

Council Chambers  
City Hall, Saskatoon, Sask.  
Monday, December 5, 2011  
at 6:00 p.m.

## **MINUTES OF THE REGULAR MEETING OF CITY COUNCIL**

**PRESENT:** His Worship the Mayor, in the Chair;  
Councillors Clark, Donauer, Dubois, Heidt, Hill, Iwanchuk,  
Loewen, Lorje, Paulsen, and Penner;  
City Manager Totland;  
City Solicitor Dust;  
General Manager, Corporate Services Bilanski;  
General Manager, Community Services Gauthier;  
General Manager, Fire and Protective Services Bentley;  
General Manager, Infrastructure Services Gutek;  
General Manager, Utility Services Jorgenson;  
City Clerk Mann; and  
Council Assistant Mitchener

*Moved by Councillor Penner, Seconded by Councillor Dubois,*

*THAT the minutes of meeting of City Council held on November 21, 2011, be approved.*

*CARRIED.*

### **HEARINGS**

- 3a) Discretionary Use Application – Licensed Restaurant  
2917 Early Drive – B1 Zoning District  
Brevoort Park Neighbourhood  
Applicant: Aaron Wignes and Mike McKewon  
(File No. CK. 4355-011-9)**
- 

#### **REPORT OF THE CITY CLERK:**

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

The City Planner has advised that notification posters have been placed on site and that letters have been sent to all adjacent landowners within 150 metres of the site.

Attached is a copy of the following material:

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- Report of the General Manager, Community Services Department dated October 24, 2011, recommending that the application submitted by Aaron Wignes and Mike McKewon requesting permission to use 2917 Early Drive for the purpose of a licensed restaurant be approved subject to the following conditions:
  - 1) that the applicant obtaining a Development Permit, and all other relevant permits (such as Building and Plumbing Permits) and licenses;
  - 2) that the Municipal Endorsement provided to Saskatchewan Liquor and Gaming Authority (SLGA), for both the restaurant and patio, be for a licensed restaurant only;
  - 3) that no lights or amplified music be permitted on the patio; and
  - 4) that the final plans submitted for the restaurant and patio being substantially in accordance with the plans submitted in support of this Discretionary Use Application.
- Letter dated November 14, 2011, from the Secretary to the Municipal Planning Commission advising the Commission supports the recommendation for approval of the discretionary use application but is recommending that the condition relating to lighting be changed to allow non-intrusive lighting to provide a minimum level of lighting for comfort and safety; and
- Letter dated October 27, 2011, from Louise and Winfried Grassmann, submitting comments.”

*His Worship the Mayor opened the hearing.*

*Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the discretionary use application and expressed the Department's support.*

*Mr. Kurt Soucy, Chair, Municipal Planning Commission, expressed the Commission's support of the discretionary use application.*

*Mr. Aaron Wignes, proponent, indicated that the proposal is for a small cafe that will only be serving beer and wine, and asked for Council's support.*

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

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*Moved by Councillor Dubois, Seconded by Councillor Heidt,*

*THAT the submitted report and correspondence be received.*

**CARRIED.**

*Moved by Councillor Hill, Seconded by Councillor Penner,*

*THAT the hearing be closed.*

**CARRIED.**

*Moved by Councillor Donauer, Seconded by Councillor Penner,*

*THAT the application submitted by Aaron Wignes and Mike McKewon requesting permission to use 2917 Early Drive for the purpose of a licensed restaurant be approved subject to the following conditions:*

- 1) that the applicant obtaining a Development Permit, and all other relevant permits (such as Building and Plumbing Permits) and licenses;*
- 2) that the Municipal Endorsement provided to Saskatchewan Liquor and Gaming Authority (SLGA), for both the restaurant and patio, be for a licensed restaurant only;*
- 3) that lighting on the patio be limited to non-intrusive lighting for the comfort and safety of patrons, and that no amplified music be permitted on the patio; and*
- 4) that the final plans submitted for the restaurant and patio being substantially in accordance with the plans submitted in support of this Discretionary Use Application.*

**CARRIED.**

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- 3b) Proposed Zoning Bylaw Text Amendment  
Section 12.5.5(1) Pertaining to Sale of New Vehicles  
From an Accessory Building Within the Auto Mall District  
Applicant: Vaughn Wyant Investments Ltd.  
Proposed Bylaw No. 8975  
(File No. CK. 4350-011-5)**
- 

**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider proposed Bylaw No. 8975.

Attached is a copy of the following material:

- Proposed Bylaw No. 8975;
- Report of the General Manager, Community Services Department dated September 26, 2011 recommending that the proposal to amend Section 12.5.5(1) of the Zoning Bylaw No. 8770, be approved;
- Letter dated October 13, 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 on November 12, 2011.”

*His Worship the Mayor opened the hearing.*

*Mr. Tim Steuart, Development Review Section Manager, Community Services Department, reviewed the proposed Zoning Bylaw amendment and expressed the Department’s support.*

*Mr. Kurt Soucy, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed Zoning Bylaw amendment.*

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

*Moved by Councillor Hill, Seconded by Councillor Dubois,*

*THAT the submitted report and correspondence be received.*

**CARRIED.**

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*Moved by Councillor Donauer, Seconded by Councillor Penner,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Paulsen, Seconded by Councillor Lorje,*

*THAT Council consider Bylaw No. 8975.*

*CARRIED.*

- 3c) Proposed Rezoning from B2 to B1 by Agreement  
811 – 29<sup>th</sup> Street West – Westmount Neighbourhood  
Applicant: Dance Ink Ltd.  
Proposed Bylaw No. 8982  
(File No. CK. 4351-011-10)**

**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider proposed Bylaw No. 8982.

Attached is a copy of the following material:

- Proposed Bylaw No. 8982;
- Report of the General Manager, Community Services Department dated November 9, 2011, recommending that the proposed amendment to the Zoning Bylaw No. 8770 to rezone Lot 9, Block 44, Plan No. 101285737 (811 29<sup>th</sup> Street West) from a B2 – District Commercial District to a B1 – Neighbourhood Commercial District, subject to a Zoning Agreement, be approved;
- Letter dated November 28, 2011 from the Secretary to the Municipal Planning Commission advising that, while not unanimous, the Commission determined that it does not support the above-noted recommendation;
- Notice that appeared in the local press on November 19, 2011; and
- Letters from the following people submitting comments:
  - Ashley and Brad Berns, dated October 3, 2011, submitting comments and attaching various letters of support;
  - Daniel and Christine Neilson, dated September 23, 2011;

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- Larry Cooper, dated September 16, 2011 (two letters);
- Nineteen form letters dated October 22, 2011, submitted by various residents;
- Emmeline Chan, dated October 1, 2011;
- Stephen Carruthers, dated November 27, 2011;
- Corey Brotheridge, dated November 28, 2011;
- Chantelle Cyr, dated November 27, 2011;
- Elisha Yang, dated November 27, 2011;
- Neil and Sheryl Henrikson, dated November 27, 2011;
- Aaron Anton, dated November 28, 2011;
- Alan Korejbo, dated November 27, 2011;
- Debbie Ireland, dated November 27, 2011;
- Elizabeth Robertson, dated November 28, 2011;
- Kevin Shock, dated November 28, 2011;
- Jennifer Rosen, dated November 29, 2011;
- Adrian Rosen, dated November 29, 2011;
- Terry Edmison, dated November 29, 2011;
- Irene Haubrich on behalf of Larry Cooper, dated November 28, 2011;
- Valerie Bouvier, dated November 29, 2011;
- Todd Seaborn, dated November 29, 2011; and
- Susan Berns, dated November 29, 2011.

Letters from the following people requesting to speak to Council:

- Brad Berns, dated November 29, 2011, providing information regarding the application;
- Ashley Berns, dated November 29, 2011;
- Matthew Gallant, dated November 29, 2011;
- Mervin Richelhoff, dated November 28, 2011;
- Miya Henrikson, dated November 28, 2011;
- Ryan Brown, dated November 28, 2011;
- Betty Hills, dated November 28, 2011;
- Madeline Zelinski, dated November 28, 2011;
- Dorothy Blaney, dated November 28, 2011 (requesting that Irene Haubrich read her letter on her behalf);
- Irene Haubrich, dated November 28, 2011;
- Brenda LaPlante, dated November 29, 2011;
- Chad Kereluk, dated November 29, 2011; and
- Linda Coe-Kirkham, dated November 29, 2011.”

*The City Clerk distributed copies of the following letters:*

- *Jessica Hughes, President, Westmount Community Association, dated November 30, 2011, submitting comments;*
- *Don Peters, undated, submitting comments; and*

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- *Irene Haubrich and Betty Hills, dated December 5, 2011, submitting further information.*

*His Worship the Mayor opened the hearing.*

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

*Mr. Kurt Soucy, Chair, Municipal Planning Commission, advised that the Commission reviewed the application and does not support the proposed Zoning Bylaw amendment.*

*Ms. Ashley Berrns, proponent, addressed the key concerns of the neighbourhood indicating that she is implementing a "good neighbour parking policy" and asked for Council's support of the application.*

*Mr. Brad Berrns spoke in support of the application indicating that they have permission from two adjacent commercial properties to help alleviate parking concerns. He clarified other components and asked for Council's support of the application.*

*Mr. Matthew Gallant clarified information regarding various noise, parking, pedestrian safety, and illegal activity concerns and asked for Council's support of the proposed Zoning Bylaw amendment.*

*Mr. Mervin Richelhof, owner of a private school, expressed concern regarding parking.*

*Ms. Miya Henrickson and Chloe Ireland, students of Dance Ink, spoke in support of the school at this location.*

*Mr. Ryan Brown, neighbour across the street, indicated that he has not experienced any issues with increased traffic or noise and has had only one parking concern which was rectified immediately. Mr. Brown expressed support of the proposed Zoning Bylaw amendment.*

*Ms. Betty Hills, neighbour next to the property, expressed parking and noise concerns and indicated that she does not support the application for rezoning.*

*Ms. Madeline Zelinski, neighbour across the street, expressed parking concerns and indicated that she does not support the application for rezoning.*

*Ms. Irene Haubrich read a letter in opposition to the application for rezoning on behalf of Dorothy Blaney, neighbour near the property.*

*Ms. Irene Haubrich, neighbour next door to the property, expressed concerns with respect to parking, noise and traffic and indicated that she does not support the application for rezoning.*

*Ms. Brenda Laplante was not present in the gallery.*

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*Mr. Chad Kereluk, Karate instructor, spoke in support of the application for rezoning.*

*Ms. Linda Coe-Kirkham, Executive Director, Dance Saskatchewan Inc., spoke regarding the culture of dance and expressed support for the application for rezoning.*

*Ms. Adrian Stone spoke in support of the application for rezoning, indicating that it has had a positive effect on her daughter who is a student.*

*Mr. Brad Berrns and Ms. Ashley Berrns responded to parking and pedestrian safety concerns indicating that they will adopt a “Good Neighbour Parking Policy” and confirmed that they have no intention of hosting parties (ie. Stagettes, pub crawls) from this location.*

*Moved by Councillor Lorje, Seconded by Councillor Dubois,*

*THAT the submitted report and correspondence be received.*

**CARRIED.**

*Moved by Councillor Penner, Seconded by Councillor Paulsen,*

*THAT the hearing be closed.*

**CARRIED.**

*Moved by Councillor Penner, Seconded by Councillor Dubois,*

*THAT Council consider Bylaw No. 8982.*

**CARRIED.**

**MATTERS REQUIRING PUBLIC NOTICE**

- 4a) C.N. Industrial Neighborhood  
Proposed Closure of portion of Jasper Avenue and  
Consolidation with Lot 7, Block 531, Registered Plan No. 65S13572  
(File No. CK. 6295-011-11)**
- 

**REPORT OF THE CITY CLERK:**

“The following is a report of the General Manager, Infrastructure Services Department dated November 24, 2011:



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- ‘RECOMMENDATION:**
- 1) that City Council consider Bylaw 8984;
  - 2) that the City Solicitor be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
  - 3) that upon closing part of Jasper Avenue, as indicated on Plan of Proposed Closure of part of Jasper Avenue and Consolidation prepared by George, Nicholson, Franko, & Associates Ltd., dated October 18, 2011, and on Plan No. 240-0055-005r001, the land be transferred to Greystone Investments Ltd. in exchange for a portion of Lot 7, Block 531, Registered Plan 65S13572, to be used for the widening of Jasper Avenue; and
  - 4) that all costs associated with this closure be paid for by the applicant.

**REPORT**

A request has been received from City Manager’s Office to close a portion of Jasper Avenue, as shown on Plan 240-0055-005r001 (Attachment 1). The purpose of the closure is for further development of the Circle Drive South Project. The portion of road closed will be transferred to Greystone Investments Ltd., in exchange for a portion of Lot 7, Block 531, Registered Plan No. 65S13572, to be used for the widening of Jasper Avenue.

**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 on Saturday, November 26, 2011;
- Posted on the City Hall Notice Board on Thursday, November 24, 2011; and
- Posted on the City of Saskatoon website on Thursday, November 24, 2011.

**ATTACHMENTS**

1. Plan 240-0055-005r001;
2. Copy of Proposed Bylaw 8984; and
3. Copy of Public Notice.”

*General Manager, Infrastructure Services Gutek presented his report.*

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

*Moved by Councillor Penner, Seconded by Councillor Donauer,*

- 1) that City Council consider Bylaw 8984;*
- 2) that the City Solicitor be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;*
- 3) that upon closing part of Jasper Avenue, as indicated on Plan of Proposed Closure of part of Jasper Avenue and Consolidation prepared by George, Nicholson, Franko, & Associates Ltd., dated October 18, 2011, and on Plan No. 240-0055-005r001, the land be transferred to Greystone Investments Ltd. in exchange for a portion of Lot 7, Block 531, Registered Plan 65S13572, to be used for the widening of Jasper Avenue; and*
- 4) that all costs associated with this closure be paid for by the applicant.*

**CARRIED.**

- 4b) Transfer of Funding from the Water and Sewer Infrastructure Replacement Reserve to the Stabilization Reserve for Water and Wastewater**  
**File No.: CK. 1702-1, CK. 1815-1 and US. 1700-1**
- 

**REPORT OF THE CITY CLERK:**

“The following is a report of the General Manager, Infrastructure Services Department dated November 24, 2011:

- RECOMMENDATION:**
- 1) that funding in the amount of \$943,000 be returned to the Water and Sewer Infrastructure Replacement Reserve from the following Capital Projects:
    - a) Project 1615 - Water Distribution, in the amount of \$563,000;
    - b) Project 1616 - Waste Water Collection, in the amount of \$100,000; and
    - c) Project 1617 – Primary Water Mains, in the amount of \$280,000; and

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- 2) that the \$943,000 in returned funding be transferred from the Water and Sewer Infrastructure Replacement Reserve (Capital) to the Water and Wastewater Stabilization Reserve (Operating).

**REPORT**

City Council, at its meeting held on November 21, 2011, considered a report of the General Manager, Infrastructure Services Department (Attachment 1) regarding transfer of funding required to mitigate a deficit realized in 2011 due to decreased revenues in the Water and Wastewater utilities resulting from reduced consumption due to the watering ban instituted in the summer of 2011. Council approved the recommendation that the Administration proceed with Public Notice to return \$943,000 to the Water and Sewer Infrastructure Replacement Reserve from Capital Projects 1615 – Water Distribution; 1616 – Waste Water Collection; and 1617 – Primary Water Mains; and that the returned funding be transferred from the Water and Sewer Infrastructure Replacement Reserve (Capital) to the Water and Wastewater Stabilization Reserve (Operating).

**ENVIRONMENTAL IMPLCIATIONS**

There are no environmental implications.

**PUBLIC NOTICE**

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

- Advertised in the StarPhoenix on Saturday, November 26, 2011;
- Posted on the City Hall notice board on Thursday, November 24, 2011; and
- Posted on the City of Saskatoon webpage on Thursday, November 24, 2011.

**ATTACHMENT**

1. Report of the General Manager, Infrastructure Services Department considered by Council on November 21, 2011; and
2. Notice that appeared in the StarPhoenix on November 26, 2011.’”

*General Manager, Infrastructure Services Gutek presented his report.*

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

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*Moved by Councillor Heidt, Seconded by Councillor Dubois,*

- 1) *that funding in the amount of \$943,000 be returned to the Water and Sewer Infrastructure Replacement Reserve from the following Capital Projects:*
  - a) *Project 1615 - Water Distribution, in the amount of \$563,000;*
  - b) *Project 1616 - Waste Water Collection, in the amount of \$100,000; and*
  - c) *Project 1617 – Primary Water Mains, in the amount of \$280,000; and*
  
- 2) *that the \$943,000 in returned funding be transferred from the Water and Sewer Infrastructure Replacement Reserve (Capital) to the Water and Wastewater Stabilization Reserve (Operating).*

**CARRIED.**

*His Worship the Mayor suspended the regular Order of Business and indicated that Clause A3, Administrative Report No. 22-2011 be brought forward and that the speakers be heard before consideration of Clause 5a) of Unfinished Business, at which time, Clause 4 of Report No. 18-2011 of the Planning and Operations Committee should then be brought forward and considered.*

**“ADMINISTRATIVE REPORT NO. 22-2011**

**Section A – COMMUNITY SERVICES**

**A3) Sufficiency of Business Improvement District Streetscape Reserve  
(Files CK. 1815-1 and PL. 216-1)**

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- RECOMMENDATION:**
- 1) that the information be received; and
  
  - 2) that starting in 2013, \$.50 of parking meter revenues be allocated 100% to the Business Improvement District Streetscape Reserve with the proviso that the amount distributed to general revenues and the cost of operating the program be equal or better than the amount provided in 2009.

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**BACKGROUND**

The City of Saskatoon has two Urban Design Streetscape Programs:

1. **Urban Design – Business Improvement District (BID) Streetscape Program** which serves the three established BIDs of Broadway, Downtown and Riversdale.
2. **Urban Design – City-wide Streetscape Program** which was established in 2009 as a five-year program to serve areas outside of the three established BID boundaries.

Each program has its own, separate funding source. The distribution of the \$2.00 parking meter revenues is distributed as follows:

- a) \$.50 – 100% to the Streetscape BID Reserve
- b) \$.25 – 100% to mill rate
- c) \$1.25 distributed as follows:
  - \$30,000 per year to the Downtown Housing Reserve;
  - 3 percent to the Business Improvement Districts (1 percent each);
  - 44.33 percent to the Streetscaping Reserve;
  - 4.12 percent to the Parking Capital Reserve; and
  - the balance is allocated to general revenues and to operate the program.

The funding for the Streetscaping Reserve is used to complete streetscape projects within the BID boundaries. This program focuses on streetscape improvements on metered streets. However, the BIDs will consider improvements to non-metered streets within the BID boundary. They have agreed that these streets should be considered for meters once they have been upgraded.

The Urban Design – City Wide Program is funded from Land Administration Fees (Land Bank).

An Urban Design Committee (UDC) has been established for each program, which includes civic officials and representatives from each BID or area affected by the program. The UDC examines the available budget and prioritizes streetscape projects within each program. Currently, streetscape projects in the BID program to the end of 2016 include 3<sup>rd</sup> Avenue, completion of 20<sup>th</sup> Street, and other small initiatives within each BID.

**3<sup>rd</sup> Avenue Streetscape Project**

The 3<sup>rd</sup> Avenue Streetscape Project is part of the Urban Design – BID Program.

In 2009, parking meter rates were raised from \$1.50 per hour to \$2.00 per hour. During its November 16, 2009 meeting, City Council resolved to provide 100 percent of the additional \$0.50 of parking revenue towards the 3<sup>rd</sup> Avenue Streetscape project. This revenue was directed towards the project for three years, 2010 to 2012. If the additional \$0.50 per hour resulted in a decrease in volume of vehicles using the parking meters, the amount of money available to the Urban Design Streetscape Program would be reduced to make up the shortfall.

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In November, 2009, the 3<sup>rd</sup> Avenue Streetscape project was comprised of four phases (from 19<sup>th</sup> Street to 23<sup>rd</sup> Street): Phase 1 (21<sup>st</sup> to 22<sup>nd</sup> Street) was completed in 2009 and funded from the BID Streetscape Reserve; Phases 2 to 4 were intended to complete streetscape work from 20<sup>th</sup> to 23<sup>rd</sup> Street and be funded, in part, from the extra \$0.50 in parking revenue in order to lessen the direct draw from the BID Streetscape Reserve.

The summary of the four phases proposed at that time is as follows:

- Phase 1 (2009) – 21<sup>st</sup> through the 22<sup>nd</sup> Street intersection (funded from Streetscape Reserve);
- Phase 2 (2010) – 20<sup>th</sup> through the 21<sup>st</sup> Street intersection – \$0.50 parking revenue assist;
- Phase 3 (2011) – 22<sup>nd</sup> through the 23<sup>rd</sup> Street intersection – \$0.50 parking revenue assist; and
- Phase 4 (2012) – 19<sup>th</sup> through the 20<sup>th</sup> Street intersection – \$0.50 parking revenue assist.

**REPORT**

In 2010, the UDC recommended switching Phases 3 and 4, because Phase 3 is dependent on the design of the civic plaza. Therefore, Phase 3 became the 19<sup>th</sup> to 20<sup>th</sup> Street intersection and was completed in 2011. Phase 4 is now 22<sup>nd</sup> through the 23<sup>rd</sup> Street intersection and was deferred to 2013.

In 2010, a potential fifth phase was added by Urban Design to the 3<sup>rd</sup> Avenue project to upgrade the intersection at 3<sup>rd</sup> Avenue and 19<sup>th</sup> Street. This work was previously part of a larger plan to upgrade 19<sup>th</sup> Street from the Broadway Bridge to 2<sup>nd</sup> Avenue.

During its November 21, 2011 meeting, City Council considered a report from the Administration and Finance Committee concerning panhandling. This report has suggested using the unallocated \$0.50 of extra parking meter revenue to help fund Uniformed Community Support Officers for a two-year period beginning in spring 2012. It is estimated that the cost to run the program will be up to \$550,000 per year.

Attachment 1 shows the projected cash flow of the BID Streetscape Reserve with the current Streetscape priorities, plus adding costs of the two-year pilot project for the new Uniformed Community Support Officers. This would result in a projected deficit in the BID Streetscape Reserve beginning in 2013 of \$249,656 and growing to \$2,121,556 by end of 2016.

In order to accommodate all of the projects proposed in the Urban Design – BID Program, and keep the Streetscape Reserve from incurring a deficit, the current projects needed to be re-prioritized.

Your Administration met with the administrative representatives of the three BIDs to explore options that would be mutually beneficial to all stakeholders.

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Two projects were proposed for deferral for logistical reasons:

1. Phase 4 (22<sup>nd</sup> to 23<sup>rd</sup> Street) is contingent upon the location and design of the new civic plaza. The connection of these two projects is based on the notion that the civic plaza may use the parking lot at 23<sup>rd</sup> Street and 3<sup>rd</sup> Avenue and/or the street in front of the Frances Morrison Library. The design of the new civic plaza has been deferred until the new City Centre Plan has been completed. The new City Centre Plan will be completed in late 2013, with the civic plaza to follow. Consensus from the group was that Phase 4 of the 3<sup>rd</sup> Avenue project would not proceed until 2016 at the earliest. The costs for this phase were revised to reflect 2012 dollars. The estimated draw on the BID Streetscape Reserve for this phase is currently estimated at \$2,669,000.
2. Given the major projects being launched at River Landing within the immediate future (i.e. Victory Majors project and the Art Gallery of Saskatchewan), it does not make sense to proceed with any streetscape work at the intersection of 19<sup>th</sup> Street and 3<sup>rd</sup> Avenue for quite some time. The group agreed that it would be prudent to defer this project to sometime after 2016.

It was further agreed that this project would be the next priority project to be considered for funding beginning in 2017.

Deferral of these two projects also allowed for a two year acceleration of the planned 20<sup>th</sup> Street Streetscape projects as previously noted in the five-year work plan.

The effect of the above revised priorities for the five-year work plan is reflected in Attachment 2. The above re-prioritizing of planned projects from the BID Streetscape Reserve allows the BID Streetscape Reserve to operate in a positive position from 2012 through to 2016; however, without an additional source of revenue beyond 2012, the reserve is basically at a zero balance by the end of 2016, and not in a position to immediately pursue the next priority project(s) until the reserve can replenish itself for a couple of years.

Discussions with the administrative group then focused on continuing the additional \$0.50 parking fee approved in 2009 and initiated in 2010. Given the many demands on the BID Streetscape Reserve and the escalating costs of streetscape work, it was the unanimous desires of the group to see this portion of the overall \$2.00 parking revenue to, first of all continue, and then to be exclusively dedicated to the Streetscape Reserve rather than reverting to the traditional distribution formula. The effect, related to this portion of the parking meter revenues collected, is sustaining the annual contribution of approximately \$800,000 per year to the Streetscape Reserve.

This \$800,000 contribution to reserve using the 'regular' formula would be as follows:

\$355,000 – Streetscape (44.33%)  
24,000 – BIDS (1% x 3 BIDS)  
33,000 – Parking Capital Reserve (4.12%)  
388,000 – Mill Rate (whatever is left)

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There was also consensus from the group to dedicate up to \$550,000 per year for two years from the BID Streetscape Reserve to fund the pilot project for the proposed Uniformed Community Support Officers.

The administrative representatives of the three BIDs agreed to further review this with their board members and bring forward comments from those discussions to City Council as soon as possible.

**FINANCIAL IMPLICATIONS**

The combined effect of the above consensus is reflected in Attachment 3. The reserve sufficiency shows a positive balance of \$3.249 million by the end of 2016, making it well positioned to address the next list of priorities including the 19<sup>th</sup> Street and 3<sup>rd</sup> Avenue intersection.

Proceeding as currently reflected in Attachment 1 is not supported by your Administration.

A revised Capital Budget write-up for Project No. 2162 CY – Urban Design – BIDs is provided as Attachment 3 as the formal communication document that would be published in the five year capital plan if all of these proposals move forward as discussed at our meetings.

**OPTIONS**

The purpose of the discussions with the BID administrative representatives was to explore a broad range of options and bring forward a close to a consensus as soon as possible. The meetings were successful in developing a plan of action in that the proposals:

1. Keep the BID Streetscape Reserve in a positive position in each a every year of the proposed plan;
2. Provide clear financial support from parking revenues towards the Uniformed Community Support Officers for the duration of the pilot project ; and
3. Ensure the BID Streetscape Reserve, at the end of the five year planning window, is sufficiently funded to address the next list of priorities including proceeding with the 19<sup>th</sup> Street and 3<sup>rd</sup> Avenue intersection.
4. Revised Capital Budget – Project 2162 CY Urban Design – BID's.

**POLICY IMPLICATIONS**

There are no policy implications.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

**PUBLIC NOTICE**

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



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**ATTACHMENTS**

1. Streetscape Reserve Sufficiency Worksheet (existing)
2. Streetscape Reserve Sufficiency Worksheet (with revised work plan priorities)
3. Streetscape Reserve Sufficiency Worksheet (with impact of continued dedication formula for additional \$0.50 parking fee approved in 2009)
4. Revised Capital Budget – Project No. 2162 CY Urban Design – BIDs”

*The City Clerk distributed copies of the following letters:*

- *Terry Scaddan, Executive Director, The Partnership, dated December 2, 2011, submitting comments;*
- *Sarah Marchildon, Executive Director, Broadway Business Improvement District, dated December 2, 2011, submitting comments;*
- *Bonnie Heilman, dated December 5, 2011, requesting to speak to Council; and*
- *Darrell Lechman, Founder/Director, Saskatoon Community Youth Arts Programming Inc. (SCYAP), dated December 4, 2011, requesting to speak to Council.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT Bonnie Heilman and Darrell Lechman be heard.*

**CARRIED.**

*Ms. Bonnie Heilman spoke on behalf of diverse and active citizens indicating that she would like to see a community-based approach in dealing with safe streets in the community.*

*Mr. Darrell Lechman, Executive Director, SKYAP, indicated that the City is making positive steps in the right direction dealing with this matter.*

*Moved by Councillor Penner, Seconded by Councillor Heidt,*

- 1) *that the information be received; and*
- 2) *that starting in 2013, \$.50 of parking meter revenues be allocated 100% to the Business Improvement District Streetscape Reserve with the proviso that the amount distributed to general revenues and the cost of operating the program be equal or better than the amount provided in 2009.*

**CARRIED.**

UNFINISHED BUSINESS

5a) **Panhandling**  
(File No. CK. 5000-1)

**REPORT OF THE CITY CLERK:**

“Attached is a copy of Clause 1, Report No. 13-2011 of the Administration and Finance Committee which was dealt with by City Council at its meeting held on November 21, 2011, and attachments referred to therein.

City Council resolved that further consideration of this matter be deferred to this meeting.

Also attached is a letter from Nicole White, dated November 21, 2011, submitting comments.”

*Moved by Councillor Penner, Seconded by Councillor Lorje,*

- 1) *that five civilian uniformed Community Support Officers be hired for an initial term of two years, to work in the key safety areas as identified in the Baseline Study, and that their role and funding be as outlined in the report of the City Solicitor dated November 7, 2011;*
- 2) *that the Panhandling Task Force bring forward a further detailed report, including hours of work, days of the week covered, job description, training requirements, dress, and management structure for the Community Support Officers;*
- 3) *that the Panhandling Task Force be requested to bring forward an appropriate name for their group;*
- 4) *that City Council establish a Safe Streets Working Group focused on the theme of safe streets for everyone, with the goal of:*
  - (i) increasing the perception of safety on Saskatoon streets; and*
  - (ii) ensuring that people are not on the street because they have nowhere else to go;**and*
- 5) *that the term, mandate, membership and funding of the Safe Streets Working Group be as set out in the report of the City Solicitor dated November 7, 2011.*

**CARRIED.**

**“REPORT NO. 18-2011 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

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

**4. Parking Meter Rate Increase  
(Files CK. 6120-5 and IS. 6120-5)**

**RECOMMENDATION:** that the information be received.

Attached is a report of the General Manager, Infrastructure Services Department dated November 21, 2011, providing information with respect to the above matter.

Your Committee has reviewed the report with the Administration and is forwarding the report to City Council for information.”

*Moved by Councillor Lorje, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor Heidt, Seconded by Councillor Penner,*

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

*CARRIED.*

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

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

*Committee arose.*

*Councillor Paulsen, Chair of the Committee of the Whole, made the following report:*

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

**“ADMINISTRATIVE REPORT NO. 22-2011**

**Section A – COMMUNITY SERVICES**

**A1) Land-Use Applications Received by the Community Services Department  
For the Period Between November 10, 2011 and November 23, 2011  
(For Information Only)  
(Files CK. 4000-5, PL. 4132 and PL. 4300)**

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

The following applications have been received and are being processed:

Condominium

- Application No. 6/11: 103 Klassen Crescent (13 new units)  
Applicant: Webb Surveys for CCL Classic Communities SK Ltd.  
Legal Description: Unit 3, Condominium Plan No. 102070932  
Current Zoning: RMTN1  
Neighbourhood: Hampton Village  
Date Received: November 15, 2011

Subdivision

- Application No. 71/11: 3634/3636 Taylor Street East  
Applicant: Altus Geomatics for M and A Goswami, and  
S and A Chawdhory  
Legal Description: Lot 88, Block 125, Plan 79S22613  
Current Zoning: R2  
Neighbourhood: Lakeview  
Date Received: November 16, 2011
- Application No. 72/11: 504 Central Avenue  
Applicant: Webb Surveys for 7166982  
o/a Canada Societe Par Actions  
Legal Description: Lot 4, Block 6, Plan G122  
Current Zoning: R2  
Neighbourhood: Sutherland  
Date Received: November 16, 2011

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Subdivision

- Application No. 73/11: Meadows Boulevard  
Applicant: Webster Surveys for Arbutus Park Properties  
Legal Description: Parcel D in NW ¼ 17-36-4 W3  
Current Zoning: RMTN  
Neighbourhood: Rosewood  
Date Received: November 18, 2011

**ENVIRONMENTAL IMPLICATIONS**

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

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Plan of Proposed Condominium No. 6/11
2. Plan of Proposed Subdivision No. 71/11
3. Plan of Proposed Subdivision No. 72/11
4. Plan of Proposed Subdivision No. 73/11

**A2) Three-Year Land Development Program  
(Files CK. 4110-1 and LA. 440-3)**

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that City Council approve the financing strategy to accelerate the design of two new neighbourhood concept plans to the tender-ready stage as outlined in this report.

*ADOPTED.*

**EXECUTIVE SUMMARY**

A healthy land development industry has an important role to play within an expanding economy. It provides the base upon which immediate and future growth will thrive. The land development opportunities in this growing economy have been undertaken by a variety of land developers and have provided opportunities for new homes to be built, and for commercial, institutional and industrial businesses to expand or move to Saskatoon. This adds value to the economy and encourages job growth, positive net migration and other important multiplier effects.

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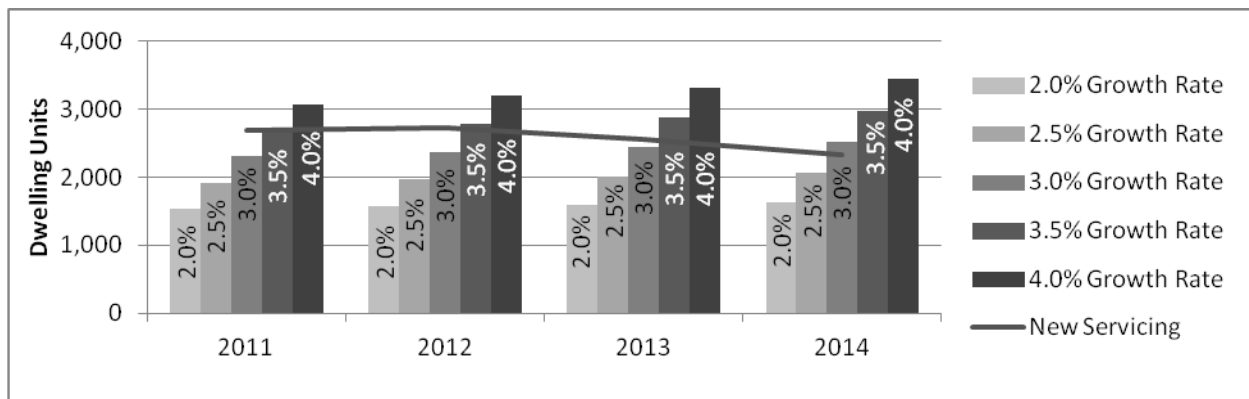
Population in Saskatoon has been growing over the past several years, with growth rates of 2.5 percent in both 2009 and 2010. With a strong economy, this continued growth is expected in the years to come and the land development industry must be prepared to accommodate the resulting demand for residential, commercial and industrial land.

The City’s Land Bank Program is mandated to operate on a level playing field with the private sector, and to ensure adequate levels of serviced inventory for both residential and industrial land are maintained to meet demand. The City’s mandate in land development is detailed in Attachment 1. The City has undertaken aggressive servicing plans in 2011 to make up for shortages due to inclement weather during the 2010 construction season. Private developers experienced similar delays, which are being addressed in their servicing plans for 2011 and 2012.

Land developers in Saskatoon are poised to accommodate significant population increases in the coming years. From 2011 to 2014 developers plan to service a total of 10,297 dwelling units. Taking into consideration starting developer and builder inventories of 4,575 dwelling units on January 1, 2011, 14,872 dwelling units will be available to the Saskatoon market over the next few years. This would comfortably support an average population growth rate of almost 3.5 percent over that period of time, while maintaining a healthy supply of builder and developer inventory in each year.

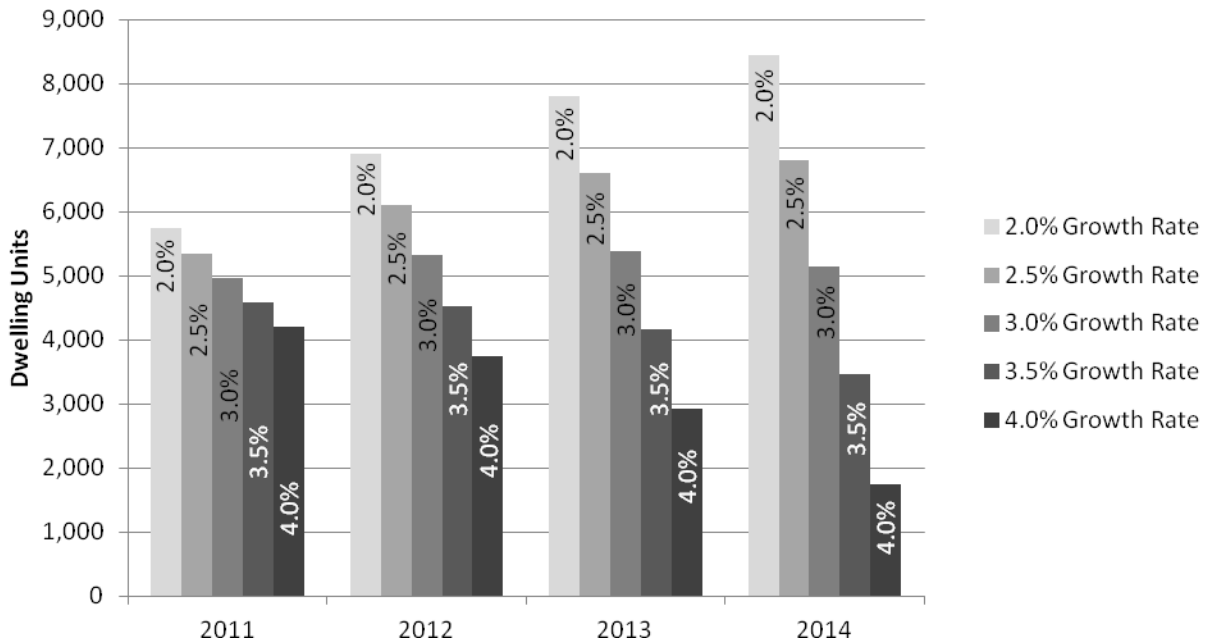
Figure 1a shows suburban dwelling unit demand required for various population growth rates over the next three years. In addition, Figure 1a shows the supply of new servicing planned by land developers from 2011 to 2014.

Figure 1a: Saskatoon Suburban Dwelling Unit Demand and New Servicing Supply, 2011-2014



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

Figure 1b: Saskatoon Year-end Builder and Developer Inventory, 2011-2014



Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

Figure 1b demonstrates the resulting year-end builder and developer inventory levels each year based on the various population growth scenarios. Based on the current developer servicing plans, Figure 1b indicates that there is sufficient inventory to accommodate an average growth rate of 3.5 percent over the next three years and sustain a 4.0 percent growth rate for 2011 and 2012.

There are inherent risks associated with development plans that target a growth rate of 3.5 percent or higher. Risks in the land development industry centre around a balance of capital outlay far enough in advance to meet demand against peaks and valleys in the marketplace that can significantly impact absorption rates and inventory levels. However, through proactive planning, land developers can invest strategically in the various components of the land development cycle (see Attachment 2) to mitigate risk of one's investment and high inventory levels.

While there is some ability for developers to ramp up servicing to add more dwelling units over the next three years, there are constraints faced as several neighbourhoods are approaching full build out through the current servicing plan. In order to provide an adequate dwelling unit supply beyond the length of this plan, additional neighbourhood concept plans will need to be initiated by developers to accommodate new development. Over the next two years, planning and design for three new neighbourhoods in Saskatoon will take place in the Blairmore Sector, University Heights Sector and East Sector. To effectively meet timelines for the initial servicing work in these neighbourhoods, the plans will need to be approved in 2013 in time to augment tenders for new construction if population growth reaches 3.5 percent or greater. Any significant delays in the design and approval processes could affect developers' ability to meet future demand.

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**BACKGROUND**

The Three-Year Land Development Program is an annual report forecasting the servicing of residential and non-residential lands within Saskatoon and compares it to potential population growth scenarios.

At City Council meeting held on May 10, 2011, Councillor M. Heidt made the following enquiry:

“Would the Administration please report back to the Land Bank Committee or Council on a strategy on how to service 10,000 lots or units in the next three years. I know this is very aggressive; however, we need a strategy.”

This report will address the enquiry of Councillor Heidt through the servicing plans and projected absorption based on various growth scenarios forecasted over the next three years.

**REPORT**

The land development industry plays an integral role in any healthy or growing economy. Whether it is a local economy like Saskatoon's or a provincial economy like Saskatchewan's, the sign of a healthy land development industry is an indication of a strong and prosperous economy. The land development industry is a significant part of the supply chain to facilitate economic growth, as well as an integral part of the demand side for economic growth. It responds to the needs of a variety of customers in the housing, commercial, institutional and industrial sectors. In doing so, the land development industry invests considerable capital dollars in the provision of municipal infrastructure and thereby creates a demand for durable products and employment.

Over the past several years, Saskatoon has witnessed considerable growth in the economy and population. During 2010, Saskatoon's growth within the Census Metropolitan Area (CMA) was characterized by the following key indicators as shown in Table 1 below.



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Table 1: Annual Economic Indicators

	2010	2009	Percent change 2009-2010
Population (age 15-64)	215,100	209,100	2.9%
Employment	145,900	147,000	-0.7%
Participation rate	71.7%	73.7%	-2.0%
Unemployment rate	5.4%	4.6%	0.8%
Non-residential permit value	\$368,375	\$382,589	-3.7%
Residential permit value	\$491,140	\$277,029	77.3%
Housing starts	1,688	997	69.3%
Average home sale price	\$296,378	\$279,779	5.9%
Retail sales	\$5,431 million	\$5,080 million	6.9%

Source: SREDA 2010 Annual Report

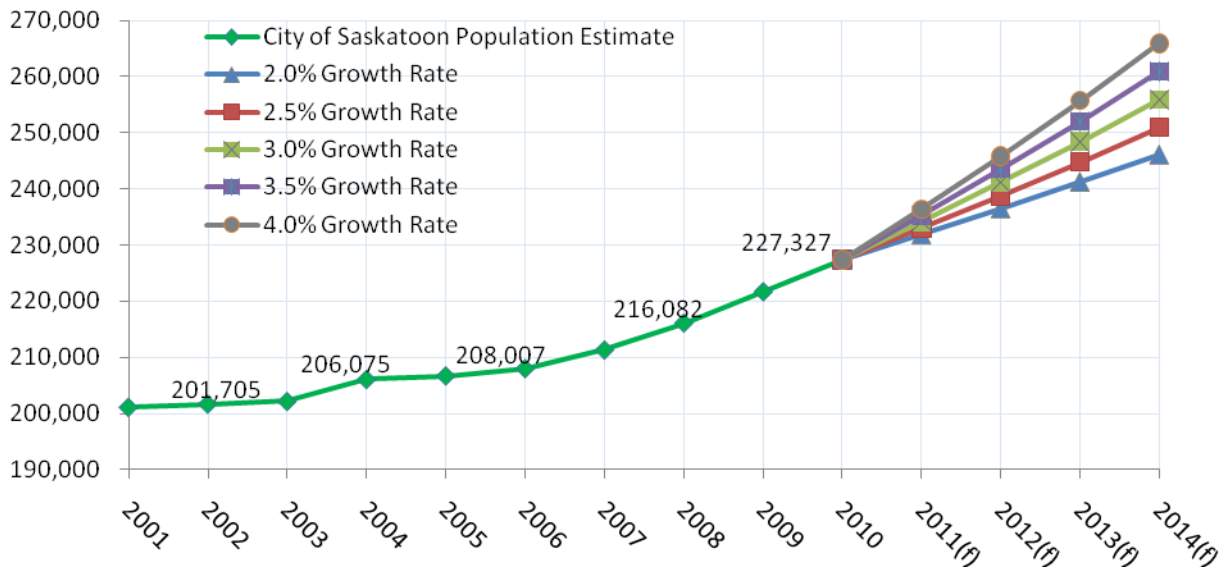
Without the land development industry, urban growth could not be adequately sustained. During periods of intense growth as experienced in Saskatoon over recent years, it would be impossible to house all of the in-migrants looking for work within the city as it currently exists. The development of raw land is essential during periods of growth, as it allows homes to be built for a growing population, jobs to be created both directly and in the land servicing and construction industry, as well as providing the land base for commercial and industrial expansion for further employment and population growth.

## **1. Demand Profile**

### Population

Population in Saskatoon has been growing over the past several years and in recent years the rate of growth has been increasing. With a strong economy, this continued growth is expected in the years to come. The rate at which the growth will occur is unknown but projecting various growth rates allows land developers to plan for adequate levels of development to meet demand in these scenarios. Population projections for growth rates from 2.0 percent to 4.0 percent are shown in Figure 2 below. The latest population estimate made by the City of Saskatoon as of June 2011 is 231,900, which is just over 2.0 percent growth from 2010 population.

Figure 2: City of Saskatoon Population Growth, Projection: 2001 - 2014



Demand for Residential Land

Demand for residential land is estimated on assumptions of population growth, household size and density of development. Estimates of total population growth are divided by household size to determine the number of housing units. To estimate the amount of land required to develop these units requires assumptions about the type of housing that will be required.

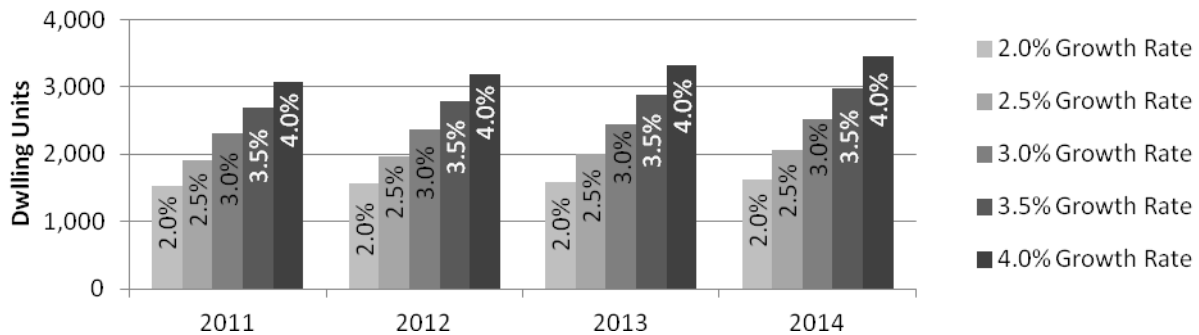
Based on the population growth projected in the various growth scenarios shown in Figure 2 and average household size, it is possible to estimate how many dwelling units may be required to meet a given population increase. Table 2 and Figure 3 demonstrate the suburban dwelling unit demand in Saskatoon at various population growth scenarios. The number of dwelling units for each growth scenario is calculated based on population growth and an average household size of 2.4. An average split of 81 percent suburban development and 19 percent infill development is assumed based on an average of building permits taken out over the past five years. Of the total dwelling units shown in Table 2 for suburban demand, a 50/50 split is assumed for single family and multi-family dwelling units. This split is currently seen in 2011 building permit applications. Historical demand based on building permit numbers is outlined in Attachment 3.

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Table 2: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Estimates, 2011-2014

<i>Growth rate</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>Total</i>
2.0%	1,534	1,565	1,596	1,628	<b>6,323</b>
2.5%	1,918	1,966	2,015	2,066	<b>7,965</b>
3.0%	2,302	2,371	2,442	2,515	<b>9,630</b>
3.5%	2,685	2,779	2,877	2,977	<b>11,318</b>
4.0%	3,069	3,192	3,319	3,452	<b>13,032</b>

Figure 3: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Estimates, 2011-2014

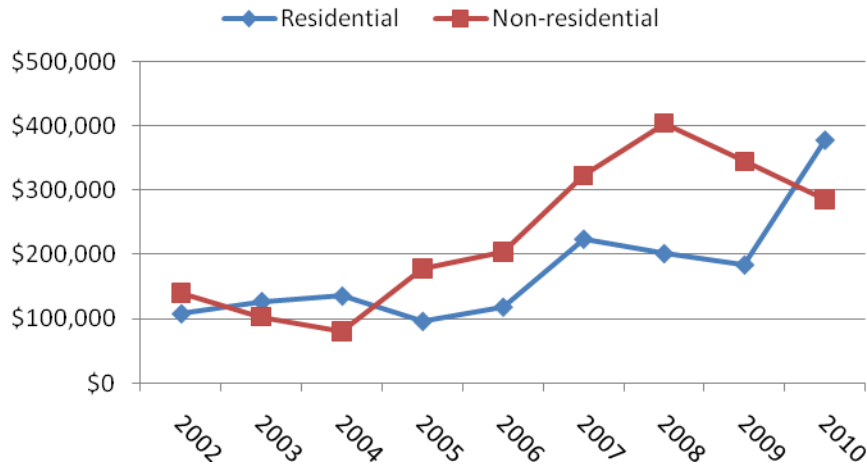


Demand for Non-Residential Land

Commercial development does not follow the growth pattern of residential development, as shown in Figure 4. Growth in the gross domestic product (GDP) drives employment, labour force and income trends, and results in the development of commercial facilities. Commercial development in Saskatoon also services the surrounding area so household growth in the Census Metropolitan Area and approximately 100 kilometre surrounding area will influence the demand for commercial land in Saskatoon.

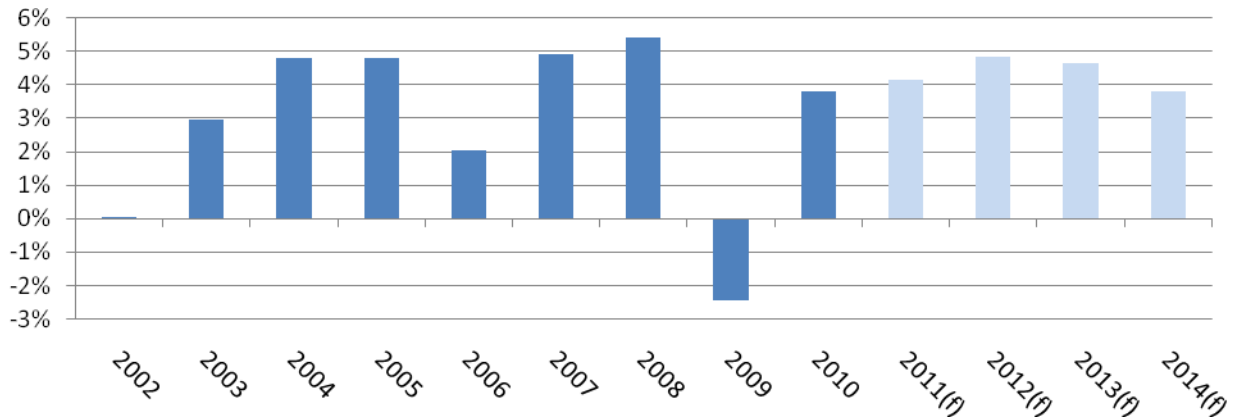
Over the past several years, Saskatoon has witnessed considerable economic growth and was identified by the Conference Board of Canada as the fastest growing economy in 2007 (4.9 percent GDP) and 2008 (5.4 percent GDP). In 2009, Saskatoon’s economy suffered a temporary reversal, yet Saskatoon’s employment continued to grow. Marked by strong population increases, the economy returned to a steadier and more sustainable pace of growth in 2010 and this is expected to continue into the future. With GDP growth forecasted to continue over the next few years, we can expect to see continued development of commercial and retail facilities. Saskatoon’s real GDP is shown in Figure 5.

Figure 4: Building Permit Values (in thousands), 2002-2010



Source: City of Saskatoon, Building Standards Branch, YTD Report

Figure 5: Saskatoon Real Gross Domestic Product Growth (% Change), 2002-2014



Source: Conference Board of Canada, Metropolitan Outlook Database, retrieved May 20, 2011  
 Strategic Community Trends, City of Saskatoon, Planning and Development Branch, April 18, 2011

Demand for industrial land is perhaps the least dependent on local demand. While industrial land is used extensively to service the local economy, demand for industrial services and land can be generated by regional, inter-provincial and international demand. However, local labour force and community characteristics will play an essential part in attracting non-local industrial capacity. Current inventories and historical absorption rates of industrial land are an essential baseline for guiding the development of additional industrial land.

More detail on the demand profile is provided in Attachment 4.

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**2. Land Inventory**

**Builder and Developer Inventory – Single Family Lots**  
Table 3 identifies the starting inventory of single family lots held by homebuilders and land developers as of January 1, 2011.

Table 3: Single Family Inventory, January 1, 2011

<i>Neighbourhood</i>	<i>Builder inventory</i>	<i>Developer inventory</i>		<i>Totals</i>
		<i>City</i>	<i>Private</i>	
Evergreen	123	0	0	123
Rosewood	96	0	60	156
Stonebridge	424	0	25	449
Hampton Village	276	87	24	387
Willows	60	0	10	70
Parkridge	1	0	20	21
Briarwood	7	0	10	17
Willowgrove	134	0	0	134
<b>Totals</b>	<b>1,121</b>	<b>87</b>	<b>149</b>	<b>1,357</b>

As Table 3 indicates, a total of 1,121 lots were held by builders and 236 lots were held by developers, for a total of 1,357 lots. The developer inventory consisted of 87 lots produced by the City’s Land Bank Program and 149 lots produced by private developers.

Inclement weather during the 2010 construction season resulted in significant delays in the completion of planned servicing for single family lots, as is evident in the beginning developer inventory for 2011. Servicing plans for 2011 were expanded to compensate for the shortage.

While builder inventory may fluctuate from year to year based on supply and demand, it can be expected to replenish itself as needed from the developer-held inventory in order to remain relatively stable in the long term. Builder inventory can also act as a buffer in situations of low developer inventory, as experienced during the winter of 2010 and spring of 2011. Builder inventory continually decreased over this time as new homes were constructed but was replenished in the spring as developers introduced more residential lots into the market as servicing work was completed.

Lots held by developers are generally required to meet the demand by homebuilders for the upcoming construction season. Due to the high cost and time involved with lot servicing, each developer will identify their required inventory sufficiency level. This figure will allow the developer to balance the supply versus demand needs within the housing market. Over-supply of product brings with it the financial carrying costs for the developer as well as potential issues with servicing contractors. Under-supply can create a lack of options for builders who do not have a sufficient inventory of lots and may create an artificial demand due to speculators. Inventory sufficiency requirements vary from six months for some private developers to a one-year supply for the City’s Land Bank Program.

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Builder and Developer Inventory – Multi-family Land

Table 4 identifies projected multi-family parcel inventory held by homebuilders and land developers.

Table 4: Multi-family Inventory, January 1, 2011

<i>Neighbourhood</i>	<i>Builder inventory</i>		<i>Developer inventory</i>				<i>Totals</i>		
	<i>Acres</i>	<i>Possible dwelling units</i>	<i>City Acres</i>	<i>Possible dwelling units</i>	<i>Private Acres</i>	<i>Possible dwelling units</i>	<i>Acres</i>	<i>Possible dwelling units</i>	
Blairmore Centre	Suburban	2.8	166	9.2	550	0.0	0	12.0	716
Willowgrove		40.8	505	3.0	59	0.0	0	43.8	564
Stonebridge		11.1	278	6.0	240	0.0	0	17.1	518
Lakewood Centre	Suburban	9.8	479	0.6	36	0.0	0	10.4	515
Hampton Village		12.7	233	7.9	118	6.1	91	26.7	442
Rosewood		0.0	0	0.0	0	12.7	249	12.7	249
Evergreen		0.0	0	14.3	214	0.0	0	14.3	214
<b>Totals</b>		<b>77.2</b>	<b>1,661</b>	<b>41.0</b>	<b>1,217</b>	<b>18.8</b>	<b>340</b>	<b>137.0</b>	<b>3,218</b>

Note: The average density of development indicated in the above table is approximately 23 units per acre. This ranges from 15 units per acre for most group townhouse sites to 25 units per acre for three-storey buildings to 60 units per acre for M3 lands in the Blairmore Suburban Centre.

Sufficiency requirements for multi-family inventory can be similar to single family lots and vary from six months preferred by some private developers to a one-year supply required by the City. It should also be noted that the servicing of multi-family sites within any neighbourhood occurs primarily as a result of neighbourhood scheduling and phasing for single family residential lots.

Due to expected demographic changes in Saskatoon in the future, neighbourhoods including Hampton Village, Willowgrove, Stonebridge, Evergreen and Kensington have been designed to accommodate an increase in demand for multi-family development. Based on city-wide numbers, housing demand is trending towards more multi-family units. A 50/50 split is assumed in the projected absorption of residential land for 2012 to 2014.

Industrial Land Inventory

The City's Land Bank Program is directed to ensure a two-year supply of industrial land at the end of each construction season. In addition, Dundee Developments have been actively servicing light industrial business-park sites in the Stonebridge area. The projected inventory of industrial land for January 1, 2012 is listed below in Table 5.

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Table 5: Industrial Inventory, January 1, 2012

<i>Neighbourhood – zoning district</i>	<i>Parcels</i>	<i>Acres</i>
Marquis Industrial – light industrial	8	33.4
Marquis Industrial – heavy industrial	12	90.6
Stonebridge – light industrial	3	7.0
<b>Totals</b>	<b>23</b>	<b>131.0</b>

The current inventory of land in Marquis industrial includes a 65 acre heavy industrial parcel that has been serviced but not released to the market by the City in anticipation of a future customer that may need such a parcel. Excluding that parcel from the inventory reduces the available land to 66 acres. Based upon the five year average of industrial sales of 45.5 acres, the current inventory level therefore provides a 1.5 year supply. This inventory level does not meet the City’s objective to provide a two-year supply of industrial land; therefore, servicing plans for the Marquis Industrial area have been increased from 2012 to 2014 to meet this objective.

**3. Servicing Plans**

Servicing plans for single family, multi-family and industrial lots by the City of Saskatoon and private developers are outlined in the tables below. Corresponding to the tables, Attachments 5 to 12 map the areas planned for servicing by neighbourhood for 2012, 2013 and 2014.

Single Family

Table 6 identifies the servicing plans for single family lots by neighbourhood.

Table 6: Single Family Lot Servicing, 2011-2014

<i>Neighbourhood</i>	<i>2011</i>			<i>2012</i>			<i>2013</i>			<i>2014</i>		
	<i>City</i>	<i>Private</i>	<i>Total</i>	<i>City</i>	<i>Private</i>	<i>Total</i>	<i>City</i>	<i>Private</i>	<i>Total</i>	<i>City</i>	<i>Private</i>	<i>Total</i>
Arbor Creek	0	43	43	0	0	0	0	0	0	0	0	0
Evergreen	739	0	739	342	0	342	225	0	225	281	0	281
Hampton Village	88	160	248	153	143	296	0	0	0	0	0	0
Kensington	0	0	0	103	0	103	202	250	452	200	225	425
Parkridge	0	0	0	0	0	0	0	0	0	152	0	152
Rosewood	170	191	361	134	195	329	15	220	235	0	85	85
Stonebridge	0	350	350	0	290	290	0	283	283	0	158	158
Willows	0	0	0	0	0	0	0	99	99	0	0	0
East Sector	0	0	0	0	0	0	0	0	0	0	250	250
<b>Totals</b>	<b>997</b>	<b>744</b>	<b>1,741</b>	<b>732</b>	<b>628</b>	<b>1,360</b>	<b>442</b>	<b>852</b>	<b>1,294</b>	<b>633</b>	<b>718</b>	<b>1,351</b>

In addition to the servicing plan as noted above, the City of Saskatoon’s Land Bank Program has approximately 500 lots serviced to the water and sewer stage in any one year. This creates more certainty in production and allows for a short term acceleration of serviced lots to accommodate market demand.

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Multi-Family

Tables 7, 8, 9 and 10 identify the servicing plans for multi-family land by neighbourhood for 2011 to 2014. For each year, the number of acres of land is shown as well as the number of possible residential units that could be accommodated on that amount of land. Some of this land may be used for institutional uses, especially the land that has a zoning designation that accommodates both residential and institutional uses. However, for the purposes of this report, residential uses have been assumed at maximum potential density for each development site.

Table 7: Multi-family Servicing, 2011

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Evergreen	24.4	502	0.0	0	24.4	502
Hampton Village	0.0	0	2.2	33	2.2	33
Rosewood	3.0	46	22.7	346	25.7	392
Stonebridge	0.0	0	1.9	28	1.9	28
<b>Totals</b>	27.4	548	26.8	407	54.2	<b>955</b>

Table 8: Multi-family Servicing, 2012

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Evergreen	10.3	154	0.0	0	10.3	154
Hampton Village	7.4	110	3.8	150	11.1	260
Montgomery	0.0	0	18.4	712	18.4	712
Rosewood	10.0	149	4.0	60	14.0	209
Stonebridge	0.0	0	1.9	28	1.9	28
<b>Totals</b>	27.7	413	28.1	950	55.7	<b>1,363</b>

Table 9: Multi-family Servicing, 2013

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Evergreen	18.4	326	0.0	0	18.4	326
Kensington	0.0	0	9.3	321	9.3	321
Rosewood	3.7	122	9.5	142	13.2	264
Stonebridge	0.0	0	6.2	191	6.2	191
Willows	0.0	0	10.6	159	10.6	159
<b>Totals</b>	22.1	448	35.6	813	57.7	<b>1,261</b>



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Table 10: Multi-family Servicing, 2014

<i>Neighbourhood</i>	<i>City</i>		<i>Private</i>		<i>Totals</i>	
	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>	<i>Acres</i>	<i>Possible Dwelling Units</i>
Evergreen	13.1	197	0.0	0	13.1	197
Kensington	13.0	261	9.3	187	22.3	448
Rosewood	0.0	0	8.5	128	8.5	128
Stonebridge	0.0	0	8.6	129	8.6	129
Willows	0.0	0	4.7	70	4.7	70
<b>Totals</b>	<b>26.1</b>	<b>458</b>	<b>31.1</b>	<b>514</b>	<b>57.2</b>	<b>972</b>

Industrial

As shown in Table 11, the City Land Bank is servicing industrial land in Marquis Industrial from 2011 to 2014.

Table 11: Industrial Servicing, Marquis Industrial, 2012-2014

<i>Zoning District</i>	<i>2011</i>		<i>2012</i>		<i>2013</i>		<i>2014</i>	
	<i>Parcels</i>	<i>Acres</i>	<i>Parcels</i>	<i>Acres</i>	<i>Parcels</i>	<i>Acres</i>	<i>Parcels</i>	<i>Acres</i>
Light industrial	4	11.2	7	11.3	13	21.5	5	6.8
Heavy industrial	17	37.8	33	60.7	13	21.3	23	41.7
<b>Totals</b>	<b>21</b>	<b>49.0</b>	<b>40</b>	<b>72.0</b>	<b>26</b>	<b>42.8</b>	<b>28</b>	<b>48.5</b>

**4. Supply and Demand Summary**

The tables and figures in this section of the report provide a summary of the information already presented in previous sections of this report. For each of the four years, the tables and figures provide the number of dwelling units anticipated to be absorbed by the market each year at various population growth rates, the amount of servicing planned by the various developers in Saskatoon and the resulting year-end developer and builder inventory. This is demonstrated for the total number of suburban dwelling units, as well as broken down into suburban single family and multi-family dwelling unit supply and demand.

Table 12 demonstrates the suburban dwelling unit demand in Saskatoon at various population growth scenarios. The number of dwelling units for each growth scenario is calculated based on population growth and an average household size of 2.4. An average split of 81 percent suburban development and 19 percent infill development is assumed based on an average of building permits taken out over the past five years. Of the total dwelling units shown in Table 12 for suburban demand, a 50/50 split is assumed for single family and multi-family dwelling units. This split is currently seen in 2011 building permit applications.

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Table 12: Saskatoon Suburban Growth Scenarios, Projected Dwelling Unit Demand 2011-2014

<i>Growth rate</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>Total</i>
2.0%	1,534	1,565	1,596	1,628	<b>6,323</b>
2.5%	1,918	1,966	2,015	2,066	<b>7,965</b>
3.0%	2,302	2,371	2,442	2,515	<b>9,630</b>
3.5%	2,685	2,779	2,877	2,977	<b>11,318</b>
4.0%	3,069	3,192	3,319	3,452	<b>13,032</b>

Saskatoon developers have laid out their projected servicing plans for 2011 to 2014. A summary of the number of dwelling units planned to be serviced in the coming years is broken down by single family and multi-family housing types in Table 13.

Table 13: Projected Dwelling Unit Servicing Plans 2011-2014

	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>Total</i>
Single family	1,741	1,360	1,294	1,351	5,746
Multi-family	955	1,363	1,261	972	4,551
Total dwelling units	2,696	2,723	2,555	2,323	<b>10,297</b>

As shown in Table 13, developers plan to service a total of 10,297 dwelling units from 2011 to 2014. This level of servicing is sufficient to meet demand at just over a 3.0 percent population growth rate, as demonstrated in Table 12.

As outlined in the land inventory section of this report, builders and developers carried inventory of 1,357 single family lots and multi-family parcels capable of accommodating 3,218 dwelling units at the start of 2011. This combined inventory of 4,575 dwelling units was available to the Saskatoon market at the start of 2011 in addition to planned new servicing. While builder inventory can fluctuate from year to year depending on market demand, starting inventory of each year is typically equivalent to a one-year supply of lots. Ideal starting developer inventory levels vary from a one-year supply required by the City's Land Bank Program to six months preferred by some private developers.

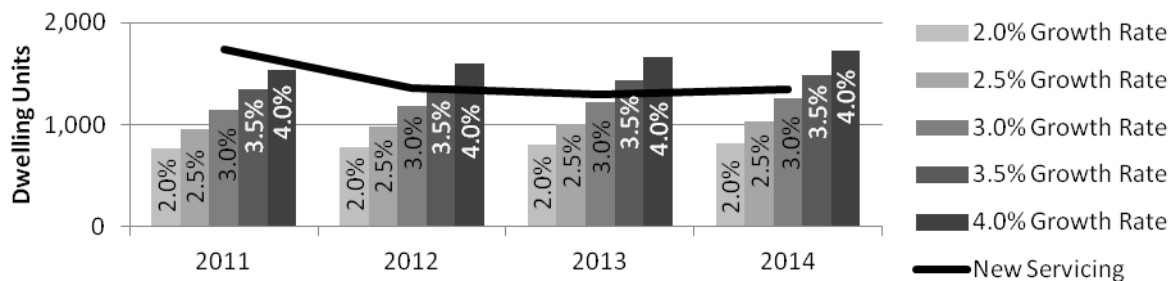
Councillor Heidt's enquiry requested a strategy for servicing 10,000 units over three years. As demonstrated in Table 13, Saskatoon land developers collectively plan to service this amount over four years. Looking at a three year strategy from 2012 to 2014, developers plan to service 7,600 units. However, when this three year servicing plan is combined with existing builder and developer inventory going into 2012, a total of approximately 12,000 units will be available to the Saskatoon market, thereby exceeding a target of 10,000 units over the next three years.

Figures 6, 7 and 8 each illustrate the suburban dwelling unit demand, new servicing supply and year-end inventory of builder and developers for single family, multi-family and total dwelling units based on various potential population growth rates. Figures 6a, 7a and 8a show suburban dwelling unit demand required for various population growth rates over the next three years. In addition, these figures show the supply of new servicing planned by land developers from 2011 to

2014. Figures 6b, 7b and 8b demonstrate the resulting year-end builder and developer inventory levels each year based on the various population growth scenarios.

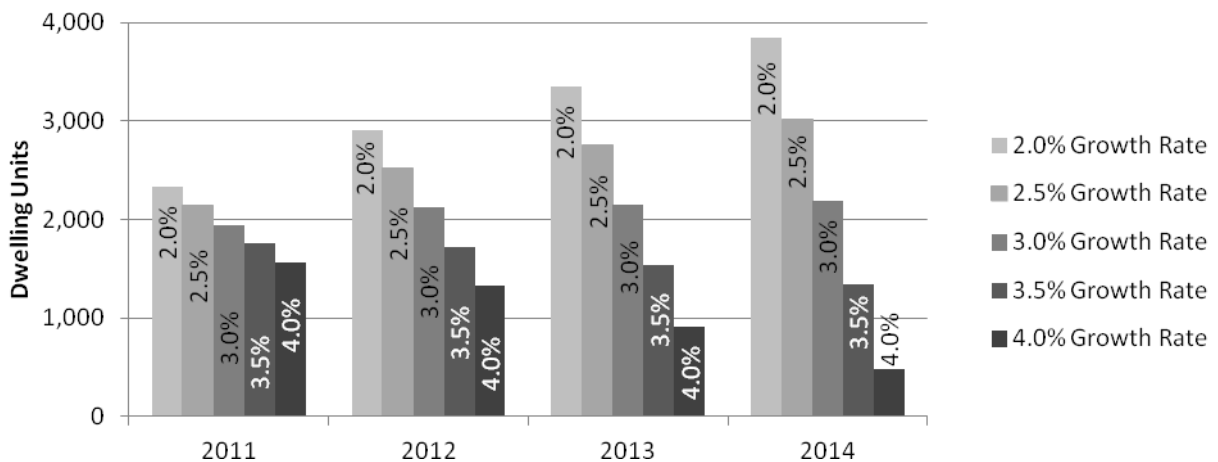
As shown in Figures 6a and b, projected single family lot availability from 2011 to 2014, including builder and developer inventory, is sufficient to supply a 3.5 percent growth rate while maintaining a healthy supply of builder and developer inventory. While a higher rate of 3.5 percent growth could be met in 2011 and 2012, inventory levels would start to fall below an ideal level in 2013 and 2014. Should developers see this type of demand in 2011 and 2012, adjustments to future servicing would be made to accommodate this level of growth in subsequent years.

Figure 6a: Saskatoon Suburban Single Family Dwelling Unit Demand and New Servicing Supply, 2011-2014



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

Figure 6b: Saskatoon Year-end Builder and Developer Single Family Inventory, 2011-2014

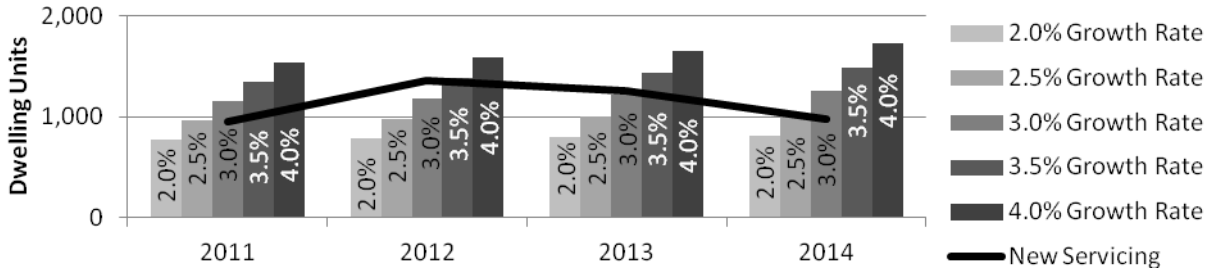


Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

Figures 7a and b show that projected multi-family dwelling unit availability from 2011 to 2014, including builder and developer inventory, is sufficient to supply a 3.5 percent growth rate while maintaining a health supply of builder and developer inventory. A 4.0 percent growth rate could be met in 2011, 2012 and 2013; however, inventory levels would fall below the ideal in 2014.

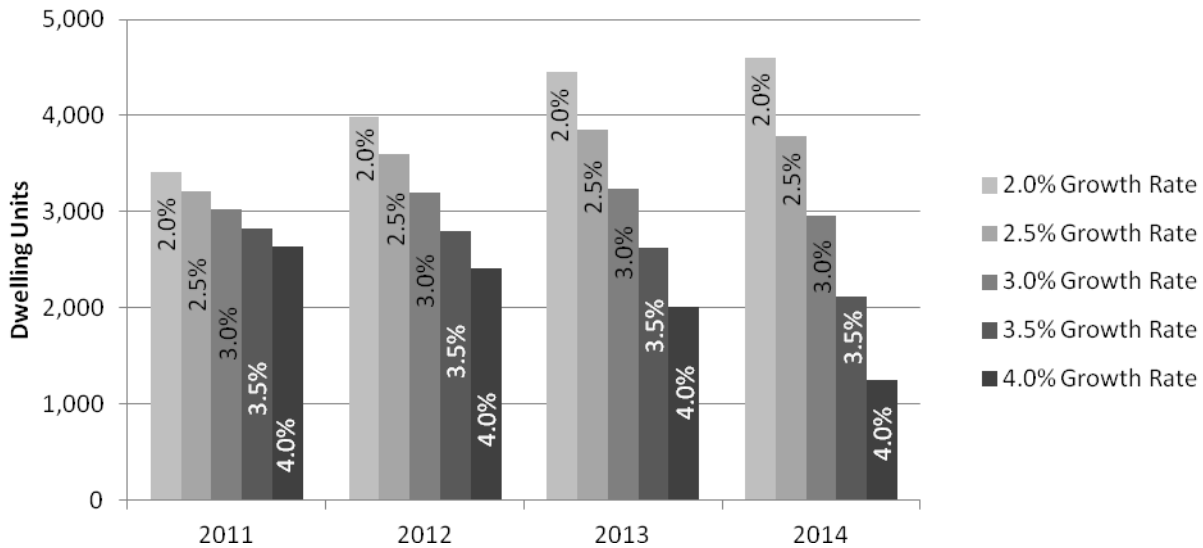
Should developers see this type of demand in 2011, 2012 and 2013, adjustments to future servicing would be made to accommodate this level of growth in 2014 and subsequent years.

Figure 7a: Saskatoon Suburban Multi-family Dwelling Unit Demand and New Servicing Supply, 2011-2014



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

Figure 7b: Saskatoon Year-end Builder and Developer Multi-family Inventory, 2011-2014



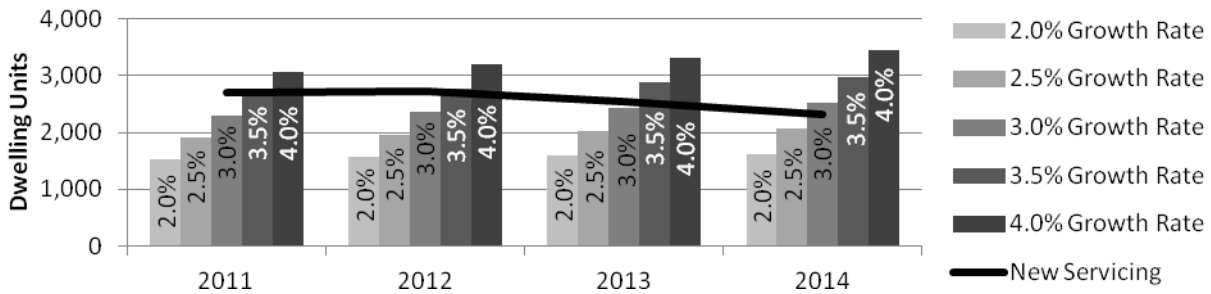
Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

Figures 8a and b show the dwelling unit demand, new servicing supply and resulting builder and developer inventories for single family and multi-family dwelling units in suburban areas combined. Based on the current developer servicing plans, these figures indicate that there is sufficient inventory to accommodate an average growth rate of 3.5 percent over the next three years and sustain a 4.0 percent growth rate for 2011 and 2012. If a 4.0 percent growth was realized over the next three years and developers did not adjust their servicing plans, year-end inventory levels in 2013 and 2014 would start to fall to unhealthy levels. Obviously, if this significant growth materialized over the next few years, developers would respond by advancing servicing plans to meet the anticipated increase in demand. The servicing mandate of the City’s Land Bank Program is to have a one-year supply of inventory on hand and partial servicing done a year ahead of

completion. This places the City in a favourable position to accommodate increased demand and allow acceleration of its servicing plan to take place seamlessly.

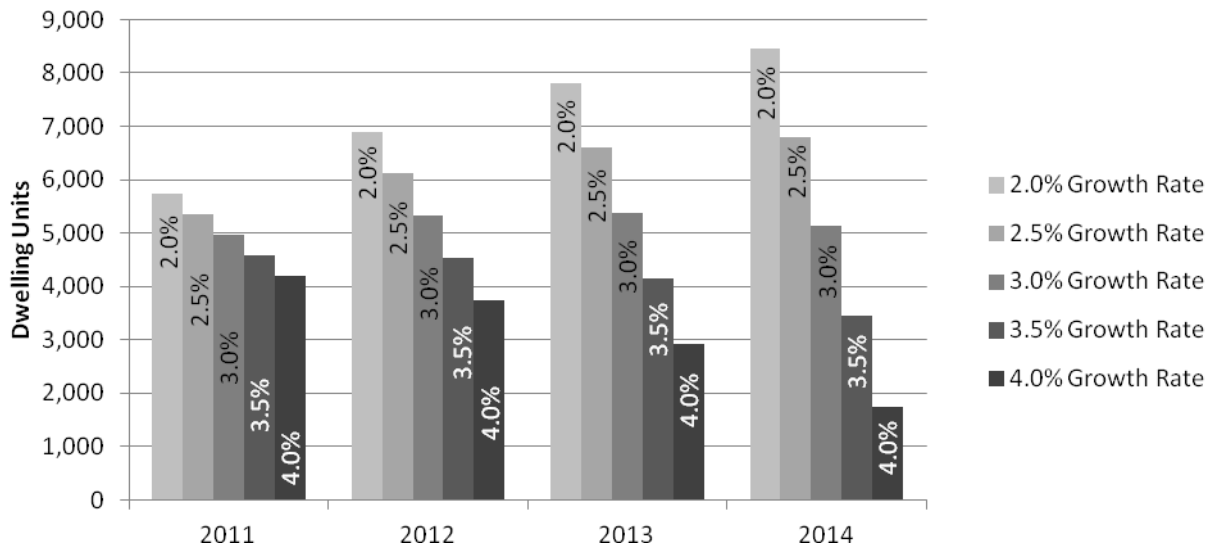
In any decision to advance servicing, the inherent risks associated with land development must be considered carefully. For instance, direct and offsite servicing costs for an additional 500 single family lots would amount to approximately \$35 million. This estimate would not include carrying costs of approximately \$1.12 million per year and other neighbourhood wide enhancement costs and that would result if the inventory was not absorbed in a timely manner.

**Figure 8a: Saskatoon Suburban Dwelling Unit Demand and New Servicing Supply, 2011-2014**



Note: Growth scenarios are based on population projections. Resulting dwelling units are calculated based on an average household size of 2.4 and an average split of 81 percent suburban development and 19 percent infill development.

**Figure 8b: Saskatoon Year-end Builder and Developer Inventory, 2011-2014**



Note: Builder and developer inventory is calculated based on the difference between the dwelling unit supply and demand in various growth scenarios.

Based on the servicing plans of the City’s Land Bank Program and those of other land developers for 2012, 2013 and 2014, and the various population growth scenarios projected for these years, it is expected that serviced single family and multi-family inventory levels will be more than adequate to meet demand up to a 3.5 percent population growth rate. This single family residential lot and multi-family parcel inventory will enable the City’s Land Branch and other private land

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developers to respond to continued and increasing growth rates as a result of positive net migration, continued job growth, retail sales growth and low mortgage rates for homeowners.

However, in anticipation of potential population growth rates in excess of 3.5 percent, the City's Land Bank is accelerating the design work for two new neighbourhoods to be developed after Kensington and Evergreen. The target is to have these concept plans approved by 2013 and be at the tender-ready stage for the 2014 construction year. If population growth shows 3.5 percent or better in 2012 and 2013, construction tenders will be advanced within the existing neighbourhoods of Kensington and Evergreen to maintain adequate inventory levels.

**OPTIONS**

There are no options.

**POLICY IMPLICATIONS**

There are no policy implications.

**ENVIRONMENTAL IMPLICATIONS**

In general, the development industry has been producing more environmentally-sustainable land development projects by creating neighbourhood layouts that:

- are more compact and thus have a higher dwelling unit per acre density;
- are more mixed use and contain a village centre focal point which promotes local shopping and thus reduces vehicle trips;
- have multi-use trail linear park systems that encourage alternative transportation such as cycling and walking;
- ensuring that, where possible, streets have an east-west orientation in order to facilitate active and passive solar gain; and
- are more public transit focused from the concept planning stage.

In addition to developing neighbourhoods with sustainable layouts, the Land Branch specifically is adopting environmentally-sustainable land development practices and encouraging sustainable home building practices. For example, beginning with the Evergreen neighbourhood, and continuing with future neighbourhoods, the Land Branch has proposed the adoption of the following:

- LED street and pathway lighting;
- preserving significant natural areas – natural prairie remnant and two rows of healthy trees;
- experimenting with innovative storm water management techniques such as “rain garden” cul-de-sac islands that collect storm water;

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- designing neighbourhood enhancements using local materials and using xeriscaping practices in open spaces;
- including community garden areas in open space design;
- providing a \$500 rebate to builders and individuals whose homes are EnergyStar Qualified, Energuide80 Qualified, or those homes that are LEED certified;
- offering each home a free rain barrel to encourage decreased potable water use;
- offering each home a free composter to encourage less waste; and
- offering each home two free Saskatoon Berry plants to encourage xeriscaping.

**FINANCIAL IMPLICATIONS**

Financial risk in the land development industry is addressed through proper management of builder and land developer inventory. This report contemplates a broad spectrum of population growth scenarios and provides for a proactive ability to accelerate the tendering of new land servicing contracts to meet this range of potential population growth scenarios. In order to provide an adequate dwelling unit supply beyond the length of this plan, additional neighbourhood concept plans will need to be initiated by developers to accommodate new development.

The investment required to bring two new neighbourhood concept plans, one in the Blairmore sector and one in the University Heights sector, to the tender-ready stage by early 2014 is \$3.0 million. It is recommended that these costs be financed by the Property Realize Reserve and be repaid by the Neighbourhood Land Development Fund in due course.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. City's Mandate in Land Development
2. Land Development Process
3. Absorption of Serviced Land
4. Demand Profile
5. Servicing Plan, Evergreen
6. Servicing Plan, Hampton Village
7. Servicing Plan, Kensington
8. Servicing Plan, Parkridge
9. Servicing Plan, Rosewood
10. Servicing Plan, Stonebridge
11. Servicing Plan, Willows
12. Servicing Plan, Marquis Industrial

A3) **Sufficiency of Business Improvement District Streetscape Reserve**  
**(Files CK. 1815-1 and PL. 216-1)**

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- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that starting in 2013, \$.50 of parking meter revenues be allocated 100% to the Business Improvement District Streetscape Reserve with the proviso that the amount distributed to general revenues and the cost of operating the program be equal or better than the amount provided in 2009.

*DEALT WITH EARLIER. SEE PAGE NO. 12.*

**Section B – CORPORATE SERVICES**

B1) **SREDA – Business Incentives**  
**2011 Tax Abatements**  
**(Files CK. 3500-13, CS. 1965-1 and CS. 3500-1)**

- RECOMMENDATION:** that City Council approve the tax incentive rebates as determined by SREDA.

*ADOPTED.*

**REPORT**

Throughout the year, as applications are received, the Saskatoon Regional Economic Development Authority Inc. (SREDA) asks City Council to approve tax abatements for business incentive purposes. The incentives are based on the value of new construction, the creation of a specified number of jobs, and the maintenance of certain financial requirements. On an annual basis, following the approval of the incentive, staff from SREDA meet with each company to ensure that all of the requirements are being fulfilled.

Attached is a letter from SREDA resulting from their 2011 audit. The letter identifies those companies that have met all conditions of their incentive agreements for 2011.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications associated with the recommendations in this report.

**PUBLIC NOTICE**

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



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**ATTACHMENT**

1. Letter dated November 24, 2011, from Bernie Ness, Director, Business Development, SREDA

**Section E – INFRASTRUCTURE SERVICES**

**E1) Proposed 2012 Woodlawn Cemetery Fees  
(Files CK. 1720-4 and IS. 4080-1)**

- RECOMMENDATION:**
- 1) that changes to the fees charged for services provided at Woodlawn Cemetery, as outlined in the Woodlawn Cemetery Fee Schedule 2012 (Attachment 1), be approved, effective January 1, 2012; and
  - 2) that the City Solicitor be requested to prepare the appropriate Bylaw amendments for consideration by City Council at its meeting to be held on December 19, 2011.

*ADOPTED.*

**BACKGROUND**

Woodlawn Cemetery operates under a policy objective of providing quality cemetery services at reasonable, relatively stable market prices. It also attempts to operate at 100% cost recovery and adhere to the City's "pay as you go" philosophy.

The Woodlawn Cemetery budget is divided into two programs: Cemetery Operations and Perpetual Care. The Cemetery Operations program, funded entirely from fees charged for services, carries out interment activities and monument installations; while the Perpetual Care program, funded by interest earnings from the Perpetual Care Fund, is responsible for general maintenance of the cemetery grounds. If the interest earnings from the Perpetual Care Fund are not sufficient to cover all maintenance expenses, the difference has to be made up from increased service fees in the Cemetery Operations program.

**REPORT**

The chart below outlines what is required to deliver a balanced budget for the cemetery, based on the assumption that there would be no decrease in services provided in 2012.

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	<b>2011 Budget</b>	<b>2012 Budget</b>	<b>Change</b>	<b>% Change</b>
Cemetery Operations Revenues	(\$946,100)	(\$966,041)	(\$19,941)	2.06%
Cemetery Operations Staff Compensation	\$289,800	\$313,978	\$24,178	7.7%
Cemetery Operations Operating Costs	\$487,302	\$561,149	\$73,847	13.16%
Cemetery Operations Debt Charges	\$16,800	\$7,800	(\$9,000)	-53.6%
Cemetery Perpetual Care Revenues	(\$146,600)	(\$187,000)	(\$40,000)	21.6%
Cemetery Perpetual Care Staff Compensation	\$236,600	\$265,600	\$29,000	10.9%
Cemetery Perpetual Care Operating Costs	\$129,000	\$129,000	\$0	0%

The Cemetery's budget is affected by increases in salaries, utility rates and inflation.

The \$73,847 increase in cemetery operating costs is largely due to the establishment of an Assurance Fund, to properly handle the purchases of pre-need services; and a contribution to the Perpetual Care Fund, which is in a deficit position. The following recommendations of the Budget Committee were approved by City Council at its meeting held on December 20, 2010:

- 3) that a Cemetery Assurance Fund be established with annual funding in the amount of \$90,000, and that funding be phased in over three years commencing with \$30,000 in 2011;
- 4) that the \$114,000 annual calculated amount to increase the Cemetery Perpetual Care Fund balance be funded from the mill rate and phased in over three years, commencing with \$37,000 in 2011, and continue to be funded from the mill rate until the shortfall in the Fund has been remedied; and
- 5) that the cemetery fees be increased each year, keeping in mind the impact to market share, until there is no longer a requirement for mill rate funding.

Attached is a comparison of the 2011 cemetery fees from the major centers in Western Canada.

**OPTIONS**

There are no options.

**POLICY IMPLICATIONS**

There are no policy implications

**COMMUNICATIONS PLAN**

The new 2012 fee structure will be communicated to customers through a revised fee schedule.

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**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Woodlawn Cemetery Fee Schedule 2011.
2. Fee Comparison Chart.

**E2) Request for Sole Source  
After Hour Security Alarm Response; After Hour Boiler Inspections;  
and Locking/Unlocking of Park Washrooms  
Canadian Corps of Commissionaires  
(Files CK. 600-1 and IS. 600-1)**

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- RECOMMENDATION:**
- 1) that a sole source contract with the Canadian Corps of Commissionaires to perform after hour security alarm response; after hour boiler inspections; and locking/unlocking of park washrooms, for five years, from January 1, 2012 to December 31, 2016, be approved; and
  - 2) that the City Solicitor be requested to prepare the appropriate contract documents for execution by His Worship the Mayor and the City Clerk, under the corporate seal.

*ADOPTED.*

**REPORT**

The Canadian Corps of Commissionaires has been providing services to the Infrastructure Services Department, Facilities Branch for the past six years. These services are required 24-hours a day, 7-days a week, and include performing after hour boiler inspections, which must be done every 12 hours; locking and unlocking the washrooms in all of the City's parks, which are not staffed; and responding to intrusion and environmental alarms, which can happen at any time. It would not be possible to provide these services with the current compliment of Facility Operators, without incurring significant overtime costs for both evening and weekend call outs.

The current contract between the City of Saskatoon and the Commissionaires for these services will expire on December 31, 2011. The Administration is requesting that the new five-year contract be sole sourced to the Canadian Corps of Commissionaire's for the following reasons:

- The Commissionaires has had a long-standing relationship with the City of Saskatoon, providing various services to the City for over 30 years.

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- Their staff is fully trained and aware of all City policies and procedures regarding boiler inspections and security responses.
- The Commissionaires is comprised of individuals who have often had previous experience in law enforcement, which is an asset in performing the duties required by the City.
- Tendering the security alarm response services would require that all potential bidders be given pre-tender access to facilities and security information, potentially putting all facilities at risk.
- Facility managers and staff have developed a level of trust and confidence in the Commissionaires, and an excellent working relationship has developed during the many years it has been providing these services.
- The Canadian Corps of Commissionaires is recognized as officials who deal with security and enforcement issues, and have had training in customer service, conflict avoidance and have certification in St. John's First Aid and CPR.
- It is a national not-for-profit organization, which provides employment opportunities, predominately to individuals who have served in the military or a police force.
- The Corps does not receive any government operating grants. Except for some administrative costs, all funds received for services performed are distributed to their members. The Board of Governors, which oversees the policies and regulations of the Commissionaires, is composed of local volunteers.
- The Corps provides \$10,000,000 general liability insurance, \$5,000,000 non-owned automobile insurance and a \$50,000 employee dishonesty bond.

The Corps of Commissionaires has proposed a continuation of the current rate of \$15.00 per call for the first year of the contract, effective January 1, 2012, with an annual rate review to take place the remaining four years of the proposed five-year contract. The \$15.00 per call has been in place since 2010.

### **POLICY IMPLICATIONS**

An exemption from Corporate Purchasing Policy to publicly tender these services is required, if the recommendations in this report are adopted.

### **FINANCIAL IMPACT**

Work under this contract is charged on a callout basis, due to work fluctuations that occur as a result of seasonal requirements and the nature of security alarm responses. The current hourly rate paid is \$15 per call, which would result in an estimated annual contract amount of approximately \$95,000 for 2012.

There is sufficient funding within the Operating Budget.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**PUBLIC NOTICE**

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

**E3) Request for Change Order  
Contract 10-0085  
2010/2011 Permanent Pavement Markings  
(Files CK. 292-010-65 and IS. 6320-1)**

**RECOMMENDATION:** that a Change Order in the amount of 135,512.67, for Contact No. 10-0085, 2010/2011 Permanent Pavement Markings, be approved.

*ADOPTED.*

**REPORT**

Contract 10-0085, Permanent Pavement Markings, was awarded to LaFrentz Road Marking for an original amount of \$237,837.76 (including G.S.T. and P.S.T.). The contract was intended to cover the work required for both 2010 and 2011.

Contract 10-0085 is funded from Capital Project 1513 – IS Pavement Marking Program, which includes the maintenance or expansion of pavement markings on existing roadways. In addition, the funding for any major project on an arterial roadway, including resurfacing, rehabilitation or new roadway construction, includes a provision for permanent pavement markings, which is included in Contract 10-0085.

Typically the pavement marking contract is tendered on an annual basis. Due to the need to extend a number of projects from 2010 into 2011, which was based on construction completion dates, Contract 10-0085 was tendered for two years.

Upon completion of the 2010 work, the quantity of materials and services for pavement markings increased substantially, due to several unscheduled road projects which were added in 2011 and not accounted for at the time of tendering, including 8th Street from Cumberland Avenue to Clarence Avenue; 33rd Street from Avenue P to Avenue W; and six intersections. Pavement marking on these additional streets was required to ensure safe travel for motorists.

The cost of the additional materials and services total \$135,512.67, bringing the net total cost of Contract 10-0085 to \$373,350.43 (including G.S.T. and P.S.T.). Since this increase is greater than 25% of the original contract amount, the Change Order requires approval by City Council.

**FINANCIAL IMPACT**

There is sufficient funding within Capital Project 1513 – IS Pavement Marking Program, as well as within the various capital projects that require the work.

**POLICY IMPLICATIONS**

The requested approval of the Change Order is in accordance with Policy A02-027 – Corporate Purchasing Policy.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**PUBLIC NOTICE**

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

**E4) Enquiry – Councillor B. Dubois (December 20, 2010)  
Traffic Calming – Muzyka and Stensrud Road  
(Files CK. 6150-1, IS. 6350-1 and IS. 6150-1)**

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**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**BACKGROUND**

The following enquiry was made by Councillor B. Dubois at the meeting of City Council held on December 20, 2010:

“Would the Administration please look at the best type of traffic calming at the intersection/crosswalk of Muzyka and Stensrud Road in the Willowgrove neighbourhood. It is a very busy and unsafe intersection/crosswalk where many people, mostly children cross. I have received emails and calls from a lot of young people telling me they are scared to cross, and often wait up to ten minutes to cross to go to school.”

**REPORT**

In the summer of 2010, the Administration began a review of the pedestrian network and traffic conditions in the Willowgrove neighbourhood. The review included site visits, traffic volume studies and traffic speed studies. Future considerations, such as the locations of the new elementary schools, were also taken into account. Results of the review were used to determine

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ideal locations for crosswalks, in order to optimize the pedestrian network through Willowgrove; and to determine if and where traffic calming was necessary, in order to reduce vehicle volumes and/or speeds.

Traffic Calming

Collector roadways are designed for traffic movement throughout a neighbourhood and can carry average daily traffic (ADT) volumes anywhere from 5,000 vehicles per day (vpd) to 12,000 vpd, depending on the adjacent land use. It is typically acceptable for the 85<sup>th</sup> percentile speed (the speed at which 85 percent of traffic is travelling at or below) to be within 5 kph of the posted speed limit.

Speed and volume studies were conducted along all completed collector roadways in Willowgrove. Results of the studies are summarized in Table 1, below.

**Table 1: Willowgrove Traffic Study Results**

<b>Location</b>	<b>Date of Study (2010)</b>	<b>ADT (VPD)</b>	<b>85<sup>th</sup> Percentile Speed (kph)</b>
Stensrud Road: Muzyka Road - Greaves Road	Aug 25 – 31	4,446	58
Stensrud Road: Trimble Crescent - Trimble Crescent	June 23 – 29	4,006	63
Willowgrove Boulevard: McOrmond Drive - Stensrud Road	Oct 14 – 20	3,422	59
Addison Road: McOrmond Drive - Stensrud Road	Oct 13 – 19	2,044	56

All of the above-noted roadways have a posted speed limit of 50 kilometres per hour (kph).

Results of the traffic studies indicate that many motorists are travelling above the posted speed limit along Stensrud Road and Willowgrove Boulevard.

Based on the results of the traffic studies, the Administration has forwarded speed and traffic information to Saskatoon Police Services for their consideration. Additionally, a traffic calming island was installed at the intersection of Stensrud Road and Trimble Crescent/Paton Crescent in the spring of 2011. In the spring of 2012, a traffic calming island will also be installed at the intersection of Stensrud Road and Muzyka Road, as well as curb extensions at the intersection of Willowgrove Boulevard and Maguire Crescent near the pathways leading to the neighbourhood park.

The placement of islands permit the installation of additional pedestrian crosswalk signing that is in the immediate line of sight of approaching motorists. They also provide a safe place of refuge for pedestrians and encourage motorists to travel at a decreased speed by narrowing the width of the roadway.

The traffic calming will be installed as a temporary measure until proven to be successful. If successful, they will be made permanent when funding is available.

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Pedestrian Crossings

A review of public destinations (commercial and future schools) and the park pathway network was conducted in order to determine locations and type of crosswalk required to optimize the pedestrian network in Willowgrove.

Based on the review, standard crosswalks were installed at all intersections along collector roadways which lead to park paths (including the intersection of Stensrud Road and Muzyka Road), while zebra style crosswalks were used at locations leading to commercial development areas and the schools.

Standard crosswalks consist of side-mounted pedestrian signage and painted white pavement lines to reinforce to both pedestrians and motorists that a legitimate crossing point exists and that pedestrians have the right-of-way over vehicles.

Zebra crosswalks, similar to standard crosswalks, include side-mounted signage; however, they have the added benefit of additional pavement markings to further visually enhance the crosswalk location. Zebra crosswalks are ideal for locations where higher pedestrian movement is expected.

Crosswalk installations were completed during the summer of 2011, and will become part of the annual crosswalk painting program.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**PUBLIC NOTICE**

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

**E5) Request for Change Order  
Contract 11-0040  
2011 Aggregate Supply  
(Files CK. 292-011-28 and IS. 1000-2)**

**RECOMMENDATION:** that a Change Order, in the amount of \$277,593, for Contract No. 11-0040, 2011/12 Aggregate Supply, be approved.

*ADOPTED.*

**REPORT**

The tender for Contract 11-0040, 2011/12 Aggregate Supply, was awarded to AllRock Hauling, for an original estimated cost of \$677,357.63 (including G.S.T. and P.S.T.).



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Base gravel is used on rural roads, back alleys and as a foundation for paved streets. At the beginning of the year, the anticipated total quantity required was estimated to be 25,000 tonnes.

Due to the substantial amount of construction which was carried out in 2011, including restoration of recently annexed (rural) roads, the back alley rehabilitation program, continuous water connection work, paved street reconstruction, etc., a significant amount of additional base gravel was used.

The total additional material, estimated at 37,500 tonnes, amounts to approximately \$277,593, bringing the total net cost of Contract 11-0040 to \$954,951.38. (including G.S.T. and P.S.T.). Since this increase is greater than 25% of the original contract amount, the Change Order requires approval by City Council.

**FINANCIAL IMPACT**

There is sufficient funding within the Operating Budget, as well as within Capital Project 837 – Back Alley Rehabilitation.

**POLICY IMPLICATIONS**

The requested approval of the Change Order is in accordance with Policy A02-027 – Corporate Purchasing Procedures.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**PUBLIC NOTICE**

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

**E6) Award of Tender  
Maintenance Services  
2011 Snow Dump Pushing  
(Files CK. 6290-1 and IS. 6290-2)**

**RECOMMENDATION:** 1) that the proposal submitted by Hamm Construction for maintenance services at the 64<sup>th</sup> Street Snow Dump Site, at a total estimated cost of \$100,000 (plus G.S.T. and P.S.T.) be accepted;

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- 2) that the proposal submitted by AllRock Hauling for maintenance services at the Valley Road Snow Dump Site, at a total estimated cost of \$100,000.00 (plus G.S.T. and P.S.T.) be accepted; and
- 3) that Purchasing Services be requested to issue the appropriate purchase orders.

*ADOPTED.*

**REPORT**

There are three snow dump sites in operation for the 2011/12 winter season, located at 64<sup>th</sup> Street; Valley Road; and Central Avenue. The City of Saskatoon only has the resources to maintain (push snow) at one of the locations, therefore, a Request for Proposal (RFP) was issued for the 64<sup>th</sup> Street and Valley Road locations for an estimated combined total of 1,000 hours.

Because of the size of the 64<sup>th</sup> Street location, it was determined that a bulldozer would be required, in order to “stack” the snow to maximize the site’s capacity. The Valley Road snow dump site has ample room and does not require the snow to be “stacked” therefore; a loader rather than a bulldozer would be required.

The RFP, which was issued on September 13, 2011, closed on September 29, 2011. Four proposals were received, as follows:

- AllRock Hauling;
- Glen Tall Trenching;
- Hamm Construction; and
- Maxies Excavating.

After a detailed evaluation, it was determined that the proposals from Hamm Construction and AllRock Hauling, as listed below, were superior.

<b>Contractor</b>	<b>Score</b>	<b>Relevant Equipment</b>	<b>Estimated Contract Value</b>
Hamm Construction	87%	1 - Komatsu D155AX-3 Bulldozer	\$100,000
AllRock Hauling	87%	2 - 980 Caterpillar Loaders	\$100,000

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The Administration is recommending that Hamm Construction be awarded the contract for maintenance (snow pushing) of the 64<sup>th</sup> Street Snow Dump, for a total cost of \$100,000 (plus G.S.T. and P.S.T.); and that AllRock Hauling be awarded the contract for maintenance (snow pushing) of the Valley Road Snow Dump, for a total cost of \$100,000 (plus G.S.T. and P.S.T.).

**FINANCIAL IMPACT**

The net cost to the City of Saskatoon for snow dump maintenance services from Hamm Construction and AllRock Hauling, for the 2011/12 winter season, are as follows:

Hamm Construction

Contract Value	\$ 100,000.00
G.S.T.	<u>\$ 5,000.00</u>
Total Contract Price	\$ 105,000.00
Less G.S.T. Rebate	<u>\$ 5,000.00</u>
<b>Net Cost to City</b>	<b>\$ 100,000.00</b>

AllRock Hauling

Contract Value	\$ 100,000.00
G.S.T.	<u>\$ 5,000.00</u>
Total Contract Price	\$ 105,000.00
Less G.S.T. Rebate	<u>\$ 5,000.00</u>
<b>Net Cost to City</b>	<b>\$ 100,000.00</b>

There are sufficient funds within the Operating Budget.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**PUBLIC NOTICE**

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

**LEGISLATIVE REPORT NO. 16-2011**

**Section A – OFFICE OF THE CITY CLERK**

**A1) Decisions of Head – Recommendations of Reports of the  
Saskatchewan Information and Privacy Commissioner  
Access to Information  
(File No. CK. 415-4)**

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**RECOMMENDATION:** that the information be received.

The Saskatchewan Information and Privacy Commissioner has issued three reports dated November 21, 2011 in response to Requests for Review filed by a person who disagreed with the City's refusal to release records in 2005, 2007 and 2009.

Section 45 of *The Local Authority Freedom of Information and Protection of Privacy Act* states as follows:

45 Within 30 days after receiving a report of the commissioner pursuant to subsection 44(1), a head shall:

- (a) make a decision to follow the recommendation of the commissioner or any other decision that the head considers appropriate; and
- (b) give written notice of the decision to the commissioner and the persons mentioned in clause 44(1)(b).

Attached are copies of the City Clerk's decisions, as head, regarding the recommendations contained in the Commissioner's reports. These reports have been forwarded to the Commissioner in accordance with Subsection 45(b) of *The Local Authority Freedom of Information and Protection of Privacy Act*, and have also been placed on the City's website.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Decision of the Head Regarding Report LA-2011-002 of the Saskatchewan Information and Privacy Commissioner.
2. Report LA-2011-002 – Office of the Information and Privacy Commissioner.
3. Decision of the Head Regarding Report LA-2011-003 of the Saskatchewan Information and Privacy Commissioner.
4. Report LA-2011-003 – Office of the Information and Privacy Commissioner.

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5. Decision of the Head Regarding Report LA-2011-004 of the Saskatchewan Information and Privacy Commissioner.
6. Report LA-2011-004 – Office of the Information and Privacy Commissioner.

*IT WAS RESOLVED: 1) that the information be received; and*

*2) that the Administration be requested to report further on the matter.*

**Section B – OFFICE OF THE CITY SOLICITOR**

**B1) Amendments to Bylaw 6453 and the Municipal Cemetery Regulations  
(File No. CK. 4080-1)**

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**RECOMMENDATION:** that City Council consider Bylaw No. 8983.

*ADOPTED.*

City Council, at its meeting held on October 11, 2011, accepted a revised version of the Cemetery Bylaw Regulations and in doing so, some housekeeping amendments were required to Bylaw 6453, A bylaw of The City of Saskatoon to provide for the management and control of cemeteries within the City of Saskatoon. This enclosed Bylaw provides for the following:

- (a) the appropriate definition of the Manager; and
- (b) deletes the reference to the number of internments in a niche, as that matter is now addressed in the Cemetery Bylaw Regulations.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Proposed Bylaw No. 8983, The Cemeteries Amendment Bylaw, 2011.

**B2) Bylaw No. 6774 - Capital Reserve Bylaw  
(Files CK. 1815-1 and CK. 1702-1)**

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**RECOMMENDATION:** that City Council consider Bylaw No. 8985.

*ADOPTED.*

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City Council at its meeting on December 14, 2009, received a report from the General Manager, Corporate Services Department, regarding proposed departmental capital reserves. Council resolved, in part, that the City Solicitor amend *The Capital Reserve Bylaw* to establish a Corporate Capital Reserve for the purpose of funding administrative support projects.

Owing to an administrative oversight, this Reserve was never established by bylaw, even though it has been in existence since 2010.

At this time, we are pleased to submit Bylaw No. 8985, The Capital Reserve Amendment Bylaw, 2011 for Council's consideration. The Bylaw establishes the Corporate Capital Reserve. The Bylaw comes into force on the day of its final passing and is deemed to have been in force and effect on and from January 1, 2010. The purpose of the retroactive coming into force is to validate actions taken with respect to the new Reserve prior to the passage of the amending Bylaw.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Proposed Bylaw No. 8985, The Capital Reserve Amendment Bylaw, 2011.

**B3) Updates to Capital Reserve Bylaw No. 6774 and  
Policy No. C03-003 - Reserve for Future Expenditures  
(Files CK. 1815-1 and CK. 1860-1)**

**RECOMMENDATION:** that City Council consider Bylaw No. 8986.

*ADOPTED.*

City Council at its meeting on November 7, 2011, received an Administrative Report No. 20-2011 from the Corporate Services Department. The Administration recommended the creation of a Federal Gas Tax Reserve to finance the cost of eligible Federal Gas Tax funded projects. The Administration also recommended the establishment of the Bridge Major Repair Reserve to finance the cost of major repairs to the City's bridges and overpasses. The report also recommended certain amendments to the funding and expenditure provisions of the Property Realized Reserve. The Administration's report was adopted by City Council and the City Solicitor was instructed to amend *The Capital Reserve Bylaw* accordingly.

We are pleased to submit Bylaw No. 8986, The Capital Reserve Amendment Bylaw, 2011 (No. 2) for Council's consideration. It establishes the Bridge Major Repairs Reserve and the Gas Tax Capital Expenditure Reserve. It also makes the approved changes to the Property Realized Reserve.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Proposed Bylaw No. 8986, The Capital Reserve Amendment Bylaw, 2011 (No. 2).

**B4) Enquiry - Councillor T. Paulsen (December 20, 2010)**

**Bylaw Enforcement**

**Fines re: *The Public Spitting, Urination and Defecation Prohibition Bylaw, 2004; The Noise Bylaw, 2003; The Bicycle Bylaw; The Street Use Bylaw and the Skateboard Section Only of The Traffic Bylaw***  
**(File No. CK. 185-1)**

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- RECOMMENDATION:**
- 1) that the specified fine under *The Public Spitting, Urination and Defecation Prohibition Bylaw, 2004* for urinating and defecating in public be increased to \$200, with a discounted penalty of \$150 if paid within 14 days of the offence;
  - 2) that *The Noise Bylaw, 2003* establish minimum fines of \$100 for a first offence, \$200 for a second offence and \$400 for third and subsequent offences;
  - 3) that the specified fine under *The Bicycle Bylaw* be increased to \$50 with a discounted penalty of \$25 if paid within 14 days of the offence; and
  - 4) that the specified fines under *The Traffic Bylaw* for skateboarding and in-line skating offences be increased to \$50 with a discounted penalty of \$25 if paid within 14 days of the offence, except for the offence of causing damage to City property, where no reduced penalty would be available.

*ADOPTED.*

**Introduction**

Through an enquiry made in December, 2010, Councillor Paulsen asked our Office to review the adequacy of fines in various City bylaws with particular emphasis on repeat offenders. This is the third report submitted by our Office. This report compares the fines under *The Public Spitting, Urination and Defecation Prohibition Bylaw, 2004; The Noise Bylaw, 2003; The Bicycle Bylaw, The Street Use Bylaw* and the Skateboard Section only of *The Traffic Bylaw* with similar bylaws from other western Canadian cities. The purpose is to determine whether Saskatoon's fines are

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adequate at their current levels or whether changes are warranted. The bylaws included in this report are enforced primarily by the Saskatoon Police Service.

Bylaws from Calgary, Edmonton, Regina and Winnipeg were reviewed. Fines for similar offences were compared with Saskatoon's fine levels. Details of the comparison in chart form are attached as Attachment 1 to this report. The right-hand column shows the current fines under the various Saskatoon bylaws.

**Spitting, Urination and Defecation**

Under Saskatoon's Bylaw, the fine for spitting, urinating or defecating in public is specified at \$100 for every offence. A person who contravenes this Bylaw may pay the sum of \$75 within 14 days of the offence to avoid prosecution.

Regina and Winnipeg do not have similar bylaws, but both Calgary and Edmonton do. Calgary's *Public Behaviour Bylaw* prohibits spitting, urination and defecation in public. The specified penalty for urination or defecation in public is \$300. The specified penalty for spitting is \$100.

In Edmonton, the *Public Places Bylaw* prohibits urination and defecation in public. The specified penalty for either offence is \$500 for a first offence and \$1,000 for a second or subsequent offence. The *Public Places Bylaw* does not address spitting in public.

As the fines under Saskatoon's Bylaw are generally lower than in Calgary and Edmonton, some increase may be warranted. Fines may be set at any level Council considers appropriate. We would recommend that the specified penalty for urination or defecation in public be increased from \$100 to \$200 and that a person who contravenes the Bylaw may pay the sum of \$150 within 14 days of the offence to avoid prosecution. While this increase would double the amount of the fine, it would still be lower than penalties for the same offence in both Calgary and Edmonton.

If voluntary payment is not made, the court would be restricted to assessing the specified fine of \$200. We do not recommend increasing the fines for a second or subsequent offence as raising the fines too much could discourage the voluntary payment of the fines.

We would not recommend raising the fine for spitting in public. It is similar to the fine in Calgary and appears adequate.

**Noise**

Under Saskatoon's Bylaw, the fines for first offences are specified at \$100, with the exception of the fine for using engine brakes in the City. For this offence, the fine is specified at \$250. Police may issue a Notice of Violation to first-time offenders. The Notice of Violation allows a person contravening the Bylaw to pay the specified penalty within 14 days of the offence to avoid prosecution.



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For a second or subsequent offence, a person contravening the Bylaw is issued a summons that requires the person to appear before a justice. There is no option to pay the specified amount to avoid prosecution. In these circumstances, on summary conviction, an individual is liable to a fine not exceeding \$10,000 and a corporation is liable to a fine not exceeding \$25,000.

There are no mandatory minimum penalties specified in this Bylaw, with the exception of the fine for using engine brakes in the City. For this offence, the minimum fine is \$250. Where the Bylaw does not prescribe a mandatory minimum fine, the justice has complete discretion to impose a fine of any amount up to and including the prescribed limits set out in the Bylaw.

Calgary's *Community Standards Bylaw* has fines similar to Saskatoon's Bylaw. Fines for unnecessary noise are specified at \$100, with a minimum fine of \$50. For a second or subsequent offence which occurs within 24 months, the fine is doubled to \$200.

In Edmonton's *Community Standards Bylaw*, the fines are a little higher. The minimum fine for making a prohibited noise is \$250. For a second or subsequent offence, the fine is doubled to \$500.

In Regina's *The Noise Abatement Bylaw*, the fines are a little lower than Saskatoon's Bylaw. Fines for prohibited noise are specified at \$50. A person contravening this Bylaw may pay the specified penalty within 14 days of the offence to avoid prosecution. If the person does not avail himself or herself of the voluntary payment option, the person will be summoned to appear before a justice. If convicted, an individual is liable to a fine not exceeding \$2,000 and a corporation is liable to a fine not exceeding \$5,000.

In Winnipeg's *Neighbourhood Liveability By-law*, the fines are similar to Saskatoon's Bylaw. For an individual, the minimum fine for a first offence is \$50; for a second offence the fine is \$100; and for a third or subsequent offence the fine is \$150. For a corporation, the fines are doubled. The minimum fine for a first offence is \$100; for a second offence the minimum fine is \$200; and for a third or subsequent offence the minimum fine is \$300.

The fine levels in Saskatoon's Bylaw appear adequate for a first offence. They are well within the range of fines for similar offences in the other cities that were canvassed. We recommend that mandatory minimum fines be set in *The Noise Bylaw, 2003* for matters that go to court. In this regard, we recommend a mandatory minimum fine of \$100 for a first offence, \$200 for a second offence and \$400 for third and subsequent offences.

### **Bicycles and Skateboards**

Bicycling is regulated in Saskatoon by *The Bicycle Bylaw*. All fines under this Bylaw are specified at \$25. A person contravening this Bylaw may pay this amount at any time to avoid prosecution. If payment is made within 14 days of the offence, the fine is reduced to \$10.

Skateboarding is regulated in Saskatoon under *The Traffic Bylaw*. The fine for skateboarding where prohibited is specified at \$25 and reduced to \$10 if paid within 14 days. The fine for

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stunting is specified at \$40 and reduced to \$20 if paid within 14 days. The fine for damaging City property is specified at \$50 with no reduction offered for prompt payment.

In Calgary's *Parks and Pathways Bylaw*, the fines are a little higher. The fine for unsafe bicycling or in-line skating is specified at \$100, with a minimum fine of \$25. For a second offence within 24 months, the minimum fine doubles to \$50. For a third or subsequent offence, the fine triples to \$150. The fine for double riding is specified at \$50. The fine for riding an improperly equipped bicycle is specified at \$50.

In Edmonton's *Traffic Bylaw*, the fines are higher than in Saskatoon. The fine for riding a bicycle in an improper manner is specified at \$250. The fine for riding on a sidewalk is specified at \$100. The fine for skateboarding where prohibited is specified at \$100. The fine for skateboarding in an improper manner is specified at \$250. These specified fines are also the minimum penalties under this Bylaw. If a person does not avail himself or herself of the voluntary payment option, the person is liable on summary conviction to fines not exceeding \$10,000.

Regina's fines are slightly lower than Saskatoon's fines. Under *The Regina Traffic Bylaw, 1997*, the specified penalties for improper cycling, riding on a sidewalk and riding an improperly equipped bicycle are all \$20. If not paid voluntarily, on summary conviction an individual is liable to a fine not exceeding \$2,000.

Regina does not regulate skateboarding or in-line skating.

Winnipeg does not regulate bicycles *per se*. They are considered vehicles and are regulated under the *City of Winnipeg Traffic By-law*. Winnipeg does regulate skateboarding. The fines for skateboarding where prohibited, skateboarding on a sidewalk and in-line skating where prohibited have no specified penalty. However, we were advised that fines usually amount to approximately \$125 for these offences.

The fine levels in Saskatoon appear a little low compared to Calgary, Edmonton and Winnipeg. *The Bicycle Bylaw* currently provides only one penalty for all offences with the result that the penalty for not having a bell is the same as the penalty for riding in an unsafe or negligent manner. Therefore, we would recommend that the fines under *The Bicycle Bylaw* be increased from \$25 to \$50, with a discounted penalty of \$25 if paid within 14 days until the Bylaw can be reviewed. At such time, we will look into setting out a fine structure for individual offences.

Similarly, we recommend that the fines for skateboarding and in-line skating offences, with the exception of causing damage to City property, be increased to \$50, with a discounted penalty of \$25 if paid within 14 days. For the offence of causing damage to City property, we recommend a fine of \$50 with no reduced penalty available.

### **Fighting in Public**

The prohibition against fighting in public in Saskatoon is found in *The Street Use Bylaw*. The specified penalty for a first offence is \$250 and \$450 for a second offence. A person contravening

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this Bylaw may pay these amounts any time prior to appearing in court and will then not be liable to prosecution for that offence. If voluntary payment is received within 14 days of the offence, the fines are reduced to \$175 and \$275, respectively.

For a third or subsequent offence, a person contravening this Bylaw will be summoned to appear in court to answer the charge. No voluntary payment option is available. A person convicted of a third offence under this Bylaw is liable on summary conviction to fine of not less than \$450 and not exceeding \$10,000.

In Calgary's *Public Behaviour Bylaw*, the specified penalty for fighting in public is \$250. If a person does not avail himself or herself of the voluntary payment option, the matter proceeds before a justice. If convicted, the person is liable to a fine not exceeding \$10,000.

Under Edmonton's *Public Places Bylaw*, the specified penalty for fighting in public is \$500. The fine is doubled to \$1,000 for a second or subsequent offence. If a person does not avail himself or herself of the voluntary payment option, the matter proceeds before a justice. If convicted, the person is liable to a fine of not less than \$500 and not exceeding \$10,000 for a first offence, and a fine of not less than \$1,000 and not exceeding \$10,000 for a second or subsequent offence.

Under *The Regina Anti-Bullying and Public Fighting Bylaw*, the specified penalty for fighting in public is \$100. A person contravening may pay the specified penalty to avoid prosecution. If a person does not pay voluntarily, the matter proceeds before a justice. If convicted, the person is liable to fine not exceeding \$2,000.

Winnipeg does not have a bylaw dealing with fighting in public.

We are not recommending any change to the current Bylaw. Overall, the fines are well within the range of fines for similar offences in other cities. The fines are very similar to those in Calgary, slightly lower than the fines in Edmonton, and higher than the fines in Regina.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Police Enforced Bylaw Fine Comparison Chart.

**REPORT NO. 18-2011 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

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

**1. Servicing Agreement  
Casablanca Holdings Inc. – Rosewood Neighbourhood  
Subdivision No. 58/11  
(Files CK. 4300-011-58, x 4110-40 and IS. 4111-48)**

- RECOMMENDATION:**
- 1) that the Servicing Agreement (Attachment 1 to the November 15, 2011 report of the General Manager, Infrastructure Services) with Casablanca Holdings Inc., for a portion of the Rosewood Neighbourhood to cover Lots 1 to 36, Block 40; Lots 1 to 19, Block 41; Lots 62 to 90, Block 42; Lots 1 to 11, Block 43; Parcel D; and Parcel E, all in Section 17, Township 36, Range 4, West of the 3<sup>rd</sup> meridian, be approved; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the Corporate Seal.

*ADOPTED.*

Attached is a report of the General Manager, Infrastructure Services Department dated November 15, 2011, with respect to the above proposed Servicing Agreement.

Your Committee has reviewed the report and is supporting the above recommendations.

**2. Preston Avenue and Taylor Street Storm Sewer Rehabilitation Project  
Awarded 2011 Northwest Trenchless Project of the Year  
(Files CK. 7820-4 and IS. 7820-78)**

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

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Attached is a report of the General Manager, Infrastructure Services Department dated November 18, 2011, providing information on the above project.

Your Committee has also been advised that the project received the 2011 Northwest Trenchless Project of the Year Award, presented by the North American Society for Trenchless Technology – Northwest Chapter.

Your Committee is submitting the above report to City Council for information.

**3. Enquiry – Councillor P. Lorje (November 8, 2011)  
Residential Parking Permit Program – St. Paul’s Hospital Area  
(Files CK. 6120-4-2 and CK. 6120-4)**

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**RECOMMENDATION:** that the information be received.

*ADOPTED.*

Attached is a report of the General Manager, Infrastructure Services Department dated November 15, 2011, responding to the above enquiry.

Your Committee has reviewed the report and is submitting it to City Council for information.

**4. Parking Meter Rate Increase  
(Files CK. 6120-5 and IS. 6120-5)**

**RECOMMENDATION:** that the information be received.

*DEALT WITH EARLIER. SEE PAGE NO. 19.*

**5. Mendel Building Re-Use Children’s Discovery Museum Proposal  
(Files CK. 620-4, UD. 217-96 and CS. 600-1)**

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**RECOMMENDATION:**

- 1) that the Children’s Discovery Museum proceed to prepare a business plan for the re-use of the Mendel Building; and
- 2) that the submission date for the Business Plan be June 30, 2012.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated November 15, 2011, with respect to the above proposal.

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Your Committee has reviewed the report with the Administration and has received a presentation from Ms. Erica Bird, President of the Board, Children's Discovery Museum on the Saskatchewan, with respect to the concept for the Children's Discovery Museum. Your Committee has also received a presentation from Ms. Peggy Sarjeant, addressing issues relating to the heritage aspects of the building.

Following review of this matter, your Committee is supporting the above recommendations.

**6. Kinsmen Park and Area Master Plan Final  
(Files CK.4205-9-3, LA. 217-96 and CS. 4206-1)**

- RECOMMENDATION:**
- 1) that the Kinsmen Park and Area Master Plan (Attachment to the November 15, 2011 report of the General Manager, Community Services Department) be approved as the basis for future design and development of the study area; and
  - 2) that the Administration report back to Council with detailed plans for implementation in due course.

*IT WAS RESOLVED: that the matter be considered with the presentations from the speakers. See Page No. 84.*

**7. Saskatoon Soccer Centre Inc. Tax Abatement and  
Dedicated Capital Reinvestment Fund  
(Files CK. 1965-1, x 1815-1, 610-6, LS. 1910-1 and LS. 610-17)**

- RECOMMENDATION:**
- 1) that the City establish a Dedicated Capital Reinvestment Fund relating to both the Kinsmen/Henk Ruys Soccer Centre and the SaskTel Sports Centre, with all contributions to the fund being made by Saskatoon Soccer Centre Inc.;
  - 2) that Saskatoon Soccer Centre Inc. be granted tax relief with respect to the Kinsmen/Henk Ruys Soccer Centre in the form of a forgiveness of taxes for 2010 and a tax abatement commencing in 2011 and ending in 2015, on the condition that Saskatoon Soccer Centre Inc. contribute funds towards a Dedicated Capital Reinvestment Fund as outlined below, on the prescribed dates:

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- a) December 31 for 2011 and June 30, of the subsequent four years to the Dedicated Capital Reinvestment Fund, based on amount determined through implementation of the proposed funding strategy contained in the November 14, 2011 report of the General Manager, Community Services Department;
- 3) that the Saskatoon Soccer Centre Inc. be granted a five-year tax abatement with respect to the SaskTel Sports Centre commencing in 2011 and ending in 2015, on the condition that Saskatoon Soccer Centre Inc. contribute funds towards a Dedicated Capital Reinvestment Fund as outlined below, on the prescribed dates:
    - a) December 31 for 2011 and June 30, of the subsequent four years to the Dedicated Capital Reinvestment Fund, based on amount determined through implementation of the proposed funding strategy contained in the November 14, 2011 report of the General Manager, Community Services Department;
  - 4) that the annual contributions made by Saskatoon Soccer Centre Inc., once the Dedicated Capital Reinvestment Fund is fully capitalized, be based on the annual amortization amount derived from the subsequent five-year Condition Assessment and comprehensive building component and replacement cost listing;
  - 5) that as a Term of Agreement between the parties, the Saskatoon Soccer Centre Inc. be required to contribute additional funds to the Dedicated Capital Reinvestment Fund upon maturity of their debenture in 2020 in the amount of \$698,500 and that additional contributions be required until such time that the Dedicated Capital Reinvestment Fund is fully capitalized;
  - 6) that prior to the Capital Reinvestment Fund being fully capitalized the Saskatoon Soccer Centre Inc. be given the opportunity to apply to access a maximum of \$600,000 from the Reinvestment Fund at such time as that Reinvestment Fund reaches approximately \$1.5 million in contributions, to address required repairs and/or replacement of key building components identified in

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Attachment of the November 14, 2011 report of the General Manager, Community Services Department;

- 7) that the Administration be authorized to approve requests from the Saskatoon Soccer Centre Inc. to access the Dedicated Capital Reinvestment Fund once the fund is fully capitalized;
- 8) that the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal, and
- 9) that for any future private facilities that are located on Municipal Reserve, the contract terms between the City of Saskatoon and the other party will address contributions, in a similar fashion, to a Dedicated Capital Reinvestment Fund for the facility.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated November 14, 2011, with respect to the above matter.

Your Committee has reviewed the matter with the Administration and with representatives of the Saskatoon Soccer Centre Inc. The Saskatoon Soccer Centre Inc. has requested more flexibility with respect to the timing of additional contributions to the Dedicated Capital Reinvestment Fund, as outlined in Recommendation 5) of the above report. Their preference would be to contribute the additional funds starting in 2020 rather than upon maturity of their mortgage in 2019. The contributions would continue until such time as the Dedicated Capital Reinvestment Fund was fully capitalized. Your Committee has advised that the Administration is in agreement with this and this is also supported by your Committee.

Your Committee also reviewed the submitted report with respect to the conditions that must be met for the Saskatoon Soccer Centre Inc. to access the Dedicated Reinvestment Fund prior to the fund being fully capitalized. Your Committee is supporting Option 3b), as outlined on page 9 of the submitted report and as set out in Recommendation 6) above.

Your Committee is also recommending that the Administration be authorized to approve requests to access the Dedicated Capital Reinvestment Fund once the fund is fully capitalized, rather than requiring City Council approval.

Your Committee is submitting the above recommendations for consideration by City Council.



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**8. Youth Sports Subsidy Program 2010 to 2011 – Year End Report  
(Files CK. 1720-3-1 and LS. 1720-8-1)**

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

Your Committee has reviewed the November 14, 2011 report of the General Manager, Community Services Department dated November 14, 2011, regarding the above matter, and is forwarding the report to City Council as information.

**9. Applications for Funding – Youth Sport Subsidy Program  
Special Events Policy No. C03-007  
(Files CK. 1870-15 and LS. 1720-8-1)**

- RECOMMENDATION:**
- 1) that the Saskatoon Aqualenes Synchronized Swim Club receive a grant of up to \$2,880.45 to host the Sadie Caulder Knight Provincial Stream Provincial Championships on April 21 and 22, 2012;
  - 2) that the Saskatoon Fencing Club receive a grant of up to \$6,247.20 to host the Under 15, Cadet, Junior and Veteran National Championships on May 18 to 20, 2012;
  - 3) that the Saskatoon Diving Club receive a grant of up to \$8,493.71 to host the Speedo Junior Nationals on July 15 to 22, 2012; and
  - 4) that the Saskatoon Baseball Council receive a grant of up to \$1,015 to host the Baseball Canada Pee Wee Western Regional Championships on August 23 to 27, 2012.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated November 14, 2011, regarding applications for funding under the Youth Sport Subsidy Program.

Your Committee has reviewed the report and supports the above recommendations for funding under the Youth Sport Subsidy Program.

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**10. Building Permit Fee Review – Building Standards Branch  
(Files CK. 301-1, x CK. 1600-12 and PL. 4240-9)**

- RECOMMENDATION:**
- 1) that the “Review of Building Fees and Charges” report submitted by BMA Management Consulting Inc. be received as information;
  - 2) that the recommendations in the “Review of Building Fees and Charges” report, as summarized in Attachment 2 to the November 14, 2011 report of the General Manager, Community Services Department, be approved;
  - 3) that the new fee structure be phased in over a three-year period commencing June 1, 2012, as shown on Attachment 3 to the November 14, 2011 report of the General Manager, Community Services Department; and
  - 4) that the City Solicitor be authorized to amend Building Bylaw No. 7306 to be consistent with these recommendations.

*IT WAS RESOLVED: that the matter be considered with the presentation from the speaker. See Page No. 87.*

**11. Saskatoon Downtown Youth Centre Inc. (EGADZ) –  
Affordable Transitional Housing located at 163 Dulmage Crescent  
(Files CK. 750-4 and PL. 951-105)**

- RECOMMENDATION:** that funding of ten percent of the total project cost for the development of a Type II Residential Care Home by Saskatoon Downtown Youth Centre Inc. (EGADZ), to a maximum of \$40,000 from the Affordable Housing Reserve, be approved.

*ADOPTED.*

Attached is a report of the General Manager, Community Services dated October 27, 2011, with respect to the above application for funding under the Innovative Housing Incentives Program.

Your Committee has reviewed and supports the recommendation for approval of funding for the above project.

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**12. New Rental Construction Land Cost Rebate Program  
Avenue Real Estate Equities Ltd. – 1506, 1510 and 1514 Main Street  
(Files CK. 750-4 and PL. 952-6-12)**

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- RECOMMENDATION:**
- 1) that the application for funding of \$7,820 received from Avenue Real Estate Equities Ltd. for the creation of three new rental units at 1506, 1510, and 1514 Main Street be approved;
  - 2) that a five-year tax abatement of the incremental taxes be applied to the subject properties commencing the next taxation year following completion of construction; and
  - 3) that the City Solicitor's Office be requested to prepare the necessary Incentive Agreement, and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated November 14, 2011, with respect to an application for funding under the above program.

Your Committee has reviewed and is supporting the above recommendations.

**13. Paddling Pool, Playground Program Comprehensive Review  
(Files CK. 613-5, x 5500-1 and LS. 614-1)**

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- RECOMMENDATION:** that the proposed program changes to the summer playground and paddling pool program be approved as identified in the November 14, 2011 report of the General Manager, Community Services Department.

Attached is a report of the General Manager, Community Services Department dated November 14, 2011, regarding proposed program changes for the summer playground and paddling pool program.

Your Committee has reviewed the report and is supporting the proposed changes.

*The City Clerk distributed copies of the following letters:*

- *Robert Reddekopp, dated November 30, 2011, submitting comments; and*

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- *Tanya Ritchie, dated December 2, 2011, submitting comments on behalf of her St. Marguerite Elementary School grade four class.*

*IT WAS RESOLVED: that the recommendation of the Planning and Operations Committee be adopted.*

*YEAS: His Worship the Mayor, Councillors Clark, Donauer,  
Dubois, Hill, Loewen, and Lorje* 7

*NAYS: Councillors Heidt, Iwanchuk, Paulsen, and Penner* 4

**REPORT NO. 14-2011 OF THE ADMINISTRATION AND FINANCE COMMITTEE**

Composition of Committee

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

**1. Optimizing Waste Collections  
(File No. CK. 7830-3)**

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

Attached is a report of the General Manager, Utility Services Department dated November 14, 2011, setting out a revised waste collection schedule that optimizes collection routes effective January 1, 2012. Your Committee has reviewed this report with the Administration and is pleased to forward it to City Council as information.

The changes to the collections calendar are significant. Forty-four neighbourhoods will have a new collection day in 2012. In this regard, your Committee has been advised that a pro-active communications strategy plan has been developed.

The revised collection schedule has previously been circulated. The schedule can be accessed at [www.saskatoon.ca](http://www.saskatoon.ca), choose “g” in the alphabetical listing for city services, click on “garbage collection and landfill”. It should be noted that the schedule takes effect January 1, 2012 and that the December 2011 schedule included on the calendar shows the 2012 route dates. Reference should be made to the existing 2011 collection calendar for December, 2011, garbage pickup.

**2. U-Pass Agreement between the City of Saskatoon and  
Saskatchewan Indian Institute of Technologies, and First Nations University  
of Canada  
(File No. CK. 7312-1)**

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- RECOMMENDATION:**
- 1) that the Administration finalize an agreement with the Saskatchewan Indian Institute of Technologies (SIIT) and the First Nations University of Canada (FSU) for a U-Pass Program based on the terms outlined in the report of the General Manager, Utility Services Department dated November 14, 2011; and
  - 2) that the Mayor and City Clerk be authorized to execute the necessary agreements.

*IT WAS RESOLVED: that the matter be considered with the presentation from the speaker. See Page No. 88.*

**REPORT NO. 10-2011 OF THE LAND BANK COMMITTEE**

Composition of Committee

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

**1. Request to Sell City-Owned Property  
CN Industrial Area – Parcels H, J and K, Plan 102069424  
(File No. CK. 4215-1)**

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- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Parcels H, J and K, Plan 102069424 to the highest bidder through a public tender process with reserve bid prices as outlined in the attached report;
  - 2) that if the lots are not sold through the tender process, they be placed for sale over-the-counter on a first-come, first-served basis; and

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- 3) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by public tender.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated October 31, 2011 regarding the proposed sale of property in the CN Industrial Area, which was originally purchased in 2004 facilitating the relocation of Melville Street. The land remaining from this realignment was serviced in 2008, and was not offered for sale initially in order to allow for potential relocations associated with acquiring the land for the Circle Drive South Bridge project. With no further relocations needed, the land was subdivided into four parcels as noted on the attachment to the report.

Your Committee has reviewed this proposal to sell three parcels of land zoned Light Industrial, and encompassing 7.99 acres, and supports the sale of this land as outlined in the report – by public tender call early in 2012.

**2. Request to Sell and Pre-Designate City-Owned Property  
Parcel G, Plan 102064294 (Dalglish Link and Maningas Road)  
Parcel H, Plan 102064294 (Dalglish Link and Evergreen Boulevard)  
Evergreen Neighbourhood  
(File No. CK. 4215-1 x 750-4)**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Parcel G, Plan 102064294 for purpose-built rental housing through a Request for Proposal process using prices and selection criteria as identified in the attached report;
  - 2) that the Land Branch Manager be authorized to sell Parcel H, Plan 102064294 for entry-level ownership housing through a Request for Proposal process using prices and selection criteria as identified in the attached report;
  - 3) that if either parcel is not sold through the Request for Proposal process, it be placed for sale over-the-counter and sold on a first-come, first-served basis using the same terms and conditions as outlined in the attached report for each parcel;
  - 4) that if either parcel is not sold within two years from the initial offering, it be offered for sale by Public Tender for market housing;

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- 5) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by Request for Proposal; and
- 6) that the Land Branch Manager be authorized to administer development controls as a condition of sale in accordance with the criteria outlined in the attached report.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated October 31, 2011 regarding the proposed sale and pre-designation of property in the Evergreen Neighbourhood for purpose-built rental housing through a Request for Proposal process.

Your Committee has reviewed this matter with the Administration and supports this proposal for entry-level housing units, as outlined in the report.

**3. Policy C09-006 – Proposed Amendment  
Build Time Extension for Individuals  
(File No. CK. 4214-0)**

**RECOMMENDATION:** that Policy C09-006 be amended to allow the Administration and the City Mortgage Appeals Board the authority to grant individuals an extension on their build time requirement, in accordance with the criteria outlined in the attached report.

*ADOPTED.*

Attached is a report of the General Manager, Community Services Department dated November 2, 2011 regarding an amendment to Policy C09-006 to extend the build time for individuals, in order to ensure that they are provided with the same additional build time as the eligible contractors. The build time requirement is in place to ensure that vacant lots would not be left within established neighbourhoods as new owners wait for land values to increase, and that new construction is completed in a set timeline. With the demand for trades still at an all-time high, the ability for individuals to locate and schedule these trades is causing many delays in new home construction. Also, in certain cases where illness, death, marriage breakdown or job transfer occur, individuals are often forced to put construction on hold, which puts their three-year build time at risk.

Your Committee has reviewed this proposal with the Administration and supports the amendment which would provide a consistent time to build for both eligible contractors and individuals.

**REPORT NO. 7-2011 OF THE NAMING ADVISORY COMMITTEE**

Composition of Committee

His Worship Mayor D. Atchison, Chair  
Councillor G. Penner  
Councillor T. Paulsen  
Ms. N. Johnson  
Ms. L. Hartney  
Ms. P. Kotasek

**1. Addition of Names to the Names Master List**  
**File No.: PL 4001-5; CK 6310-1**

- RECOMMENDATION:**
- 1) that the names “Fast,” “Hutchinson,” “Thiessen,” and “Sharma,” be added to the Names Master List;
  - 2) that the name “Lancaster Boulevard” be applied to the new roadway extending to the new 11<sup>th</sup> Street realignment roadway;
  - 3) that the 3100 to 3300 blocks of 11<sup>th</sup> Street West in Montgomery Place retain the existing name of 11<sup>th</sup> Street West; and
  - 4) that the naming of the new 11<sup>th</sup> Street realignment roadway be referred to the Administration for a recommendation, and that a name that refers to 11<sup>th</sup> Street, such as “11<sup>th</sup> Street Bypass,” “11<sup>th</sup> Street Loop,” or “11<sup>th</sup> Street Extension,” be considered.

*ADOPTED.*

According to Naming of Civic Property and Development Areas Policy No. C09-008, all naming requests must be reviewed by the Naming Advisory Committee (Committee) and approved by City Council.

- a) General Naming Request:
  - i. “Fast” – Raymond Fast – Mr. Fast was President of the Canadian Organization for Development through Education and currently is an Independent Chair of the Saskatchewan Watershed Authority Advisory Committee, and Partners for the Saskatchewan River Basin. He was the



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recipient of the Canada 125 Medal and Dr. Stanley Stead Health Promotions Award.

- ii. “Hutchinson” – Ernest Hutchinson – Mr. Hutchinson was a member of the 249 Saskatchewan Battalion of the Canadian Expeditionary Forces and served overseas.
- iii. “Thiessen” – Arnie Thiessen - Mr. Thiessen was a landscape architect that worked on a number of Saskatoon projects including the River Works Weir Redevelopment, River Landing Riverfront, and Innovation Place. He was on the Board of Resurrection Lutheran Church, and President of the Saskatchewan Association of Landscape Architects.
- iv. “Sharma” - Rajendra Sharma – Mr. Sharma is a cancer researcher at the Saskatchewan Cancer Agency’s Saskatoon Cancer Centre. He has made a number of research innovations in detecting colorectal and breast cancer. Mr. Sharma has authored 225 full length papers and has lectured/presented at conferences all over the world. Mr. Sharma has received the Saskatchewan Order of Merit in 2004, an Earned Doctor of Science Degree by the University of Saskatchewan in 2004, the Saskatchewan Centennial Medal in 2005, Man of the Year from the International Biographical Institute in 2007, the International Order of Merit from the International Biographical Centre of Cambridge, England in 2009, and was a SABEX award finalist in 2010 for Innovation in Medical Inventions.

b) Specific Naming Requests:

- i. Lancaster Boulevard – As part of the Circle Drive South Project, a roadway extension has been added to connect the current Lancaster Boulevard to the new 11<sup>th</sup> Street realignment roadway. It is the Committee’s recommendation that this roadway be an extension of Lancaster Boulevard; therefore, it should be named as such.

c) Renaming Request:

- i. “11<sup>th</sup> Street West Realignment” - As a result of the Circle Drive South project, the City’s Corporate Projects Team has requested that the new 11<sup>th</sup> Street realignment roadway be named 11<sup>th</sup> Street West and the current 3100 to 3300 blocks of 11<sup>th</sup> Street West in the Montgomery Place neighbourhood be renamed. In conjunction with the construction of the realignment, the 3100 to 3300 blocks of 11<sup>th</sup> Street West will have cul-de-sacs placed on either end, and will be a functionally separate street.

Your Administration has received a number of letters from community members regarding a proposed name change to the 3100 to 3300 blocks of

11<sup>th</sup> Street West, including 2 in favour of a name change, 2 suggesting alternative names, and 14 against any name change. A petition was also received with 58 signatures in opposition to any name change. Your Administration has received a variety of suggestions for naming of the new and existing roadways, including variations on the roadway suffixes such as “11<sup>th</sup> Street West Bay,” “11<sup>th</sup> Street West Cul-de-Sac,” or names for the new roadway which include “11<sup>th</sup> Street Bypass,” “11<sup>th</sup> Street Loop,” or “11<sup>th</sup> Street Extension.”

The City’s Corporate Projects Team, after consultation with civic stakeholders (i.e. Infrastructure Services Department, Fire and Protective Services Department, and the Transportation Branch), recommends that for consistency in traffic planning, wayfinding, and ease of locating an address for emergency services, that this new roadway be named 11<sup>th</sup> Street West, and that the current roadway of 11<sup>th</sup> Street West from Circle Drive to Crescent Boulevard be renamed.

The Naming Advisory Committee is recommending that the existing 11<sup>th</sup> Street West remain 11<sup>th</sup> Street West. It is further recommending that the naming of the new roadway be referred to your Administration for a recommendation, but that a name and that the new roadway be given a name that refers to 11<sup>th</sup> Street, such as “11<sup>th</sup> Street Bypass,” “11<sup>th</sup> Street Loop,” or “11<sup>th</sup> Street Extension,” be considered.

The Names Master List is kept in the City of Saskatoon Mayor’s Office and contains all screened and approved name suggestions for naming municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks. There are currently approximately 150 entries on the Names Master List. The Planning and Development Branch will notify the applicants of the outcome of City Council’s decision.

**REPORT NO. 19-2011 OF THE EXECUTIVE COMMITTEE**

**1. Multi-Residential Storm Water Rate Cap**  
**(File No. CK. 1905-2)**

**RECOMMENDATION:** that in 2012 and 2013 the Storm Water Utility for multi-residential and condominium sites with multiple services (City water meters) be charged a minimum of 0.5 equivalent runoff units per service.

*ADOPTED.*

Your Committee has considered and supports the following report of the General Manager, Infrastructure Services Department dated November 15, 2011:

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**“BACKGROUND**

At its meeting held on August 17, 2011, Council considered a report of the General Manager, Infrastructure Services Department, regarding implementation of a new Storm Water Utility Rate Structure and resolved:

- “1) that implementation of the storm sewer rate structure, outlined in the Storm Sewer Audit which was approved by Council in 2001, proceed directly to Phase III, with an implementation date of January 1, 2012;
- 2) that a new Storm Water Utility system be created to charge property owners the storm water utility fee based on the amount of impervious area on the property, subject to minimum rates;
- 3) that a separate utility bill and billing system be created to charge the storm water utility fee to commercial and industrial properties and to property owners without a water meter based on the amount of impervious area on the property, subject to minimum rates;
- 4) that single detached homes pay a fixed nominal base rate of one Equivalent Runoff Unit for the storm water utility;
- 5) that all other properties pay a storm utility rate based on the estimated amount of impervious area on their property, but not less than a rate of two Equivalent Runoff Units for the storm water utility;
- 6) that Rate Strategy Option 3 – No Re-Adjustment with Rising Cap and No Rate Increases, be implemented for commercial and industrial properties;
- 7) that a recalculation procedure be implemented with the new utility structure to allow property owners to receive fee reductions for storm water improvements such as private storage ponds, storage tanks, bio-swales, green roofs, permeable paving, rain gardens or other “soft” landscaping;
- 8) that the storm water utility be phased in over seven years, with full implementation by January 1, 2018; thereby generating approximately \$3.1 million in additional revenue for the utility;
- 9) that the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council; and
- 10) that a report be submitted outlining the billing system costs of \$200,000.”

**REPORT**

In order to implement the new Storm Water Utility billing system, extensive computer programming is required. This process requires a timeframe that will not allow implementation until January 1, 2014. However, an alternative temporary approach has been developed which will allow collection of storm water fees under the new utility rate structure, starting on January 1, 2012, until the proper billing can be implemented.

To accomplish this, it is required that storm water fees be collected using the current utility billing system. This system is only capable of managing a finite number of discrete rate classifications, and as a result, it is not able to manage multiple unique values of equivalent runoff unit (ERU) rates for every service. The rate classification that will be used under this system uses round whole numbers between 1 and 10, each representing an ERU value. For values above 1.0 ERU, each service will simply be assigned to a rate class by rounding to the nearest whole ERU. However, for ERU values less than 0.5, a method is required to round accordingly, to assign the rate class. Without the minimum 0.5 ERU per service cap, all services with ERUs less than 0.5 would naturally be rounded to zero. The 0.5 ERU per service minimum cap allows for another rate class to round these values to.

The only property types that are affected by this restriction are multi-residential and condominium (condo) properties with multiple services (City water meters). This does not affect multi-sites with one water meter. There are currently 822 sites that fall into this category. For these sites, the ERUs generated by the site are to be billed monthly by dividing the ERUs amongst the services on that given site. When this billing calculation occurs, it is possible for a service to receive a charge of less than one ERU. As a result, without the ability to round to a set interval, this will lead to multiple ERU charges between zero and one that are not able to be defined by the rate structure system. They could be inputted manually at exorbitant cost and expenditure of staff hours that are not available.

The solution to this problem is to apply a minimum of 0.5 ERU per service charge to multi-residential and condo sites that have multiple services (City water meters). For example, services with a calculated ERU less than 0.5 would be rounded to 0.5; and services with a calculated ERU between 0.5 and 1.0 would be rounded to 1.0. The benefit of this would be consolidating the multiple unique ERU values between two rate classes; 0.5 and 1.0.

In 2012, 39 of the 822 multi-residential and condo sites would be affected by the 0.5 ERU minimum cap. Of these 39 sites, 23 have a billing less than 0.5 ERUs per service. This accounts for 1,138 services. Of the 39 sites, 16 sites have a billing between 0.5 and 1.0 ERUs. This accounts for 159 services.

By imposing the 0.5 minimum cap, a customer with a calculated ERU per service below 0.5 would be charged \$2.20 per month, as opposed to an average of \$1.10 per month. For customers with an ERU per service between 0.5 and 1.0, a charge of \$4.40 per month would be applied, as opposed to an average of \$3.00. Even with the implementation of a 0.5 ERU minimum cap, these customers will still be paying less than they are under the

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current Storm Water Utility as these multi-sites with multiple services have been paying 1 ERU per service, compared to a total of 1 ERU for multi-sites with one service.

With the 0.5 ERU minimum per service on multi-residential and condo sites, the Storm Water Utility will generate approximately \$22,000 more in revenue per year. This increase in revenue would account for less than 1% of the total revenue of the utility. The purpose of the 0.5 minimum cap is not to increase revenues, but rather to allow for implementation of the utility in 2012.

**OPTIONS**

An alternative option to the recommended 0.5 ERU minimum cap per service would be to delay the implementation of the new Storm Water Utility until the proper billing system can be created. This is expected to be ready for January 1, 2014. This option is not recommended as revenue generated by the utility would also then be delayed. Infrastructure Services has plans to commit utility revenue immediately in 2012 to fund storm water system capital improvement programs.

Another alternative would be to reduce all ERU values per service below 0.5 to zero. These services would continue to receive zero storm water charges until the proper billing system is ready in 2014. This option would result in a net loss of revenue of approximately \$10,000 from the actual ERU per service charge, or \$30,000 from the 0.5 minimum ERU per service charge recommended in this report. This option is not recommended based on the principle that no property that is serviced by the storm water system should have a zero charge and that all properties must account for some portion of the right-of-way drainage and, as a result, should always pay a minimum charge, regardless of storm water generation.

**POLICY IMPLICATIONS**

There are no policy implications.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**FINANCIAL IMPACT:**

If approved, approximately \$22,000 in additional revenue would be generated in 2012 and 2013. This accounts for less than 1% of the overall Storm Water Utility revenue.

**PUBLIC NOTICE:**

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

**2. Waste Utility for Saskatoon**  
**(File No. CK. 7830-5)**

- RECOMMENDATION:**
- 1) that Administration be instructed to take the first step toward the development of a waste utility for Saskatoon by adding the cost of the enhanced curbside recycling service to a utility bill;
  - 2) that Administration collect subscription fees to the Leaves & Grass Program through this utility billing; and
  - 3) that Administration continue to develop the future phases of a waste utility for Saskatoon based on the concepts described in this report.

Your Committee has reviewed and supports the following report of the General Manager, Utility Services Department dated November 16, 2011:

**“BACKGROUND**

On January 17, 2011, City Council resolved, in part:

“that Administration develop a model for a waste utility in Saskatoon and report to Council by June 2011.”

On May 24, 2011, City Council also approved funding for a residential curbside recycling program noting that a source of funds to cover the costs of the program were not yet in place.

This report explains the options available for funding waste management services, including expanded recycling programming. One of the options, a ‘waste utility’, will be explained in some detail so as to illustrate the key considerations involved and the implications to rate-payers in Saskatoon.

**REPORT**

The Saskatoon Waste and Recycling Plan (2007) identified strategies to improve citizen stewardship of the waste stream with the goal of reducing the amount of material stock-piled as waste and focussing instead on reducing, reusing, recycling, and recovering energy and resources from what is left.

With the residential waste container conversion process now complete across the city, and residential curbside recycling program launch on the horizon, it is timely to review options for creating an incentive-based user-pay system that encourage citizens to recycle.

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Funding Required for Waste Services

In addition to the current costs for waste services of approximately \$11,000,000 annually, expanded recycling programming will require approximately \$3,800,000 in the first year of service. In the report establishing the budget for residential curbside recycling, costs were identified on a per household basis to highlight the additional revenue necessary to cover the program budget. The following chart highlights these costs, with the first year of the program requiring \$4.24/household/month or \$50.88/household/year.

<b>Estimated Contract Costs Based on Revised Estimate</b>							
<b>Year</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Annual Total Cost	\$3,800,000	\$3,820,800	\$4,021,100	\$4,210,000	\$4,408,400	\$4,616,800	\$4,835,800
Cost Stated on a Per Household Basis	\$4.24	\$4.63	\$4.74	\$4.82	\$4.90	\$4.98	\$5.07

Options for Funding Waste Services

In centres across North America, municipal waste services are funded using a variety of mechanisms. The following costs are based on the budgeted expenditures and do not include any allocation of general revenues or Municipal Operating Grant dollars to this program.

**Property-Based Taxation (Mill rate)**

The most common practice among municipalities, historically, has been to cover waste service costs with a portion of the assessment against the value of property. This charge is rolled into the municipal tax bill such that the cost of waste services is invisible to citizens. Properties with higher assessed values pay a greater proportion of the costs. Properties that may not receive the service also pay.

In 2010, \$5,823,017 was generated through a charge of \$33.31 on every \$100,000 of assessed value of residential property and \$58.43 on every \$100,000 of assessed value of commercial property in Saskatoon. This funded 55% of the waste services costs in that year.

For the median residential property in Saskatoon having an assessed value of \$175,000, the charge for waste services in 2010 was \$57.98.

**Special Taxes**

Section 245 of *The Cities Act* provides the authority necessary to create a special tax bylaw to raise revenue from specific properties to pay for special services provided to those specific properties. This approach has not been utilized to cover the costs of delivering waste services in Saskatoon to date.

### **Levies or Surcharges on a Utility Bill**

Similar to a special tax, specific services may be charged to specific properties on a utility bill. In Saskatoon, a permanent storm water management charge has been included on the water bill. Temporary levies, such as the temporary flood protection charge, may also be added to a utility bill. There are no waste services currently charged to properties on a utility bill.

### **User Pay Fees**

User pay systems are established on the basis that beneficiaries of a service are charged a fee based on use of the service. In Saskatoon, there are several examples of fees that generate revenue from users to pay for waste service costs. In 2010, \$4,268,489 was generated through charges collected for handling waste from customers at the Saskatoon Regional Waste Management Centre (Landfill). This accounted for 39% of the waste services costs. \$536,222 was generated through contracts for collecting waste from businesses or additional containers and pick-ups from residential dwellings. Another \$77,000 was generated from subscription fees paid under the Leaves & Grass Program. In total, this accounted for 5% of the funding required for waste services in 2010.

### **Pay As You Throw**

Specific to waste services, a pricing mechanism has been developed to encourage citizens to reduce the amount of waste generated. Pay-as-you-throw programs apply to waste collections services specifically, and require tracking systems to determine the volume or weight of garbage requiring disposal. Examples include tag-a-bag programs for municipalities using manual collection systems, charge-by-the-tip programs for municipalities using automated collection systems, and charge-by-weight programs for municipalities with climates and equipment appropriate for on-board scales.

Saskatoon has an automated waste collection service and a climate inappropriate for the current technologies of scales mounted on garbage trucks. A pay-as-you-throw program for Saskatoon would have to utilize container size and number of tips as mechanisms for determining charges for waste services.

### **A Waste Utility**

‘Waste Utility’ is a concept without a single definition. The idea behind the development of a waste utility is to strengthen the link between service recipients and payment.

Waste utilities have a variety of structures across North America. Generally, three models are most common:

1. **Low Sophistication:** Cover a basic level of waste management services through the mill rate and charge residents a flat fee for enhanced services through a utility charge. Enhanced services may include cost-recovery fees for recycling or organics programs.



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2. **Moderate Sophistication:** Cover a basic level of waste management services through the mill rate and charge residents a variable fee based on behaviour through a utility charge. Variable fees may include additional containers, additional tips or pick-ups, or larger containers.
3. **High Sophistication:** Cover all waste management costs through a variable rate fee structure shown on a utility bill.

Saskatoon is currently utilizing a ‘low sophistication’ model but does not specifically refer to it as a waste utility. The following diagram highlights the costs and benefits of the various models.



Evolving the Saskatoon waste services model is proposed in at least three steps. With each step along the waste utility continuum, residents will experience an impact to both the method in which they pay for waste services and the amount they pay.

The first step, proposed for 2012, would include the following changes to the charges for waste services. The mill-rate portion would remain unchanged. This means both residential and non-residential properties continue to be assessed for the management of waste. Fees for tipping at the Saskatoon Regional Waste Management Facility, waste collections contracts, and subscription fees would continue to be charged at the rates approved by Council. An additional fee to cover the cost of the enhanced curbside recycling service is proposed. Collection of the additional fee for waste services is proposed on a utility bill. It is also proposed that Leaves & Grass Program subscriptions be paid through this utility billing.

In the second step, proposed for approximately 2014, it is anticipated the volume of household garbage will be substantially reduced as materials are diverted through the curbside recycling program. Sixty (60) gallon waste carts would become the standard for garbage, with ninety-five (95) gallon and forty-eight (48) gallon alternatives also available. Households utilizing larger containers would pay an additional fee. Households utilizing the smallest container would receive a discount.

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The next steps toward the development of a 'high sophistication' waste utility include a number of important considerations and therefore the timing is not yet projected. Administration will bring forward further reports outlining the possibilities for completely moving waste services to a user-pay utility. There are significant considerations to account for in these next steps as they may involve a re-balancing of funding sources for waste services. For example, because the current high reliance on mill rate funds, a portion of non-residential property taxes are used for waste services even though commercial properties are responsible to arrange their own waste service by bylaw. Similarly, homes with higher assessed values currently pay more towards waste services than homes with lower assessed values.

Billing systems, tracking systems, and citizen education are significant activities that must occur in advance of implementation. If the approach recommended for implementation in 2012 is approved, Administration will develop a detailed education and system development plan intended to coincide with implementation of the curbside recycling program in 2012.

**OPTIONS**

Council may choose to add the cost of enhanced recycling services to the mill-rate portion of current waste services.

Alternatively, Council may choose to adjust the timing of the proposed move toward a waste utility.

**POLICY IMPLICATIONS**

The creation of a waste utility is provided for within C.11-1 *The Cities Act*. There are no other known policy implications.

**FINANCIAL IMPLICATIONS**

Financial implications have been discussed in detail in the body of this report.

**COMMUNICATIONS PLAN**

Collection of an additional fee for waste services is proposed on a utility bill. This fee will be highly visible to citizens, while other costs for waste services are hidden within the property tax bill. It is proposed the utility bill itemize waste services in the following manner. NOTE: All amounts used are examples only and do not represent actual charges.

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<b>ITEM</b>	<b>AMOUNT CHARGED</b>	<b>AMOUNT CREDITED FROM TAXES</b>	<b>AMOUNT OWING</b>
Waste Collections & Handling <i>Basic residential waste collection from a City-provided roll-out cart.</i>	\$57.98	\$57.98	\$0
Additional Waste Collections* <i>Contracted residential waste collection from an additional City-provided roll-out cart.</i>	\$0	\$0	\$0
Recyclables Collections & Processing <i>Basic residential curbside recycling service.</i>	\$50.88	\$0	\$50.88
Leaf & Yard Waste Collections** <i>Leaves &amp; Grass Program subscription.</i>	\$50.00	\$0	\$50.00
<b>TOTAL For 2012</b>	<b>\$158.86</b>	<b>\$57.98</b>	<b>\$100.88</b>

\* The amount charged for Additional Waste Collections is based on a signed contract between the household and the City of Saskatoon and includes a bin-rental and tipping fee component.

\*\* The amount charged for Leaf & Yard Waste Collections would be \$0 if the household did not subscribe to the Leaves & Grass Program.

A complete education and communications plan will be developed in advance of the launch of a waste utility for Saskatoon that will include print and electronic mediums, mailers and information open houses.

**ENVIRONMENTAL IMPLICATIONS**

As a policy options report, there are no identified environmental implications. Environmental impacts will be reported on in subsequent reports outlining program specifics.

**PUBLIC NOTICE**

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

*IT WAS RESOLVED: that the recommendation of the Executive Committee be adopted.*

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*YEAS: His Worship the Mayor, Councillors Clark, Donauer,  
Dubois, Hill, Loewen, Lorje, Paulsen, and Penner* 9

*NAYS: Councillors Heidt and Iwanchuk* 2

**3. Major Projects Report  
(File No. CK. 1500-1)**

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

Attached is a report of the General Manager, Corporate Services Department dated November 15, 2011, as well as a report entitled "City of Saskatoon Major Projects Report – 2006 and Beyond". A copy has also been posted on the City's website [www.saskatoon.ca](http://www.saskatoon.ca), click on "F" for "Financial Reports".

While all of the information contained in the Major Projects Report has been previously made public, the document makes it easier for interested citizens to become informed.

*Moved by Councillor Paulsen, Seconded by Councillor Clark,*

*THAT the Committee of the Whole be adopted.*

*CARRIED.*

**REPORT NO. 18-2011 OF THE PLANNING AND OPERATIONS COMMITTEE -  
CONTINUED**

**6. Kinsmen Park and Area Master Plan Final  
(Files CK.4205-9-3, LA. 217-96 and CS. 4206-1)**

**RECOMMENDATION:**

- 1) that the Kinsmen Park and Area Master Plan (Attachment to the November 15, 2011 report of the General Manager, Community Services Department) be approved as the basis for future design and development of the study area; and
- 2) that the Administration report back to Council with detailed plans for implementation in due course.

Attached is a report of the General Manager, Community Services Department dated November 15, 2011, with respect to the above matter.

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Your Committee has reviewed the report with the Administration. Copies of the attached revised plan for a proposed winter program component of Kinsmen Park were circulated to your Committee. The Administration provided information with respect to proposed revisions made after further meetings with the ski committee, including the length of the ski trail, the potential for providing a cleared path for pedestrians without having to use the ski paths, and further discussions about accommodating the tobogganing area and the ski area in such as a way to keep the uses complementary.

Your Committee has also received presentations and further communications, copies attached, with respect to requests to move the construction of a winterized washroom and warm-up facility into earlier phases of development. The Administration has advised your Committee that further reporting will occur with respect to the implementation and funding issues.

Copies of the Kinsmen Park and Area Master Plan Design Process – Chapter 6 were provided for City Council members. A copy is available on the City's website [www.saskatoon.ca](http://www.saskatoon.ca) as part of this report.

*The City Clerk distributed copies of letters from the following:*

- *Zoë Kindrachuk, dated December 2, 2011, submitting comments;*
- *Bruce Simms, dated December 2, 2011, submitting comments; and*
- *Susan Wall, dated December 5, 2011, submitting comments.*

*Items A8) – A10) of Communications to Council were brought forward:*

**“A8) Kirsten Ketilson, dated November 28**

Requesting permission to address Council regarding the Kinsmen Park Master Plan. (File No. CK. 4205-9-3)

**A9) Richard St-Pierre, dated November 29**

Requesting permission to address Council regarding the Kinsmen Park Master Plan. (File No. CK. 4205-9-3)

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**A10) John Sheard, dated November 29**

Requesting permission to address Council regarding the Kinsmen Park Master Plan. (File No. CK. 4205-9-3)”

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT Kirsten Ketilson, Richard St-Pierre, and John Sheard be heard.*

**CARRIED.**

*Ms. Kirsten Ketilson, President, Saskatoon Nordic Ski Club, expressed support in principle for the Kinsmen Park Master Plan, with exception of the suggested phasing. She indicated that she would like to see priority assigned to at least one of the facilities to be included in the winter concept plan. She provided pictures of various events to Council.*

*Mr. Richard St-Pierre was not present in the gallery.*

*Mr. John Sheard expressed support for the Kinsmen Park Master Plan and asked that a winterized facility be moved into phase one of the project.*

*Moved by Councillor Lorje, Seconded by Councillor Hill,*

- 1) that the Kinsmen Park and Area Master Plan (Attachment to the November 15, 2011 report of the General Manager, Community Services Department) be approved as the basis for future design and development of the study area; and*
- 2) that the Administration report back to Council with detailed plans for implementation in due course.*

**IN AMENDMENT**

*Moved by Councillor Hill, Seconded by Councillor Penner,*

- 3) that the four-season washroom facility and land bridge components be moved to phase one of the Kinsmen Park and Area Master Plan, subject to funding.*

**THE AMENDMENT WAS PUT AND CARRIED.  
THE MAIN MOTION AS AMENDED WAS PUT AND CARRIED.**

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**10. Building Permit Fee Review – Building Standards Branch  
(Files CK. 301-1, x CK. 1600-12 and PL. 4240-9)**

- RECOMMENDATION:**
- 1) that the “Review of Building Fees and Charges” report submitted by BMA Management Consulting Inc. be received as information;
  - 2) that the recommendations in the “Review of Building Fees and Charges” report, as summarized in Attachment 2 to the November 14, 2011 report of the General Manager, Community Services Department, be approved;
  - 3) that the new fee structure be phased in over a three-year period commencing June 1, 2012, as shown on Attachment 3 to the November 14, 2011 report of the General Manager, Community Services Department; and
  - 4) that the City Solicitor be authorized to amend Building Bylaw No. 7306 to be consistent with these recommendations.

Attached is a report of the General Manager, Community Services Department dated November 14, 2011, regarding a proposed new fee structure for building permits.

Your Committee has reviewed the report with the Administration and has received a presentation from Mr. Jim Bruzzese, BMA Management Consulting Inc., with respect to the review of the building fees and charges and recommendations for changes to the fee structure.

Following review of this matter, your Committee is supporting the above recommendations.

*The City Clerk distributed copies of a letter from Alan Thomarat, CEO, Saskatoon and Region Homebuilders’ Association, dated November 30, 2011, requesting to speak to Council.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT Alan Thomarat be heard.*

**CARRIED.**

*Mr. Alan Thomarat, CEO, Saskatoon and Region Homebuilders’ Association, spoke in support of cost recovery for services but asked the City to give consideration to competitiveness, productivity and transparency, as well as inclusiveness and collaboration. He provided a copy of his presentation.*

*Moved by Councillor Lorje, Seconded by Councillor Dubois,*

*THAT the recommendation of the Planning and Operations Committee be adopted.*

*CARRIED.*

**REPORT NO. 14-2011 OF THE ADMINISTRATION AND FINANCE COMMITTEE -  
CONTINUED**

**2. U-Pass Agreement between the City of Saskatoon and  
Saskatchewan Indian Institute of Technologies, and First Nations University  
of Canada  
(File No. CK. 7312-1)**

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- RECOMMENDATION:**
- 1) that the Administration finalize an agreement with the Saskatchewan Indian Institute of Technologies (SIIT) and the First Nations University of Canada (FSU) for a U-Pass Program based on the terms outlined in the report of the General Manager, Utility Services Department dated November 14, 2011; and
  - 2) that the Mayor and City Clerk be authorized to execute the necessary agreements

Attached is a report of the General Manager, Utility Services Department dated November 14, 2011 proposing a U-Pass Program with the Saskatchewan Indian Institute of Technologies and the First Nations University of Saskatchewan similar to the program currently in place for students attending the University of Saskatchewan.

The report has been discussed with the Administration and it has been pointed out that the development of a pilot U-Pass program with SIIT and FNU is also beneficial in that it provides for a template for similar program offerings to other post secondary institutes in the City. Your Committee also received representation by the Vice President Academics and Student Services, SIIT, in support of the pilot program.

*The City Clerk distributed copies of a letter from Kim Fraser-Saddleback, VP, Student Services & Academics, dated December 2, 2011, requesting to speak to Council.*

*Moved by Councillor Hill, Seconded by Councillor Donauer,*

*THAT Kim Fraser-Saddleback be heard.*

*CARRIED.*



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*Ms. Kim Fraser-Saddleback, VP, Student Services & Academics, Saskatchewan Indian Institute of Technologies, spoke in favour of the U-Pass agreement.*

*Moved by Councillor Penner, Seconded by Councillor Dubois,*

*THAT the recommendation of the Administration and Finance Committee be adopted.*

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw 8975**

Moved by Councillor Paulsen, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8975, being “The Zoning Amendment Bylaw, 2011 (No. 20)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Clark, Seconded by Councillor Lorje,

THAT Bylaw No. 8975 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Paulsen, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 8975.

CARRIED.

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

Committee arose.

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

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That while in Committee of the Whole, Bylaw No. 8975 was considered clause by clause and approved.

Moved by Councillor Paulsen, Seconded by Councillor Iwanchuk,

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

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 8975 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Bylaw No. 8975 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**Bylaw 8982**

Moved by Councillor Paulsen, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8982, being “The Zoning Amendment Bylaw, 2011 (No. 22)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Paulsen, Seconded by Councillor Lorje,

THAT Bylaw No. 8982 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Paulsen, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 8982.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8982 was considered clause by clause and approved.

Moved by Councillor Paulsen, Seconded by Councillor Iwanchuk,

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

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 8982 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Bylaw No. 8982 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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**Bylaw 8983**

Moved by Councillor Paulsen, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8983, being “The Cemeteries Amendment Bylaw, 2011” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Paulsen, Seconded by Councillor Lorje,

THAT Bylaw No. 8983 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Paulsen, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 8983.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8983 was considered clause by clause and approved.

Moved by Councillor Paulsen, Seconded by Councillor Iwanchuk,

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

CARRIED.

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Moved by Councillor Paulsen, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 8983 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Bylaw No. 8983 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**Bylaw 8984**

Moved by Councillor Paulsen, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8984, being "The Street Closing Bylaw, 2011 (No. 13)" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Paulsen, Seconded by Councillor Lorje,

THAT Bylaw No. 8984 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Paulsen, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 8984.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8984 was considered clause by clause and approved.

Moved by Councillor Paulsen, Seconded by Councillor Iwanchuk,

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

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 8984 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Bylaw No. 8984 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**Bylaw 8985**

Moved by Councillor Paulsen, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8985, being “The Capital Reserve Amendment Bylaw, 2011” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Paulsen, Seconded by Councillor Lorje,

THAT Bylaw No. 8985 be now read a second time.

CARRIED.

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The bylaw was then read a second time.

Moved by Councillor Paulsen, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 8985.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8985 was considered clause by clause and approved.

Moved by Councillor Paulsen, Seconded by Councillor Iwanchuk,

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

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 8985 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Bylaw No. 8985 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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**Bylaw 8986**

Moved by Councillor Paulsen, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8986, being “The Capital Reserve Amendment Bylaw, 2011 (No. 2)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Paulsen, Seconded by Councillor Lorje,

THAT Bylaw No. 8986 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Paulsen, Seconded by Councillor Loewen,

THAT Council go into Committee of the Whole to consider Bylaw No. 8986.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8986 was considered clause by clause and approved.

Moved by Councillor Paulsen, Seconded by Councillor Iwanchuk,

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

CARRIED.



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Moved by Councillor Paulsen, Seconded by Councillor Heidt,

THAT permission be granted to have Bylaw No. 8986 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT Bylaw No. 8986 now be read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

**ENQUIRIES**

**Councillor D. Hill  
Homelessness in Saskatoon  
(File No. CK. 750-6)**

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Would the Administration report on the role the City of Saskatoon can play in a 5 to 10 year plan to end homelessness in Saskatoon.

Please include specific reference to a Housing First/Rapid Re-Housing strategy, similar to that of the Calgary Homeless Foundation.

**Councillor P. Lorje  
Zoning – Land North of 11<sup>th</sup> Street  
Adjacent to Montgomery Place  
(File No. CK. 4110-1)**

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At a Public Information meeting on December 1, 2011, attended by over 175 Montgomery and area residents, members of the public overwhelmingly disagreed with the developers' proposals for dense multi-residential development for the area north of 11<sup>th</sup> Street between Circle Drive and Crerar Drive. Several people advanced significant and reasonable concerns about the impact such a development would have on the neighbourhood, and the infrastructure including servicing issues, impact on schools, and traffic.

Therefore, would the administration please report on the appropriateness of the RM4 zoning on the land north of 11<sup>th</sup> Street adjacent to Montgomery Place. Further, would the Administration please report back on this matter prior to Council's consideration of an official Community Plan application to change the development phasing of this property."

**COMMUNICATIONS TO COUNCIL**

*Due to the hour of the meeting not being extended beyond 11:00 p.m., City Council was only able to consider the following item under Communications to Council. The remainder of the items will be placed as Unfinished Business on the December 19<sup>th</sup> agenda.*

**B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL**

**1) Sarah Marchildon, Broadway Business Improvement District, dated November 15**

Requesting a temporary street closure on Broadway Avenue, between Main and 12<sup>th</sup> Streets, on December 8, 2011, for the Broadway Spirit of Christmas Evening. (File No. CK. 205-1)

**RECOMMENDATION:** that the request for a temporary street closure on Broadway Avenue, between Main and 12<sup>th</sup> Streets, on December 8, 2011, for the Broadway Spirit of Christmas Evening be approved, subject to any administrative conditions.

*Moved by Councillor Lorje, Seconded by Councillor Dubois,*

*THAT the request for a temporary street closure on Broadway Avenue, between Main and 12<sup>th</sup> Streets, on December 8, 2011, for the Broadway Spirit of Christmas Evening be approved, subject to any administrative conditions.*

**CARRIED.**

*Moved by Councillor Paulsen,*

*THAT the meeting stand adjourned.*

**CARRIED.**

*The meeting adjourned at 11:00 p.m.*

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Mayor

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City Clerk