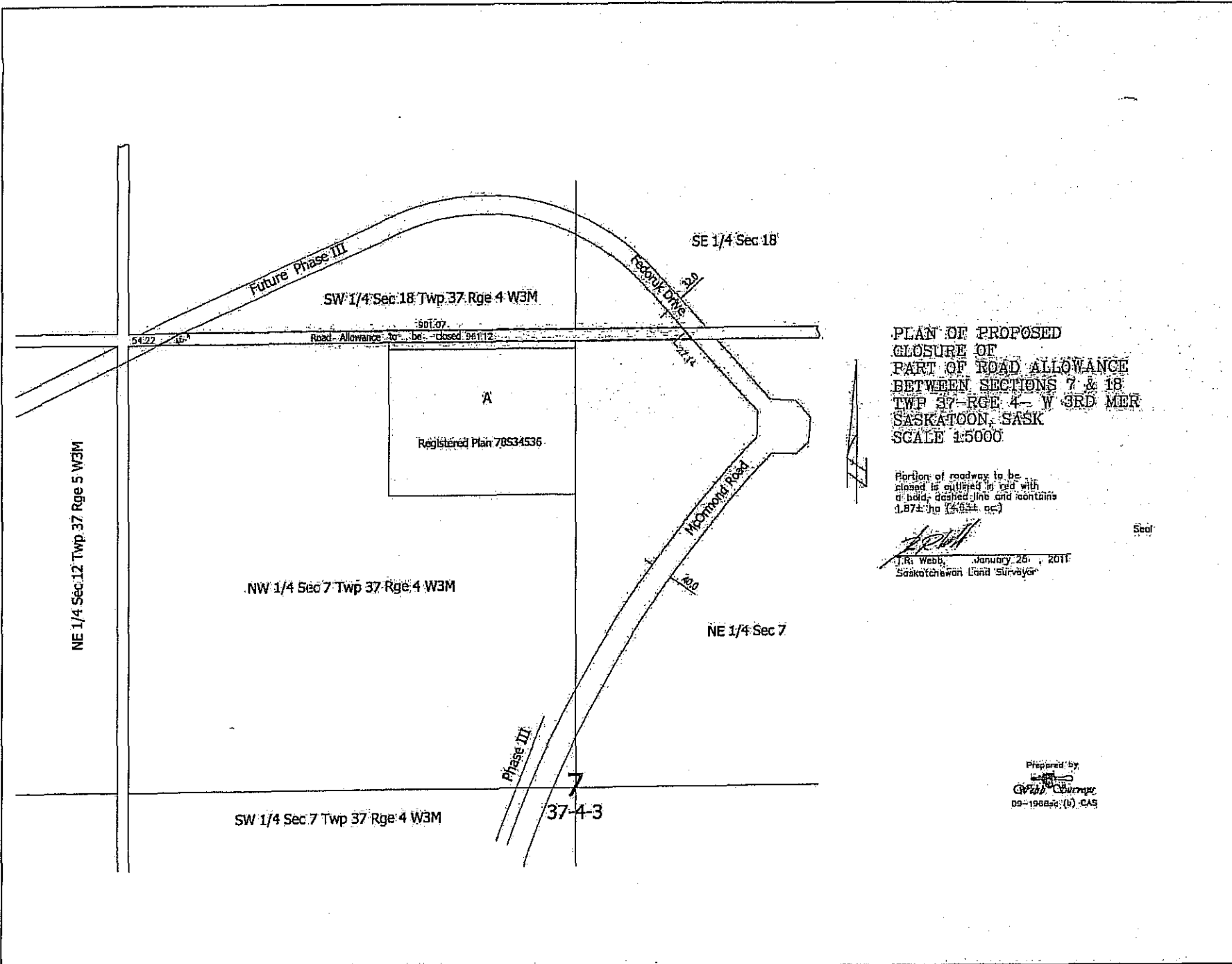
Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

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

Mayor

City Clerk



PLAN OF PROPOSED
 CLOSURE OF
 PART OF ROAD ALLOWANCE
 BETWEEN SECTIONS 7 & 18
 TWP 37-RGE 4- W 3RD MER
 SASKATOON, SASK
 SCALE 1:5000

Portion of roadway to be
 closed is outlined in red with
 a bold, dashed line and contains
 1.87± ha (4.6± ac)

J.R. Webb
 J.R. Webb, January 26, 2011
 Saskatchewan Land Surveyor

Seal

Prepared by
John Courage
 09-19884 (b) CAS

Schedule "A"



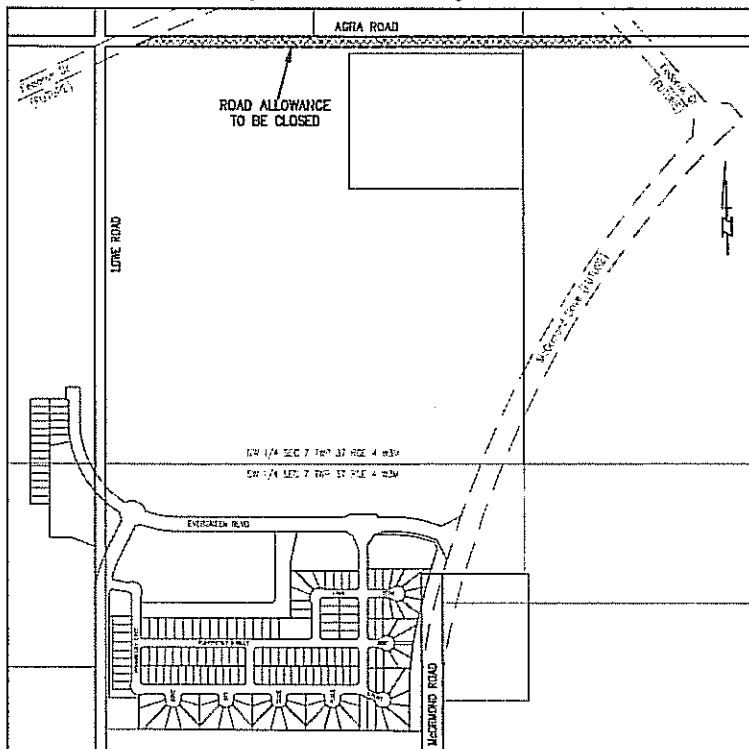
Public Notice



PERMANENT CLOSURE: Evergreen Neighbourhood Portion of Agra Road between the future roadways of Fedoruk Drive and McOrmand Drive

A request has been received from Community Service Department, Land Branch to close a portion of Agra Road between the future roadways of Fedoruk Drive and McOrmand Drive. The purpose of the closure is for development in the Evergreen Neighbourhood.

Notices have been sent to parties affected by this closure.



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

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

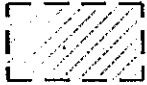
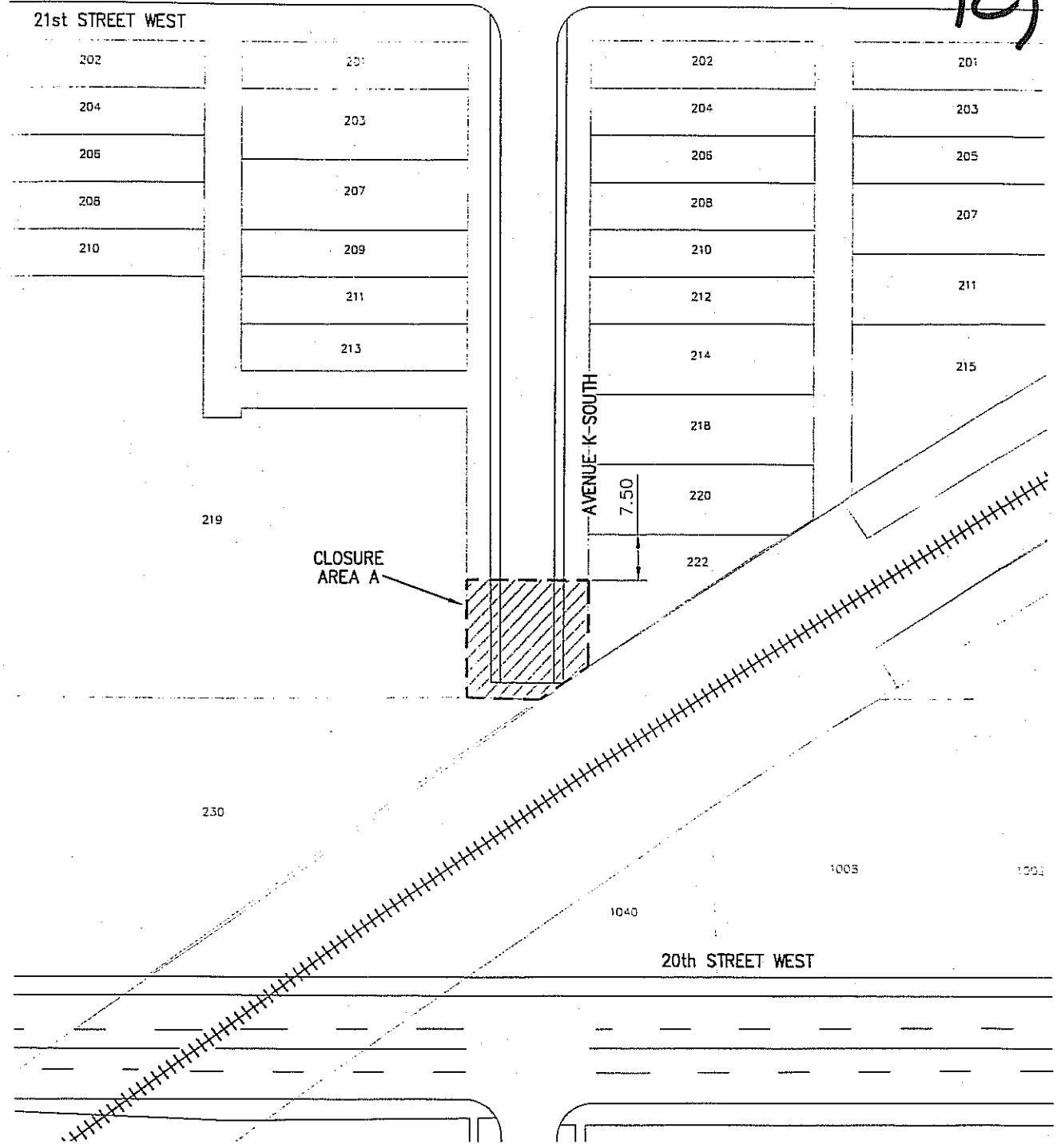
PUBLIC MEETING - City Council will hear all submissions on the proposed closure and all persons who are present at the City Council meeting and which to speak on **Monday, May 9, 2011, at 6:00 p.m.** in the **Council Chambers, City Hall, Saskatoon, Saskatchewan.**

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

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

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

42




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

REVISIONS	
1	
2	
3	

DRAWN BY EDH
 DATE 2009-09-02

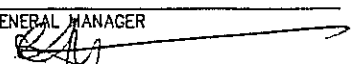
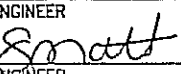
SCALES :
 HOR. 1:500
 VERT. _____



City of Saskatoon
 Infrastructure Services Department

ROAD CLOSURE

200 BLOCK AVENUE K S

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

BYLAW NO. 8933

The Street Closing Bylaw, 2011 (No. 3)

The Council of The City of Saskatoon enacts:

Title

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

Purpose

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

Closure of Portion of Avenue K South

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

Coming into Force

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

Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

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

Mayor

City Clerk

Schedule "A"

Plan Of Proposed Subdivision

showing subdivision of part of
 Avenue K - Reg'd Plan No. 1774
 N.W. 1/4 Sec. 29 - Twp. 36 - Rge. 5 - W3rd Mer.
Saskatoon, SASK.
 Scale: 1:300

Note:

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

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

By: *D.A. Morrison*
 SASKATCHEWAN LAND SURVEYOR

Community Services Department

Date

Reg'd. Plan No. 1774 **8.16**

Plan No. 32
 101300511
 Plan No. 30
 101300533

Reg'd Plan 14

13

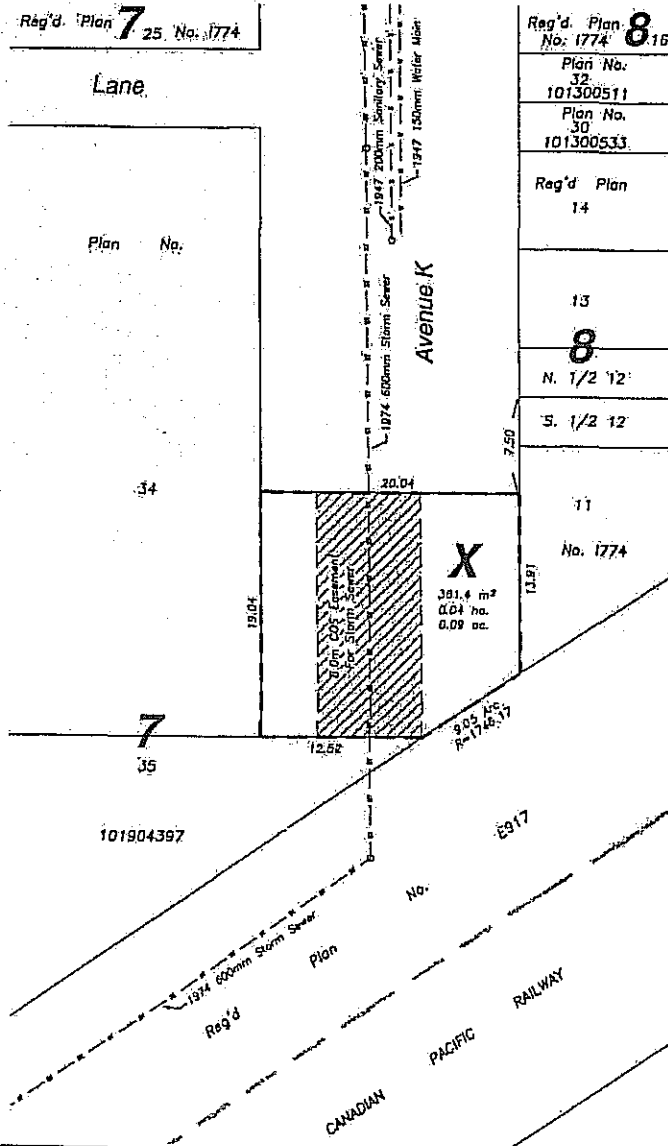
8

N. 1/2 12'

S. 1/2 12'

11

No. 1774



Meridian
 Surveys Ltd.
 S101660v.dwg

bls/gor



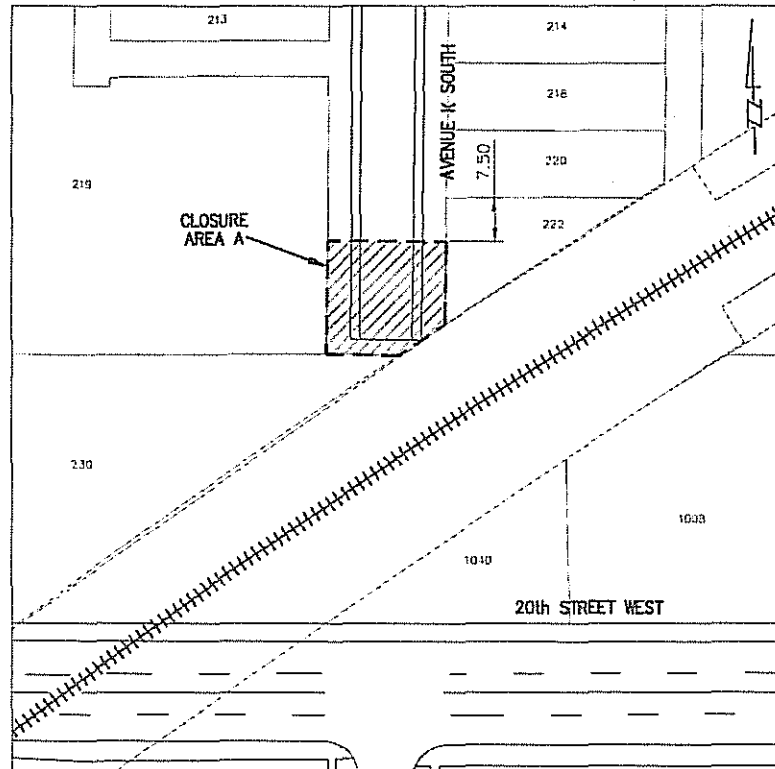
Public Notice



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

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

Notices have been sent to parties affected by this closure.



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

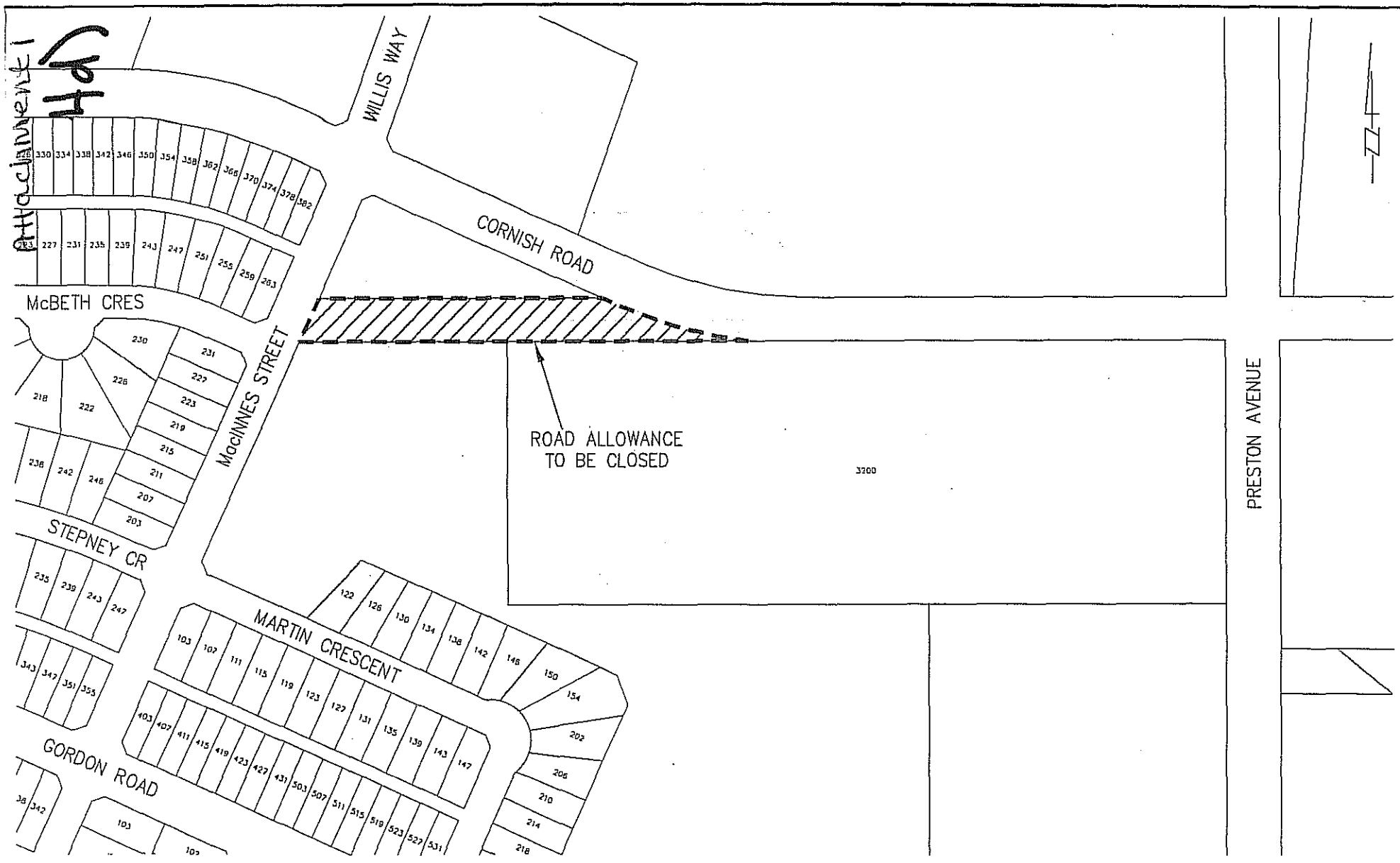
Infrastructure Services Department, Transportation Branch
Phone: 975-3145 (Shirley Matt)

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


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

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

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

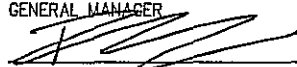
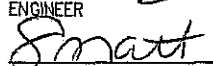
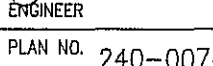


PLAN DESCRIPTION/REVISIONS	
4	
3	
2	
1	
DRAWN BY <u>JMR</u>	
DATE <u>2011-MAR-22</u>	
SCALE : HOR. <u>NTS</u> VERT. _____	



City of Saskatoon
Infrastructure Services Department

PROPOSED ROAD CLOSURE
CORNISH ROAD
MacINNES ST TO 250m WEST OF PRESTON AVE

APPROVED	
GENERAL MANAGER	
ENGINEER	
ENGINEER	
PLAN NO. 240-0074-003r001	

BYLAW NO. 8942**The Street Closing Bylaw, 2011 (No. 4)**

The Council of The City of Saskatoon enacts:

Title

1. This Bylaw may be cited as The Street Closing Bylaw, 2011 (No. 4).

Purpose

2. The purpose of this Bylaw is to close a portion of road allowance lying east of MacInnes Street and south of Cornish Road, Saskatoon, Saskatchewan.

Closure of Portion of Road Allowance

3. All that portion of road allowance lying east of MacInnes Street and south of Cornish Road, Saskatoon, Saskatchewan, more particularly described as commencing at a point on the North boundary of Section 10 distant Westerly 226.110 metres from the Northeast corner of said Section, thence West along the said North boundary to intersection with the Easterly boundary of MacInnes Street as shown on Plan No. 102010835, thence Northerly along said Easterly boundary of MacInnes Street to intersection with the Southerly boundary of Section 15, thence East along the South boundary of Section 15 to intersection with the Southerly boundary of Cornish Road as shown on Plan No. 102022186, thence Southeasterly on the production of the Southerly boundary of Cornish Road distant 7.704 metres to a point, thence Southeasterly along an arc with a radius of 217.405 metres to the point of commencement, all shown within the bold dashed line on a Plan of Proposed Road Closure prepared by Thomas R. Webb, S.L.S., dated December 13, 2010, and attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

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

Read a first time this _____ day of _____, 2011.

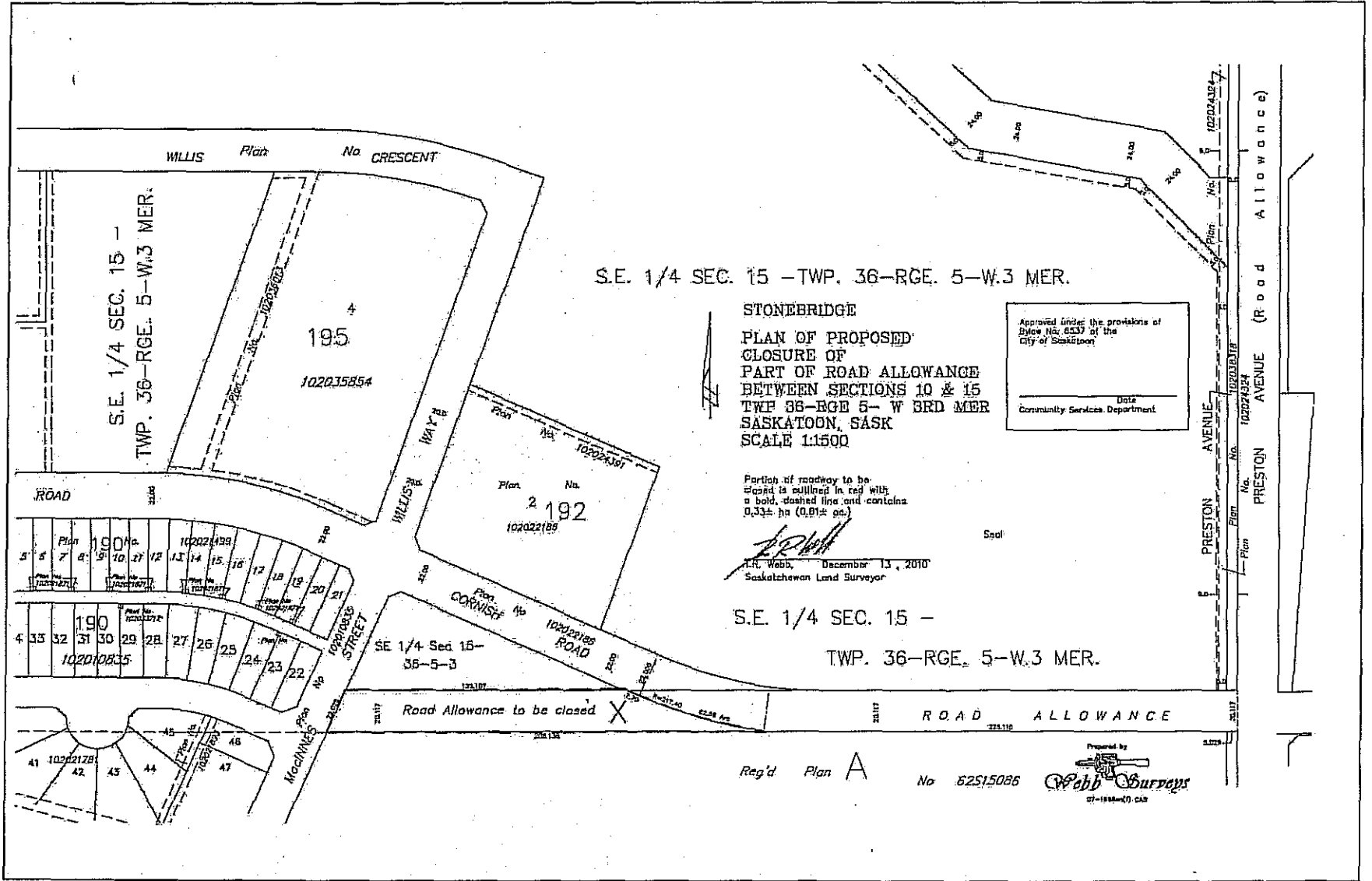
Read a second time this _____ day of _____, 2011.

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

Mayor

City Clerk

Schedule "A"





Public Notice



PERMANENT CLOSURE: Proposed Closure of Portion of Road Allowance lying east of MacInnes Street and South of Cornish Road

101099047 Saskatchewan Ltd. c/o North Ridge Developments is requesting to close a portion of Road Allowance lying east of MacInnes and South of Cornish Road. The purpose of the closure is for further development in the Stonebridge Neighborhood.

Notices have been sent to parties affected by this closure.



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

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

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

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

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

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

5a)

The following is a copy of **Clause 4, Report No. 6-2011** of the **Executive Committee**, which was **DEALT WITH AS STATED** by City Council at its meeting held on **April 18, 2011**:

4. Bylaw No. 8491 – The Campaign Disclosure and Spending Limits Bylaw, 2006
(File No. CK. 255-5-1)

- RECOMMENDATION:**
- 1) that Bylaw No. 8491, The Campaign Disclosure and Spending Limits Bylaw, 2006, be amended as follows:
 - a) that the limit for campaign expenses be established at \$.75 per citizen for the Mayor, and the limit for Councillor expenses be one-tenth of the Mayor's limit, with the population figure used to obtain the campaign expenses limit being that used for the establishment of the most recent ward boundaries;
 - b) that the following be added to the auditing requirements for candidates for Mayor:
 - for all campaigns where less than \$5,000 was spent, decrease the maximum amount to be reimbursed to \$750.00 (i.e. candidates would be reimbursed the lesser of the actual cost or \$750.00);
 - for all campaigns where more than \$5,000 was spent, increase the maximum amount to be reimbursed to \$2,000 (i.e. candidates would be reimbursed the lesser of the actual cost or \$2,000);
 - prior to each election, increase the maximum amounts by the cumulative rate of inflation since the previous election;
 - for greater clarity and to eliminate potential for abuse, specify that audits must be performed by a Chartered Accountant under the rules of professional conduct of the Institute of Chartered Accountants of Saskatchewan; and
 - specify that the maximum costs do not include taxes (i.e. candidates would be reimbursed the actual cost of \$2,000 plus GST.)

- c) that in addition to forwarding a summary report to City Council and posting same in a conspicuous place, the City Clerk be required to post copies of the Statements of Election Expenses/Contributions on the City's website;
 - d) that the deadline to file the Statements of Election Expenses/Contributions be two months for Councillor candidates and four months for Mayor candidates; and
- 2) that the City Solicitor be requested to prepare the appropriate amendment to Bylaw 8491.

Your Committee has reviewed the following report of the City Clerk dated March 25, 2011, and submits the above recommendation for the consideration of City Council.

“REPORT

Attached is a copy of *Bylaw No. 8491, The Campaign Disclosure and Spending Limits Bylaw, 2006*. The *Bylaw* has been in place for two regular elections (2006 and 2009) and two by-elections (November 29, 2010 and February 9, 2011). The purpose of this report is to propose amendments to the *Bylaw* based on issues that have arisen from previous elections as well as to clarify certain provisions of the *Bylaw*.

Limit on Campaign Expenses

The current limit for campaign expenses for Mayor is \$100,000 and for Councillor is \$10,000. It has been suggested that these amounts may be too low in light of the rapid growth of the City and the cost for printing and distributing signs and brochures.

In order to eliminate the need to increase the limits periodically, it is recommended that the limit for campaign expenses be established at \$.75 per citizen for the Mayor, with the limit for Councillor being one-tenth of the Mayor's limit. The population figure used for the Mayor would be that which was used for the establishment of the ward boundaries. Thus, in 2009, the limit would have been \$152,902 for Mayor (based on a population of 203,870) and \$15,290 for Councillors. Whenever the population used for ward boundary purposes increases, the limit would automatically increase.

Reimbursement of Auditor's Fees

Section 6 states that mayoralty candidates must have their Statement of Campaign Revenues and Campaign Expenses audited by a professional accountant authorized to perform audits in Saskatchewan. Candidates are reimbursed the cost of the audit, up to a maximum of \$788. It has been determined that this amount is too low in some cases, depending upon the complexity of the material being audited.

There are generally two types of Mayoralty campaigns – ones where there are little or no contributions or expenditures, and those where contributions and expenditures are in the tens of thousands. Discussions were held with two local Chartered Accountants, who advised that the current level of reimbursement is not adequate for campaigns where there are high levels of contributions and expenditures.

The following is recommended:

- For all campaigns where less than \$5,000 was spent, decrease the maximum amount to be reimbursed to \$750.00 (i.e. candidates would be reimbursed the lesser of the actual cost or \$750.00).
- For all campaigns where more than \$5,000 was spent, increase the maximum amount to be reimbursed to \$2,000 (i.e. candidates would be reimbursed the lesser of the actual cost or \$2,000).
- Prior to each election, increase the maximum amounts by the cumulative rate of inflation since the previous election.
- For greater clarity and to eliminate potential for abuse, specify that audits must be performed by a Chartered Accountant under the rules of professional conduct of the Institute of Chartered Accountants of Saskatchewan.
- Specify that the maximum costs do not include taxes (i.e. candidates would be reimbursed the actual cost or \$2,000 plus GST).

Reporting of Contributions/Expenditures to City Council

The disclosure forms submitted by candidates are public documents and may be viewed in the City Clerk's Office. These forms do not contain any personal information of contributors. Section 10(3) states that the City Clerk shall submit to City Council a report summarizing the campaign contributions and expenses of each candidate. For greater transparency it is suggested that copies of the actual forms be posted on the City's website.

Surplus Donations

Many candidates raise funds that are in excess of expenditures. There is no rule as to what a candidate can do with these funds – the only provision relating to surplus funds is Section 9.1 which states that candidates must indicate on their disclosure forms what they intend to do with any surplus funds they raise.

It is suggested that, in order for greater transparency and to ensure as much as possible that contributions are used for the purpose intended, Council tighten the rules regarding surplus funds as follows:

- If a candidate wishes to use surplus donations to fund a future campaign, the funds are deposited with the City Clerk and returned to the candidate at the start of the next campaign period. If the candidate does not run again, the funds are either donated to a charitable organization of the candidate's choice or kept by the City.
- Surplus donations that are less than a certain amount (say \$2,000) may be used for general purposes such as an appreciation event or ward communications, but all donations in excess of that amount must either be donated to a charitable organization or deposited with the City for use in a future campaign. This would apply both to successful and unsuccessful candidates.
- If a candidate decides to make a charitable donation the candidate must provide the City Clerk with either a statutory declaration that the donation has been made or a copy of the receipt from the charitable organization.

Deadline to File Statements

Section 5 provides candidates approximately six months to file their Statements of Election Expenses/Contributions. The experience to date is that most all candidates require at least one reminder to file, and several forget entirely. The generous filing period was put in place for mayoralty candidates, who need to provide an audited statement.

While all candidates require a certain period of time for all of the invoices to be received, and Mayoralty candidates require more time to have their statements audited, the generous filing period likely leads to a certain amount of procrastination. It is suggested that the deadline for filing be reduced to two months for Councillor candidates and to three months for Mayor candidates.

Clarification of Rules

Confirmation of Council's intent is requested on the following:

- Candidates can self-fund their campaigns up to the maximum expenses allowed.
- If a candidate saves material such as signs from one election and re-uses them for the next election they are not counted as an expense of the second campaign. Would they, however, be considered to be a donation-in-kind to the second campaign?
- If a candidate keeps excess funds from one election and uses them for a future election, it is assumed that they would then be considered to be self-funded contributions to the second campaign.

COMMUNICATION PLAN

Any changes to *The Campaign Disclosure and Spending Limits Bylaw, 2006* will be advertised to candidates during the usual election advertising process.

PUBLIC NOTICE

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

ATTACHMENT

1. Bylaw No. 8491, The Campaign Disclosure and Spending Limits Bylaw, 2006."

IT WAS RESOLVED: that consideration of the matter be deferred to the next regular meeting of Council.

4.

Bylaw No. 8491

**The Campaign Disclosure and
Spending Limits Bylaw, 2006**

**Codified to Bylaw No. 8909
December 20, 2010**

Bylaw No. 8491

The Campaign Disclosure and Spending Limits Bylaw, 2006

Whereas *The Local Government Election Act*, S.S. 1982-83, c. L-30.1, provides that a council may, by bylaw, establish disclosure requirements respecting campaign contributions and expenses, and establish campaign spending limits;

And Whereas the Council of The City of Saskatoon is desirous of enacting such a bylaw;

Now Therefore The Council of The City of Saskatoon enacts:

Part I Short Title and Interpretation

Short Title

1. This Bylaw may be cited as The Campaign Disclosure and Spending Limits Bylaw, 2006.

Definitions

2. In this Bylaw:
 - (a) "campaign contribution" means any money paid, or any donation in kind provided, to or for the benefit of a candidate during the election contribution period for the purpose of financing an election campaign, including revenue raised from a fund-raising event by the sale of tickets or otherwise, but does not include volunteer labour or services;
 - (b) "campaign expense" means the cost of goods and services and the value of any donation in kind, used by or for the benefit of the candidate during the election expenses period for the purpose of a candidate's election campaign, regardless of whether those costs are incurred, or the donation in kind provided, before, during or after the election expenses period, but does not include audit fees, volunteer labour or services;

- (c) "candidate" means a person nominated in accordance with *The Local Government Election Act* for election to Council;
- (d) "City" means The City of Saskatoon;
- (e) "Clerk" means the City Clerk of The City of Saskatoon appointed pursuant to Section 85 of *The Cities Act*;
- (f) "contributor" means an individual, organization or corporation providing a campaign contribution;
- (g) "Council" means the Council of The City of Saskatoon;
- (h) "donation in kind" means the fair market value of goods and services donated or provided by or on behalf of a candidate for the purpose of an election but does not include volunteer labour or services;
- (i) "election contribution period" means:
 - (i) in the case of the general election to be held on October 25, 2006, the period beginning April 1, 2006 and ending on December 31, 2006;
 - (ii) in the case of all subsequent general elections, the period between January 1st of the year following the preceding general election and ending on December 31st of the year of the next general election; and
 - (iii) in the case of a by-election to fill a vacancy on Council, the period beginning on the day following the meeting at which Council decides to hold the by-election and ending 60 days following election day;
- (j) "election expenses period" means:
 - (i) in the case of a general election, the period beginning on August 1 of an election year and ending on October 31st of an election year; and
 - (ii) in the case of a by-election to fill a vacancy on Council, the period beginning on the day following the meeting at which Council decides to hold the by-election and ending 10 days following election day;
- (k) "fund-raising event" means events or activities held for the purpose of raising funds for an election campaign of the person by whom or on whose behalf the function is held;

- (l) "registered charity" means a registered charity within the meaning of the *Income Tax Act*;
- (m) "Returning Officer" means the returning officer within the meaning of *The Local Government Election Act*; and
- (n) "volunteer labour or services" means labour or services provided for no remuneration but does not include labour or services provided by an individual:
 - (i) if the individual is self-employed and the labour or services provided are normally sold or otherwise charged for by that individual; or
 - (ii) if the individual is being paid by an employer, individual or organization for providing the labour or services.

Part II Election Expenses and Contributions

Limitation on Campaign Expenses

- 3. (1) The total campaign expenses of a candidate for Mayor shall not exceed \$100,000.00 for any election campaign.
- (2) The total campaign expenses of a candidate for Councillor shall not exceed \$10,000.00 for any election campaign.

Candidate to Keep Records

- 4. (1) A candidate for election to Council shall keep complete and proper accounting records of all campaign contributions and all campaign expenses.
- (2) Without limiting the generality of subsection (1), the candidate is responsible to ensure that:
 - (a) proper records are kept of receipts and expenses;

- (b) a record is kept of the value of every campaign contribution, whether in the form of money, goods or services, and of the name and address of the contributor; and
- (c) all records kept in accordance with this Section remain in the possession and under the control of the candidate at all times.

Candidate's Statement of Election Expenses and Contributions

5. (1) A candidate shall disclose his or her campaign contributions and expenses in accordance with this Section.
- (2) A candidate shall file a Statement of Election Expenses/Contributions with the Returning Officer:
- (a) in the case of a general election, on or before the first working day of May in the year immediately following the year in which an election is held; or
 - (b) in the case of a by-election, within 180 days following election day.
- (3) ~~A Statement of Election Expenses/Contributions shall include:~~
- (a) in the case of all candidates for election to Council:
 - (i) a Statutory Declaration in writing in the form prescribed in Schedule "A" to this Bylaw providing a statement of the total campaign contributions and the total campaign expenses of the candidate for that election campaign;
 - (ii) a list in writing in the form prescribed in Schedule "B" to this Bylaw that shall include the following information in relation to election contributions:
 - (A) the name of each contributor whose cumulative campaign contribution exceeded \$250.00;
 - (B) the cumulative amount that each of the named contributors has given to the candidate; and
 - (C) if no contributor's cumulative campaign contribution exceeded \$250.00, a notation to that effect; and

- (b) in the case of all candidates for mayor, in addition to the documents referred to in clause (a), a statement in writing in the form prescribed in Schedule "C" to this Bylaw, properly attested by the candidate, providing details of the campaign revenues and campaign expenses incurred by the candidate during the election expenses period.

Auditing

- 6. (1) A candidate for mayor shall have the Statement of Campaign Revenues and Campaign Expenses (Schedule "C") audited by a professional accountant authorized to perform audits in Saskatchewan.
- (2) The auditor shall complete the Statement of Auditor on the Statement of Campaign Revenues and Campaign Expenses (Schedule "C") prior to the candidate filing the statement with the Returning Officer.
- (3) Upon receipt of a properly audited Statement of Campaign Revenues and Campaign Expenses (Schedule "C"), the City shall pay to the candidate the lesser of:
 - (a) \$788.00; or
 - (b) the actual cost of the audit.

False or Misleading Statement

- 7. No candidate shall file with the Returning Officer a false, misleading or incomplete Statement of Campaign Expenses/Contributions.

Contributions from Fund-Raising Events

- 8. (1) The net proceeds from a fund-raising event shall be considered a campaign contribution and shall be reported by a candidate to the Returning Officer as a campaign contribution in the candidate's Statement of Campaign Expenses/Contributions.
- (2) Expenses incurred in holding a fund-raising event shall not be considered a campaign expense for the purposes of this Bylaw.

- (3) If money is given in response to a general collection or money is solicited from persons in attendance at a fund-raising event, the gross amount collected shall be recorded and reported by the candidate to the Returning Officer as a campaign contribution in the candidate's Statement of Campaign Expenses/Contributions.
- (4) Money paid to attend a fund-raising event, or money given in response to a general collection or money solicited from a person in attendance at a fund-raising event shall not be included in the contributor's cumulative campaign contribution to a candidate.

Anonymous Contributions

9. (1) No candidate shall accept an anonymous campaign contribution except those received at a fund-raising event.
- (2) If a candidate receives an anonymous campaign contribution, except those received at a fund-raising event, the candidate shall ensure that the contribution shall not be used or spent, but shall be donated to a registered charity of the candidate's choice within 30 days of the receipt of the contribution.

Campaign Surplus

- 9.1 If a Candidate's Statement of Election Expenses/Contributions, filed with the Returning Officer in accordance with Section 5, discloses a surplus for the candidate's campaign, the candidate shall disclose how the surplus funds will be used by providing the appropriate details in the Statutory Declaration attached hereto and marked as Schedule "A".

Publication of Disclosure Statements

10. (1) All documents filed with the Returning Officer pursuant to this Bylaw are public documents and, upon the expiration of the time prescribed by this Bylaw for filing the documents, may, on request, be inspected at the office of the Clerk during regular office hours.
- (2) The Clerk shall retain the documents referred to in subsection (1) in accordance with the City's records retention and disposal schedule established pursuant to Section 90 of *The Cities Act*.

- (3) The Returning Officer shall forward to Council for its information, a report summarizing the campaign contributions and campaign expenses of each candidate, with a notation for any candidate who has exceeded the limit on campaign expenses pursuant to Section 3, and the names of any candidates who fail to file the required disclosure statements pursuant to Sections 5 and 6.
- (4) The Clerk shall post in a conspicuous place a summary of the campaign contributions and expenses of each candidate, with a notation for any candidate who has exceeded the limit on campaign expenses pursuant to Section 3, and the names of any candidates who fail to file the required disclosure statements pursuant to Sections 5 and 6.

Deposits

- 10.1 A deposit submitted by a candidate for the office of councillor or mayor pursuant to section 46.1 of *The Local Government Election Act* shall not be returned to the candidate unless the candidate and the candidate's business manager have complied with the provisions of this Bylaw.

Retention of Records by Candidate

11. All records of a candidate shall be retained by that candidate for a period of two years following the date on which the candidate's Statement of Campaign Expenses/Contributions was required to be filed.

Part III

Election Disclosure Complaints Officer

Election Disclosure Complaints Officer Designated

12. Council hereby designates the Election Disclosure Complaints Officer as the person to investigate complaints pursuant to this Bylaw.

Appointment and Eligibility to Hold Appointment

13. (1) A person appointed as the Election Disclosure Complaints Officer pursuant to Section 12 shall be appointed for a term of two years or until a successor is appointed.
- (2) A person who is appointed as the Election Disclosure Complaints Officer shall:
- (a) be a Canadian citizen;
 - (b) be over the age of 18 years; and
 - (c) have a general knowledge of this Bylaw.
- (3) No person who is a member of Council or any employee of the City or the City's controlled corporations is eligible to be appointed as the Election Disclosure Complaints Officer.

Remuneration

14. ~~The Election Disclosure Complaints Officer shall be paid remuneration and reimbursement for expenses in accordance with the rates established from time to time by Council.~~

Duties

15. (1) The Election Disclosure Complaints Officer shall be responsible to investigate any complaint that a candidate has filed a false, misleading or incomplete disclosure of election contributions or expenses.
- (2) For the purposes of carrying out an investigation pursuant to subsection (1), the Election Disclosure Complaints Officer may retain the services of any person that the Election Disclosure Complaints Officer considers necessary to assist him or her to carry out the investigation of the complaint, and the cost of the services shall be considered an expense to be reimbursed pursuant to Section 14.

Complaint

16. (1) A complaint that a candidate has filed a false, misleading or incomplete disclosure of election contributions or expenses shall be in writing and shall contain:
 - (a) the name, mailing address and telephone number of the complainant;
 - (b) the name of the candidate who is the subject of the complaint;
 - (c) the nature of the complaint and the material facts upon which the complaint is made; and
 - (d) the name, address and telephone number of any person that may have information that will assist in the investigation of the complaint.
- (2) A complaint pursuant to subsection (1) shall be filed with the Clerk.
- (3) Upon receipt of a complaint, the Clerk shall forward the complaint to the Election Disclosure Complaints Officer.

Referral from Returning Officer

17. If, in the opinion of the Returning Officer, a candidate's disclosure of election contributions and expenses is, on its face, irregular or suspicious, the Returning Officer may refer the matter to the Election Disclosure Complaints Officer for investigation notwithstanding that no formal complaint has been filed with the Clerk.

Investigation

18. (1) Upon receipt of a complaint, the Election Disclosure Complaints Officer shall:
 - (a) contact the complainant and acknowledge receipt of the complaint;
 - (b) advise the complainant about the procedures that will be followed in investigating the complaint; and
 - (c) obtain from the complainant any information required to investigate the complaint.

- (2) In addition to the requirements of subsection (1), the Election Disclosure Complaints Officer shall notify the candidate that is the subject of the complaint that a complaint has been received and shall provide the candidate with a copy of the complaint.
- (3) The Election Disclosure Complaints Officer shall obtain from the candidate any information required to investigate the complaint.
- (4) In carrying out an investigation, the Election Disclosure Complaints Officer may inspect, at all reasonable times, all books, documents and accounting records of the candidate.
- (5) The Election Disclosure Complaints Officer may make copies of anything referred to in subsection (4).
- (6) Every candidate that is the subject of an investigation by the Election Disclosure Complaints Officer shall cause all books, documents and accounting records pertaining to the candidate's election campaign to be available for inspection by the Election Disclosure Complaints Officer at all reasonable times.
- (7) If a person refuses to allow or interferes with an inspection described in subsection (4), the Election Disclosure Complaints Officer may apply to a justice of the peace or a provincial court judge for a warrant authorizing a person named in the warrant to:
 - (a) enter the property and carry out the inspection authorized by this Bylaw; and
 - (b) search for and seize anything relevant to the subject matter of the warrant.
- (8) No candidate or person acting on behalf of a candidate shall:
 - (a) fail to comply with any reasonable request of the Election Disclosure Complaints Officer;
 - (b) knowingly make any false or misleading statement to the Election Disclosure Complaints Officer; or
 - (c) obstruct or interfere with the Election Disclosure Complaints Officer.
- (9) No complainant pursuant to this Bylaw shall:
 - (a) fail to comply with any reasonable request of the Election Disclosure Complaints Officer;

- (b) knowingly make a false or misleading complaint to the Election Disclosure Complaints Officer; or
- (c) obstruct or interfere with the Election Disclosure Complaints Officer.

Decisions

19. (1) After completion of the investigation, the Election Disclosure Complaints Officer may:
- (a) dismiss the complaint; or
 - (b) uphold the complaint.
- (2) After a decision is made pursuant to subsection (1), the Election Disclosure Complaints Officer shall send to the complainant and the candidate a copy of the decision together with any written reasons for the decision.
- (3) The decision of the Election Disclosure Complaints Officer shall be final.
- (4) ~~If the complaint is upheld, the Election Disclosure Complaints Officer shall send a copy of the decision to the Clerk with a recommendation that the matter be referred for review as to whether a prosecution is warranted.~~

Refusal to Investigate

20. (1) The Election Disclosure Complaints Officer may refuse to investigate any complaint or may terminate an investigation of a complaint if:
- (a) the complaint is received more than six months after the date for the filing of the Statement of Election Expenses/Contributions pursuant to subsection 5(2);
 - (b) in the opinion of the Election Disclosure Complaints Officer, the complaint is frivolous, vexatious, trivial or is made in bad faith; or
 - (c) in the opinion of the Election Disclosure Complaints Officer, the circumstances of the complaint do not warrant investigation.

- (2) The decision of the Election Disclosure Complaints Officer to refuse to investigate any complaint or to terminate an investigation of a complaint is final.

Report to Council

21. Upon completing the investigation of all complaints arising out of a general election or a by-election, the Election Disclosure Complaints Officer shall submit a report to Council setting out:
 - (a) the number of complaints received;
 - (b) the general nature of the complaints received; and
 - (c) the disposition or resolution of the complaints.

Confidentiality of Information

22. (1) The report submitted by the Election Disclosure Complaints Officer pursuant to Section 21 shall be a matter of public record.

- (2) The particulars of all complaints and all information obtained by the Election Disclosure Complaints Officer shall be confidential unless the release of that information is required in accordance with the provisions of *The Local Authority Freedom of Information and Protection of Privacy Act*.

Records

23. The particulars of all complaints and all information obtained by the Election Disclosure Complaints Officer shall become part of the records of the City and shall be kept in the office of the Clerk.

**Part IV
Enforcement**

Offences and Penalties

24. (1) Every person who contravenes any provision of this Bylaw is guilty of an offence and liable on summary conviction to a fine of not more than \$5,000.00 and, in the case of a continuing offence, to a further fine of not more than \$5,000.00 for each day during which the offence continues.
- (2) A conviction for an offence under this Bylaw does not relieve the person convicted from complying with the Bylaw and the convicting judge may, in addition to any fine imposed, order the person to do any act or work, within the time specified by the judge in the order, to comply with the provisions of this Bylaw.
- (3) A person to whom an order is directed pursuant to subsection (2), who fails to comply with that order within the time specified by the judge, is guilty of any offence and liable on summary conviction to a fine of not more than \$5,000.00 for each day during which the non-compliance continues.
- (4) If a candidate is the subject of an investigation pursuant to this Bylaw and the candidate is convicted of an offence against this Bylaw based on information obtained pursuant to the investigation, the convicting court may order, in addition to any penalty imposed pursuant to this Bylaw, that the candidate pay all or any costs of the investigation.

Disqualification from Office

25. (1) In addition to the penalties set out in Section 24, if a candidate who is elected contravenes any provision of this Bylaw, the candidate is disqualified from Council and shall resign immediately.
- (2) Notwithstanding subsection (1), where on application a judge of the Court of Queen's Bench is of the opinion that the disqualification of the candidate arose through inadvertence or by reason of an honest mistake, the candidate shall not be required to resign.

Part V
Miscellaneous

Coming Into Force

26. This Bylaw shall come into force on the day of its final passing.

Read a first time this 27th day of March, 2006.

Read a second time this 27th day of March, 2006.

Read a third time and passed this 27th day of March, 2006.

“Donald J. Atchison”

Mayor

“Janice Mann”

City Clerk

“SEAL”

Schedule "A"

Statutory Declaration of Candidates for Municipal Office within the City of Saskatoon with Campaign Expenses and Campaign Contributions

I, _____ of _____
(name) (address)

in the Province of Saskatchewan, do solemnly declare:

1. That I was a candidate for the position of Mayor/Councillor for The City of Saskatoon in the election held on the _____ day of _____, 20_____.

2. That the following is a true account of all the campaign expenses and campaign contributions of my election campaign in respect of the aforesaid election:

(a)	Campaign Contributions:	\$ _____
(b)	Campaign Expenses:	\$ _____
(c)	Total Surplus (Deficit):	\$ _____

3. That I intend to use the surplus as follows:

- Personal Use
- Charitable Donation - Specify: _____
- Other - Specify: _____
- N/A

4. That I have no reason to believe that any campaign expenses other than those listed above have been expended by me or with my authority and consent or by any person for the purpose of assisting me in the election.

5. That I make this solemn declaration conscientiously, believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at Saskatoon, in
the Province of Saskatchewan
this _____ day of _____, 20_____.

(Signature of Candidate)

(to be declared before a Justice of the Peace,
Notary Public, or a Commissioner of Oaths, etc.)

Schedule "B"

Listing of Cumulative Campaign Contributions from Contributors in Excess of \$250.00

I have accepted campaign contributions in excess of \$250.00 towards my campaign expenses from the following contributors and in the following cumulative amounts:

Contributor	Amount
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I have no reason to believe that any cumulative campaign contributions from any contributor in excess of \$250.00 have been received or expended for the purpose of assisting me in the election other than those listed above.

Signature: _____
(Signature of Candidate)

Date: _____

Schedule "C"

Statement of Campaign Revenues and Campaign Expenses for Candidates for Mayor with the City of Saskatoon

Candidate Name: _____

Campaign Period: From _____ to _____

Campaign Period Revenues:

Campaign Contributions:

Fundraising Functions _____

Cash Donations _____

Donations in Kind _____

Other (detail) _____

Total Contributions (to Schedule "A"): _____

Other Revenues (including interest & self contributions): _____

Total Campaign Period Revenues: _____

Campaign Period Expenses:

Nomination Deposit _____

Fundraising Costs _____

Advertising/Printing _____

Office/Facility Space Rental _____

Office Administration _____

Office Supplies & Equipment _____

Electoral Materials (maps, list of Electors, etc.) _____

Food & Beverages/Entertainment _____

Telephone/Communications/Utilities _____

Insurance _____

Distribution/Postage _____

Transportation _____

Other (detail) _____

Total Campaign Expenses (to Schedule "A") _____

Surplus (Deficit) of Campaign Revenues Over Campaign Expenses: _____

Attestation of the Candidate

I declare that the above statement is a true account of all the campaign expenses and campaign revenues incurred by me or by my agent on my behalf in respect of the above campaign period.

Signature of Candidate: _____ Date: _____

Statement of Auditor

I declare that I have audited the above Statement in accordance with generally accepted auditing standards. In my opinion this Statement presents fairly the candidates Campaign Revenues and Expenses for the Campaign Period.

Signature of Auditor: _____ Date: _____

Name and Qualifications of Auditor: _____