

Council Chambers  
City Hall, Saskatoon, SK  
Monday, August 11, 2003  
at 7:00 p.m.

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

PRESENT: His Worship Mayor Maddin, in the Chair;  
Councillors Atchison, Fortosky, Heidt, McCann, Paulsen, Penner,  
Sternberg, Swystun and Waygood;  
City Manager Richards;  
General Manager, Community Services Gauthier;  
General Manager, Corporate Services Veltkamp;  
General Manager, Fire and Protective Services Bentley;  
A/General Manager, Infrastructure Services Drever;  
General Manager, Utility Services Hewitt;  
A/City Solicitor Manning;  
City Clerk Mann;  
Councillors' Assistant Long.

*Moved by Councillor Swystun, Seconded by Councillor Penner,*

*THAT the minutes of the regular meeting of City Council held on July 14, 2003 be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) Discretionary Use Application – Day Care Centre  
Parcel No. 119912788 and 119914050  
Lots 12 and 13, Block A, Plan G1776  
1114 Avenue P South – Holiday Park Neighbourhood  
Applicant: Tamaera Katelnikoff  
(File No. CK. 4355-1)**

Report of the City Clerk:

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

The City Planner has advised that the necessary notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

Attached is a report of the Community Services Department dated June 27, 2003, recommending that the application submitted by Tamaera Katelnikoff, requesting permission to use Lots 12 and 13, Block A, Plan G1776 (1114 Avenue P South) for the purpose of a Day Care Centre be approved, subject to the following:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 2**

- 1) that the applicant obtain all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Day Care Centre;
- 2) that the owner/applicant be solely responsible for any work and expense associated with upgrades to water and sewer connections;
- 3) that a maximum of 12 children be accommodated in the day care centre; and
- 4) that the proposal be commenced within 24 months of the date of City Council's approval.

Attached is a report of the Municipal Planning Commission dated July 28, 2003 advising that the Commission supports the above-noted recommendations.”

*His Worship the Mayor opened the hearing.*

*Mr. Tim Steuart, Community Services Department, indicated the Department's support of the application.*

*Mr. John Waddington, Chair, Municipal Planning Commission, indicated the Commission's support of the application.*

*Moved by Councillor Swystun, Seconded by Councillor Penner,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Fortosky, Seconded by Councillor Heidt,*

*THAT the application submitted by Tamaera Katelnikoff, requesting permission to use Lots 12 and 13, Block A, Plan G1776 (1114 Avenue P South) for the purpose of a Day Care Centre be approved, subject to the following:*

- 1) *that the applicant obtain all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Day Care Centre;*
- 2) *that the owner/applicant be solely responsible for any work and expense associated with upgrades to water and sewer connections;*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 3**

- 3) *that a maximum of 12 children be accommodated in the day care centre;  
and*
- 4) *that the proposal be commenced within 24 months of the date of City  
Council's approval.*

*CARRIED.*

**MATTERS REQUIRING PUBLIC NOTICE**

- 3a) Proposed Street and Lane Closure  
Murray & Rutherford Avenues, Blocks 15A & 16A  
Plan G219 & Part of 115th Street, Plan I 5611 - Sutherland  
Plan No: 242-0045-001r001  
Proposed Bylaw No. 8236  
(File No. CK. 6295-1)**

Report of the General Manager, Infrastructure Services Department:

- RECOMMENDATION:**
- 1) that City Council consider proposed Bylaw No. 8236;
  - 2) that the City Solicitor be instructed to complete the closing and obtain title in the name of the City of Saskatoon; and
  - 3) that upon the City of Saskatoon obtaining title to the portion of Area "B" intended to be closed, that portion of right-of-way be sold to Northridge Developments for \$471.60 plus all legal costs for closing, to include Solicitors fees and disbursements.

A request has been received from Community Services, Land Branch, and Northridge Developments, along with the required deposit, to proceed with the closure of all public right-of-way as shown on Plan No. 242-0045-001r001 (Attachment 1). The purpose of the closure is to permit the development of this area for residential development. The portion of 115<sup>th</sup> Street West being closed will be converted to a Municipal Buffer strip due to the prevalence of underground and overhead utilities.

Various civic departments, as well as SaskTel, SaskPower, and SaskEnergy have approved of this closing proposal.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 4**

**PUBLIC NOTICE**

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

- Advertised in the *StarPhoenix* and *Sun* on the weekends of August 2/3 and August 9/10, 2003.
- Posted on City Hall Notice Board on Thursday, July 31, 2003. (Attachment 4)
- Posted on City Website on Thursday, July 31, 2003.
- Flyers distributed to affected parties in each area.

**ATTACHMENTS**

1. Closure Plan No. 242-0045-001r001
2. Proposed Bylaw No. 8236
3. Copy of letters from Department of Highways dated July 22 and 24, 2003
4. Copy of Public Notice – Permanent Street and Lane Closure, 115<sup>th</sup> Street between Egbert and Lanyon Avenues”

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

- 1) *that City Council consider proposed Bylaw No. 8236;*
- 2) *that the City Solicitor be instructed to complete the closing and obtain title in the name of the City of Saskatoon; and*
- 3) *that upon the City of Saskatoon obtaining title to the portion of Area “B” intended to be closed, that portion of right-of-way be sold to Northridge Developments for \$471.60 plus all legal costs for closing, to include Solicitors fees and disbursements.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 5**

**3b) Proposed Street Closure  
Part of 115<sup>th</sup> Street  
Plan No: 242-0073-001r001  
Proposed Bylaw No. 8235  
(File No. 6295-1)**

Report of the General Manager, Infrastructure Services Department:

- RECOMMENDATION:**
- 1) that City Council consider proposed Bylaw No. 8235;  
and
  - 2) that the City Solicitor be instructed to complete the  
closing and obtain title in the name of the City of  
Saskatoon.

A request has been received from Community Services, Land Branch, along with the required deposit, to proceed with the closure of a portion of 115th Street as shown on attached Plan No. 242-0073-001r001 (Attachment 1). The purpose of the closure is to facilitate Phase I of the Willowgrove subdivision.

Various civic departments, as well as SaskTel, SaskPower, and SaskEnergy have approved of this closing proposal.

**PUBLIC NOTICE**

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- Posted on City Hall Notice Board on Thursday, July 31, 2003. (Attachment 4)
- Posted on City Website on Thursday, July 31, 2003.
- Flyers distributed to affected parties in each area.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 6**

**ATTACHMENTS**

1. Closure Plan No. 242-0073-001r001
2. Proposed Bylaw No. 8235
3. Copy of letters from Department of Highways dated July 25 and 29, 2003
4. Copy of Public Notice – Permanent Road Closure, 115<sup>th</sup> Street at McOrmond Drive”

*Moved by Councillor Heidt, Seconded by Councillor Steernberg,*

- 1) *that City Council consider proposed Bylaw No. 8235; and*
- 2) *that the City Solicitor be instructed to complete the closing and obtain title in the name of the City of Saskatoon.*

*CARRIED.*

- c) **Proposed Street, Road Allowance, Road Widening, Municipal Buffer Strip Closures Registered Plans No. 85-S-04873, 85-S-42163, 65-S-07195, 61-S-04840, 84-S-51468 and part of Road Allowance between S.W. ¼ Sec. 23 & S.E. ¼ Sec. 22-37-5 W3M Silverwood Heights Industrial Subdivision  
Plan No: 242-0032-002r001  
Proposed Bylaw No. 8234  
(File No. CK. 6295-1)**
- 

Report of the General Manager, Infrastructure Services Department:

- RECOMMENDATION:**
- 1) that City Council consider proposed Bylaw No. 8234; and
  - 2) that the City Solicitor be instructed to complete the closing and obtain title in the name of the City of Saskatoon.

A request has been received from Community Services, Land Branch, for the closure of all public Right-of-Way and Municipal Buffer strips in the Silverwood Industrial area south of Wanuskewin Road. (Attachment 1) This proposed closure is to facilitate the re-subdivision of this area for light industrial development.

Various civic departments, as well as SaskTel, SaskPower, and SaskEnergy have approved of this closing proposal.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 7**

**PUBLIC NOTICE**

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

- Advertised in the *StarPhoenix* and *Sun* on the weekends of August 2/3 and August 9/10, 2003.
- Posted on City Hall Notice Board on Thursday, July 31, 2003. (Attachment 4)
- Posted on City Website on Thursday, July 31, 2003.
- Flyers distributed to affected parties in each area.

**ATTACHMENTS**

1. Plan No. 242-0032-002r001
2. Proposed Bylaw No. 8234
3. Copy of letters from Department of Highways dated February 27, 2003
4. Copy of Public Notice – Permanent Right-of-Way Closure, Silverwood Heights Industrial Subdivision

Attached is a letter dated August 6, 2003 from Zane Labach, 303 Trotchie Crescent with respect to the matter.”

*Mr. Zane Labach, 303 Trotchie Crescent, expressed concerns with respect to the proposed closure. He also requested that Council put a moratorium on industrial development in the area.*

*Moved by Councillor McCann, Seconded by Councillor Heidt,*

*THAT the submitted correspondence be received.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Heidt,*

- 1) *that City Council consider proposed Bylaw No. 8234; and*
- 2) *that the City Solicitor be instructed to complete the closing and obtain title in the name of the City of Saskatoon.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 8**

*Moved by Councillor Atchison, Seconded by Councillor Heidt,*

*THAT the matter of the design of the future development be referred to Planning and Operations Committee for further discussion.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. REQUESTS TO SPEAK TO COUNCIL**

**1) J.L. Grover  
B-1827 Avenue D North, dated July 7**

Requesting permission to address Council with respect to demolition of property. (File CK. 530-2)

**RECOMMENDATION:** that J.L. Grover be heard.

*Moved by Councillor Atchison, Seconded by Councillor Paulsen,*

*THAT J.L. Grover be heard.*

*CARRIED.*

*Mr. Jack Grover, B-1827 Avenue D North, expressed concerns with respect to the demolition by the City of properties located at 210 Avenue E North, 412 Avenue C South and 838 20<sup>th</sup> Street West.*

*Moved by Councillor Penner, Seconded by Councillor Steernberg,*

*THAT the information be received.*

*CARRIED.*



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 9**

**2) Liz Baldo  
812 10<sup>th</sup> Street East, dated July 9**

Submitting a petition with approximately 38 signatures and requesting permission for residents of 10<sup>th</sup> Street East to address Council with respect to the intersection of Main Street and Clarence Avenue. (File CK. 6320-1)

**RECOMMENDATION:** that Items A16 and A17 of Communications be brought forward and considered and that the speakers be heard.

*Moved by Councillor McCann, Seconded by Councillor Fortosky,*

*THAT Items A16 and A17 of Communications be brought forward and considered and that the speakers be heard.*

*CARRIED.*

**“A16) Trudi Barlow  
808 10<sup>th</sup> Street East, dated August 8**

Submitting a petition with approximately 55 signatures objecting to the right hand turn only for traffic heading east or west on Main Street at the intersection of Clarence Avenue and Main Street and requesting permission to address Council with respect to the matter. (File No. CK. 6320-10)

**A17) Marnie Deighton  
819 10<sup>th</sup> Street East, dated August 8**

Requesting permission to address Council with respect to the intersection of Clarence Avenue and Main Street. (File No. CK. 6320-10).

**RECOMMENDATION:** that the letters be considered with Item A2) of Communications and that the speakers be heard.”

*Ms. Liz Baldo, 812 10<sup>th</sup> Street East, spoke with respect to Council’s approval on June 9, 2003 of a recommendation that the eastbound and westbound through and left turn movements on Main Street at Clarence Avenue be prohibited in a temporary manner for a period of six months. She submitted a petition with approximately 55 signatures objecting to the decision, and read letters from other concerned residents. She asked that Council reconsider its decision.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 10**

*Ms. Trudi Barlow, 808 10<sup>th</sup> Street East, spoke with respect to Council's approval that the eastbound and westbound through and left turn movements on Main Street at Clarence Avenue be prohibited. She read a letter from Lyn and Isabel Findlay, 818 10<sup>th</sup> Street East, who were unable to attend the meeting. She asked that Council reconsider its decision.*

*Ms. Marnie Deighton, 819 10<sup>th</sup> Street East, was not in attendance.*

*Moved by Councillor Waygood, Seconded by Councillor Penner,*

*THAT the matter be referred to the Planning and Operations Committee for further discussion and report.*

*CARRIED.*

*Moved by Councillor Waygood, Seconded by Councillor Penner,*

*THAT the implementation of the traffic control at Main Street and Clarence Avenue be delayed until after the report of the Planning and Operations Committee has been received by City Council.*

*CARRIED.*

**3) Georgie A. Davis, President, Saskatoon Chapter  
Saskatchewan Voice of People with Disabilities, dated July 18**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

**4) Karly Torgunrud  
1220 Morgan Avenue, Suite 6, dated July 26**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 11**

- 5) **Jamie McKenzie**  
**Room 421-401 Acadia Drive, dated August 2**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

- 6) **Dwayne Davis, General Manager**  
**Tel-J Communications II, dated August 5**

Requesting permission to address Council with respect to the future of Special Needs Transportation scheduling and dispatch. (File No. CK. 7305-1)

- 7) **Rollie Kuntz, General Manager**  
**First Bus Canada Limited, dated August 5**

Requesting permission to address Council with respect to the Special Needs Transportation Review. (File No. CK. 7305-1)

- 8) **Barry Ghiligione, President**  
**North Saskatoon Business Association, dated August 6**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 12**

**RECOMMENDATION:** that Clause E3, Administrative Report No. 13-2003, Clause 1, Report No. 10-2003 of the Planning and Operations Committee, Clause 2, Report No. 10-2003 of the Planning and Operations Committee, Clause 3 Report No. 10-2003 of Planning and Operations Committee and Items AA11 and AA12 of Communications be brought forward and considered, and that the speakers be heard.

*Moved by Councillor Paulsen, Seconded by Councillor McCann,*

*THAT Clause E3, Administrative Report No. 13-2003, Clause 1, Report No. 10-2003 of the Planning and Operations Committee, Clause 2, Report No. 10-2003 of the Planning and Operations Committee, Clause 3 Report No. 10-2003 of Planning and Operations Committee and Items A12 to A14, AA11 and AA12 of Communications be brought forward and considered, and that the speakers be heard.*

*CARRIED.*

**“ADMINISTRATIVE REPORT NO. 13-2003**

**E3) Enquiry – Councillor P. McCann (June 9, 2003)  
Options for Provisions of Special Needs Transportation Service  
File No. CK. 7305-1**

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

The following enquiry was made by Councillor McCann at the meeting of City Council held on June 9, 2003:

“Will the administration please report on the relative cost and advantages of providing Special Needs Transportation service by:

- 100% in house City of Saskatoon service
- 100% use of taxi service
- continuing with the current system
- any multi-mode combination of the above.”

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 13**

**REPORT**

The April 2003 Manop Special Needs Transportation Review Report concluded that in order to implement a more cost-effective delivery strategy for special needs transportation, the city should:

- own the SNT bus fleet to take advantage of any capital funding programs available from senior governments and to obtain capital financing at the least cost;
- control the dispatch centre to ensure that a high level of productivity, customer satisfaction, and accountability is maintained;
- continue to contract for bus and taxi services to deliver the maximum level of service for any given budget; and
- perform the screening and registration of new customers to ensure that the eligibility policy is adhered to.

The report also presented financial comparisons between five options for service delivery after June 30, 2004 but does not include the alternative service delivery of ambulatory clients. The financial estimates presented assumed that the city own the entire bus fleet, and that vehicles similar to those presently in service be purchased in the future. All costs were based on 34,500 revenue hours of service. Capital provisions for the current bus service contract included the maximum capital cost allowances for 13 buses over 5 years plus a profit margin. Capital provisions in all options are based on depreciation for 13 buses over 8 years.

**FINANCIAL IMPACT**

The full financial impact of tendering all or any part of the service is uncertain until a tender process is fully complete, just as it is difficult to estimate the full financial impact of bringing the entire service in house unless negotiations with the Amalgamated Transit Union are undertaken. However, Manop's estimates shown in Figure I give a reasonable cost of providing the service through the various modes of delivery.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 14**

**Figure I: FINANCIAL COMPARISONS IN 2003 \$  
(Hourly Rates per Revenue Hour and Annual Costs)**

	<b>Option I Existing Contracts</b>	<b>Option II Transit (Existing Agreements)</b>	<b>Option III Transit (Concession Agreements)</b>	<b>Option IV Regina Type Bus Contract</b>	<b>Option V Taxi Contract</b>
Operations, fuel and maintenance per revenue hour	\$40.47  (FirstBus Canada)	\$57.00	\$48.00	\$33.00	\$31.00
Booking and Scheduling per revenue hour	\$6.38  (Tel-J Communicatio ns)	\$8.00	\$7.00	\$7.00	\$6.00
Registration and administration per revenue hour	\$5.80  (Saskatoon Health Region, FirstBus Canada administration only, Saskatoon Transit Services)	\$5.00	\$5.00	\$5.00	\$5.00
Provision for capital per revenue hour	\$7.75	\$6.00	\$6.00	\$6.00	\$6.00
Total per revenue hour	\$59.40	\$76.00	\$66.00	\$51.00	\$48.00
Annual cost for 34,500 revenue hours	\$2.05 M	\$2.62 M	\$2.28 M	\$1.76 M	\$1.66 M

"M" = millions of dollars

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 15**

**Option I**

Presents current costs per revenue hour and per annum based on the existing contractual agreements for service delivery and internal Transit Services costs.

**Option II**

Presents costs if the city operated the entire service including operations, scheduling and dispatch, registration and administration under the existing labour agreement including benefits. The estimates include a staff of 24 drivers, 2 mechanics, 1 service person, 1 clerk and a booking/scheduling staff of 8 with hourly wages based on current dispatch contract costs increased to include a fringe benefit package.

**Option III**

Presents the same scenario as above however there would be concessions in the labour agreement. Wages would be the same as existing A.T.U. employees with comparable duties, however the concessions in the agreement would permit the use of part-time employees and exclude the existing spare board rules for drivers. Working conditions and benefits would be comparable to those in effect when the Saskatchewan Abilities Council operated the service. It is estimated this scenario would increase driver productivity within the SNT service and decrease total driver costs by approximately \$10 per revenue hour. Savings of approximately \$2 per revenue hour could also be realized by using the same maintenance labour, parts, and fuel. Hourly costs for the scheduling and dispatch staff in this scenario is based on costs (in 2003 \$) similar to those of staff employed in the Saskatchewan Abilities Council dispatch centre. The wage scales in both Options II and III would be the same as for other City employees.

**Option IV**

Presents costs if Saskatoon Transit Services performed the booking and scheduling function with a contract for bus service similar to that currently in effect between FirstBus Canada Limited and the City of Regina. It was derived using the current contract rates for operations in the Regina system. Such a contract would not include capital costs, as the city would provide the buses. Routine maintenance, parts replacements, and service would be included in the contract.

**Option V**

Presents the possible financial impact of a successful tender from one or more taxi firms to operate the SNT bus service. Under this option Saskatoon Transit Services would do all the booking of trips and a taxi company would maintain and dispatch all vehicles. This option would still require lift-equipped buses however taxi companies would provide the required drivers and other service personnel.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 16**

**Summary**

Options II and III provided two cost scenarios for providing the service in house. The true cost of option III is difficult to estimate as the terms and ultimate success of negotiating a concession agreement with the A.T.U. bargaining unit is uncertain. Option IV, contracting out the operations, maintenance and storage of vehicles is less uncertain. Contracting out this portion of the service may result in lower costs per revenue hour, ultimately providing more trips. The competitive bid process would ensure a fair-value cost for service and allow for long term budget planning, particularly if the contract was for a five-year term. Option V was proposed as the lowest cost by Manop Services as the dispatching, maintenance and drivers would role into the taxi firms existing overhead costs such as dispatch staff, mechanics and administration. This option however would still require buses and could require a manual conversion from the trip booking and schedule to the dispatch functions as taxi companies use a different software system than the new SNT software.

**PUBLIC NOTICE**

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

**REPORT NO. 10-2003 OF THE PLANNING AND OPERATIONS COMMITTEE**

**1. Special Needs Bus Services  
(File No. CK. 7305-1)**

- RECOMMENDATION:**
- 1) that the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service be operated directly by the Transit Services Branch; and
  - 2) that the Administration be directed to negotiate with the Amalgamated Transit Union (ATU) to create an appropriate wage and benefit package for employees that would be involved in the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service, comparable with that of the existing contractor.

Attached is a copy of a report of the General Manager, Utility Services Department dated June 17, 2003, recommending that the bus service functions of the Special Needs Transportation Service be tendered for a five-year term. Your Committee has been advised that the Special Needs Transportation Advisory Committee has reviewed this report and does not support the recommendation.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 17**

Your Committee has reviewed this matter with the Administration, as well as representatives of the Special Needs Transportation Advisory Committee. The Special Needs Transportation Advisory Committee recommended an extension to the current contract for bus services for one year in order to provide stability and allow time to look at future options for the provision of bus services. The Special Needs Transportation Advisory Committee felt it was important to have the new dispatch system up and running for a longer period of time to allow for a better decision about the bus service functions of the Special Needs Transportation Service. If an extension was not possible, the Advisory Committee asked that it be allowed to provide input regarding the standards of service in any future model of service delivery.

In reviewing this matter, your Committee determined from the Administration that with the proposal to move toward ownership of the buses by the City to obtain maximum subsidies from the provincial government, the current contract could not be extended for another year as was proposed by the Special Needs Transportation Advisory Committee. This would represent a material change to the contract and the terms and conditions would not be the same.

Your Committee also heard further presentations on the bus service functions, which outlined support for provision of the service in-house, as outlined in the attached letters from Ms. Jill Postlethwaite and from Ms. Georgie A. Davis, President, Saskatoon Chapter, Saskatchewan Voice of People with Disabilities Inc.

Following consideration of this matter, your Committee is recommending that the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service be operated directly by the Transit Services Branch. Your Committee is recommending further that the Administration be directed to negotiate with the Amalgamated Transit Union (ATU) to create an appropriate wage and benefit package for employees that would be involved in the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service, comparable with that of the existing contractor.

**2. Special Needs Transportation Scheduling and Dispatch  
(File No. CK. 7305-1)**

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- RECOMMENDATION:**
- 1) that the booking and scheduling function of the Special Needs Transportation Service be operated directly by the Saskatoon Transit Services Branch;
  - 2) that the Administration be directed to negotiate with the Amalgamated Transit Union (ATU) to create an appropriate wage and benefit package for booking and scheduling employees, comparable with that of the existing contractor; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 18**

- 3) that the capital start up costs, estimated at \$70,000, be funded through the Special Needs Transportation Reserve.

Attached is a copy of a report of the General Manager, Utility Services Department dated June 17, 2003, with respect to the above matter. This report was reviewed by the Special Needs Transportation Advisory Committee and the recommendations outlined in the report were supported by that Committee.

Your Committee has reviewed the above report with the Administration and following the review, is also supporting the recommendations in the June 17, 2003 report, as referenced above.

**3. Special Needs Transportation Bus Ownership  
(File No. CK. 7305-1)**

- RECOMMENDATION:**
- 1) that City Council approve the ownership of all Special Needs Transportation buses by the City effective June 1, 2004;
  - 2) that two (2) used buses be purchased at a total cost of \$50,000 which includes shipping and retro-fitting and funded from the Special Needs Transportation reserve budget;
  - 3) that seven (7) buses be purchased for the estimated price of \$630,000 and funded from Productivity Improvement Loans and Special Needs Transportation reserve funds, as outlined in the report; and
  - 4) that the City apply for cost-sharing under the Provincial Transit for Disabled Fund (TDF) to minimize the loan requirement.

Your Committee has reviewed and supports the recommendations outlined in the attached report of the General Manager, Utility Services Department dated June 12, 2003, with respect to Special Needs Transportation Bus Ownership.

**A12) Scott Suppes, General Manager  
Blueline Taxi, United Cabs, dated August 8**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 19**

**A13) Gordon Peters, Executive Director  
North Saskatchewan Independent Living Centre, dated August 8**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

**A14) Sandy Preston  
223 Meilicke Road, dated August 8**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

**RECOMMENDATION:** that the letters be considered with Items A3 to A8 of Communications and that the speakers be heard.

**AA11) Jill Postlethwaite  
317 Mount Allison Court, dated July 28**

Expressing support for the recommendations of the Planning and Operations Committee regarding Special Needs Transportation. (File No. CK. 7305-1)

**AA12) Sandy Preston  
223 Meilicke Road, dated August 6**

Expressing the opinion that Special Needs Transportation needs to be owned, operated, maintained and managed by the City of Saskatoon. (File No. CK. 7305-1)

**RECOMMENDATION:** that the letters be considered with that Clause E3, Administrative Report No. 13-2003, Clause 1, Report No. 10-2003 of the Planning and Operations Committee, Clause 2, Report No. 10-2003 of the Planning and Operations Committee and Clause 3 Report No. 10-2003 of Planning and Operations Committee.”

*Ms. Georgie Davis, President, Saskatoon Chapter, Saskatchewan Voice of People with Disabilities, spoke in support of the recommendations of the Planning and Operations Committee, expressing the opinion that in order to ensure accountability, the Special Needs Transportation Service should be run by the City.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 20**

*Ms. Karly Torgunrud, 1220 Morgan Avenue, Suite 6, spoke in support of the recommendations of the Planning and Operations Committee.*

*Mr. Jamie McKenzie, Room 421-401 Acadia Drive, spoke in support of the recommendations of the Planning and Operations Committee.*

*Mr. Dwayne Davis, General Manager, Tel-J Communications II, spoke with respect to the booking and scheduling of Special Needs Transportation. He requested that Council extend Tel-J's contract for one year.*

*Mr. Rollie Kuntz, General Manager, First Bus Canada Limited, outlined the services which First Bus Canada Limited has provided in the past five years. He expressed his support of the original recommendations of the Administration that the buses be owned by the City of Saskatoon, the booking/dispatch be in house and the operations stay contracted out. He provided Council with a copy of his presentation.*

*Mr. Barry Ghiligione, President, North Saskatoon Business Association, spoke against the recommendations of the Planning and Operations Committee. He provided Council with a copy of his presentation.*

*Mr. Scott Suppes, General Manager, Blueline Taxi, United Cabs, spoke against the recommendations of the Planning and Operations Committee, expressing the opinion that contracts can be written to hold companies accountable. He provided Council with a copy of his presentation.*

*Mr. Gordon Peters, Executive Director, North Saskatchewan Independent Living Centre, spoke in support of the recommendations of the Planning and Operations Committee, expressing the opinion that there is a bigger issue than saving money, and that one group of people shouldn't be treated differently than another.*

*Ms. Sandy Preston, 223 Meilicke Road, spoke in support of the recommendations of the Planning and Operations Committee.*

*Moved by Councillor Fortosky, Seconded by Councillor Heidt,*

- 1) that the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service be operated directly by the Transit Services Branch;  
and*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 21**

- 2) *that the Administration be directed to negotiate with the Amalgamated Transit Union (ATU) to create an appropriate wage and benefit package for employees that would be involved in the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service, comparable with that of the existing contractor.*

*IN AMENDMENT*

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

*that the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service be operated directly by the Transit Services Branch subject to the Administration successfully negotiating with the Amalgamated Transit Union (ATU) to create an appropriate wage and benefit package for employees that would be involved in the driving and maintenance of the lift-equipped bus function of the Special Needs Transportation Service, comparable with that of the existing contractor.*

*THE AMENDMENT WAS PUT TO A RECORDED VOTE:*

*YEAS: Councillors Atchison, Fortosky, Heidt, McCann, Paulsen,  
Penner, Steernberg, Swystun and Waygood, 9*

*NAYS: His Worship the Mayor 1*

*THE MOTION AS AMENDED WAS PUT TO A RECORDED VOTE:*

*YEAS: His Worship the Mayor, Councillors Fortosky, Heidt, Penner, Swystun  
Steernberg and Waygood 7*

*NAYS: Councillors Atchison, McCann and Paulsen 3*

*Moved by Councillor Fortosky, Seconded by Councillor Swystun,*

- 1) *that the booking and scheduling function of the Special Needs Transportation Service be operated directly by the Saskatoon Transit Services Branch;*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 22**

- 2) *that the Administration be directed to negotiate with the Amalgamated Transit Union (ATU) to create an appropriate wage and benefit package for booking and scheduling employees, comparable with that of the existing contractor; and*
- 3) *that the capital start up costs, estimated at \$70,000, be funded through the Special Needs Transportation Reserve.*

*IN AMENDMENT*

*Moved by Councillor Paulsen, Seconded by Councillor Swystun,*

- 1) *that the booking and scheduling function of the Special Needs Transportation Service be operated directly by the Saskatoon Transit Services Branch subject to the Administration successfully negotiating with the Amalgamated Transit Union (ATU) to create an appropriate wage and benefit package for booking and scheduling employees, comparable with that of the existing contractor; and*
- 2) *that the capital start up costs, estimated at \$70,000, be funded through the Special Needs Transportation Reserve.*

*THE AMENDMENT WAS PUT TO A RECORDED VOTE:*

*YEAS: Councillors Atchison, Heidt, McCann, Paulsen, Penner,  
Steernberg, Swystun and Waygood* 8

*NAYS: His Worship the Mayor and Councillor Fortosky* 2

*THE MOTION AS AMENDED WAS PUT TO A RECORDED VOTE:*

*YEAS: His Worship the Mayor, Councillors Fortosky, Heidt, Penner,  
Steernberg, Swystun and Waygood* 7

*NAYS: Councillors Atchison, McCann and Paulsen* 3

*Moved by Councillor Fortosky, Seconded by Councillor Heidt,*

- 1) *that City Council approve the ownership of all Special Needs Transportation buses by the City effective June 1, 2004;*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 23**

- 2) *that two (2) used buses be purchased at a total cost of \$50,000 which includes shipping and retro-fitting and funded from the Special Needs Transportation reserve budget;*
- 3) *that seven (7) buses be purchased for the estimated price of \$630,000 and funded from Productivity Improvement Loans and Special Needs Transportation reserve funds, as outlined in the report; and*
- 4) *that the City apply for cost-sharing under the Provincial Transit for Disabled Fund (TDF) to minimize the loan requirement.*

*YEAS: His Worship the Mayor, Councillors Fortosky, Heidt, McCann, Paulsen,  
Penner, Steernberg, Swystun and Waygood* 9

*NAYS: Councillor Atchison* 1

**REQUESTS TO SPEAK TO COUNCIL – CONTINUED**

**9) Mr. Alan Thomarar, Executive Director  
Saskatoon and Region Home Builders' Association, dated July 29**

Requesting permission to address Council with respect to city planning. (File No. CK. 4110-1)

**RECOMMENDATION:** that Alan Thomarar be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Heidt,*

*THAT Clause A4, Administrative Report No. 13-2003 be brought forward and considered and that Alan Thomarar be heard.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 24**

**“ADMINISTRATIVE REPORT NO. 13-2003**

**A4) Council Enquiry – Councillor T. Paulsen  
Minimum Design Controls – Lakewood Suburban Centre  
File No. CK 4131-1)**

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- RECOMMENDATION:**
- 1) that the Administration implement a Procedure for Pre-Tender Consultation in association with the Saskatoon Home Builders’ Association (SHBA), to establish voluntary design guidelines for the Lakewood Suburban Centre;
  - 2) that tendering of land sales continue in the Lakewood Suburban Centre when a Procedure is implemented; and
  - 3) that the Administration report back to City Council with an outline of the new Administrative Procedure, in due course, on the impact of implementing the Pre-Tender Consultation Procedure, in the Lakewood Suburban Centre.

**BACKGROUND**

The following enquiry was made by Councillor Paulson at the meeting of City Council held on June 23, 2003:

“Could the Administration please report on the possibility of installing minimum design controls on the mid-high density housing being developed at or near the Lakewood Suburban Centre in the Briarwood area prior to any more land being sold and housing being developed.”

**REPORT**

On July 29, 2003, representatives of the Community Services Department met with the Saskatoon Home Builders Association to begin discussing the issue of design control in the Lakewood Suburban Area. The meeting involved, specifically, those companies who design and construct medium and high-density, multiple-unit dwellings. The goal of the meeting was to introduce the concerns of the neighbouring residents, and to investigate means of voluntary design guidelines for the design of multiple-unit dwellings.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 25**

The SHBA is opposed to the introduction of any mandatory design guidelines or architectural control. It was resolved at the meeting that a continued dialogue between the City of Saskatoon and the Saskatoon Home Builders' Association would be useful and productive. City planning policy, affordable housing policy, tendering of land sales, and voluntary design review all require further discussion and collaboration with the private sector. It was recommended by the SHBA, that in areas where the City of Saskatoon has specific city planning or design objectives, that consultation with the home building industry, prior to final tendering, would be productive.

**Option 1 – Administrative Procedure of Pre-Tender Consultation with the SHBA**

Prior to further tendering of lands in the Lakewood Suburban Centre, Administration will consult with all interested SHBA members to outline City Planning Branch and Land Branch objectives in the Lakewood Suburban Centre. The SHBA members who are successful bidders, on future tenders, will voluntarily adopt specific guidelines for building form and building material. This would be a voluntary program negotiated through the pre-tender consultation, with monitoring of building design and material provided by the SHBA.

**Option 2 - Architectural Control District**

The City of Saskatoon Development Plan contains provisions to implement an Architectural Control District (ACD) using the Zoning Bylaw. An ACD is primarily intended to be used for two purposes:

- a) to preserve the existing physical character of an area; or,
- b) to promote a selected design theme for a new area.

In general, an ACD should only be applied where there is a clear public interest, and where it is considered economically feasible to establish and fund a design review process.

**Local Area Design Plan**

Each ACD requires that a Local Area Design Plan be drafted by a qualified architect or urban planner, and the Design Plan must be approved by City Council. The Local Area Design Plan may contain provisions for the control of architectural details of buildings and landscaping features of sites within the local area.

**Development Review**

Each application for a building permit within an ACD is required to be reviewed by qualified Design Review Staff or City Council may appoint a Design Review Committee. All applications for a building permit within an Architectural Control District must be reviewed and a decision rendered within 30 days of receipt of an application.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 26**

To date, Saskatoon has not implemented any formal architectural controls in any area of the city. *The Planning and Development Act, 1983*, does permit the City to impose controls related to building design and materials, through an Architectural Control District.

**Option 3 - Vendor Control**

The City may be able to influence architectural design is through the control of the sale of land. Two methods may be used.

1. Withholding Title

As the owner and vendor of the sites within the Lakewood Suburban Centre, the City may enter into an agreement for sale with prospective buyers of land. The terms in the agreement for sale may require that blueprints of buildings be submitted to the Land Branch prior to sale and that title transfer will not occur until the development is substantially complete. However, this method is problematic for developers who require financing. Banks usually require that their security be registered prior to advancing funds, and the security may only be registered after title is transferred to the purchaser. Furthermore, this method may be quite subjective in the way development proposals are “judged” as appropriate or suitable, when no detailed design guidelines are in place.

2. Restrictive Covenants

A Restrictive Covenant may be placed on the title of each of the remaining sites within the Lakewood Area to control the architectural details of buildings. Using this method will require that the architectural requirements be detailed and registered with the title. Under the new Land Titles System, registering Restrictive Covenants on title requires that the benefiting properties be identified in the Restrictive Covenant. There could be difficulties in identifying property remaining in City ownership, which would be benefited by way of the restrictions contained in the Restrictive Covenant. Furthermore, enforcement of the architectural details in a Restrictive Covenant can only be accomplished through legal action.

**PUBLIC NOTICE**

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

The Administration will undertake voluntary Public Notice which, at the least, will include on-site signage to outline the general concept plan for the Lakewood Suburban Centre development, together with information signage for individual site development.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 27**

**ATTACHMENT**

1. Map of Lakewood Suburban Centre.”

*Mr. Alan Thomarat, Saskatoon and Region Home Builders’ Association, spoke with respect to housing problems in the City and the importance of continuing to provide entry-level housing. He expressed his support of the recommendations of the Administration.*

*Moved by Councillor Penner, Seconded by Councillor Swystun,*

- 1) *that the Administration implement a Procedure for Pre-Tender Consultation in association with the Saskatoon Home Builders’ Association (SHBA), to establish voluntary design guidelines for the Lakewood Suburban Centre;*
- 2) *that tendering of land sales continue in the Lakewood Suburban Centre when a Procedure is implemented;*
- 3) *that the Administration report back to City Council with an outline of the new Administrative Procedure, in due course, on the impact of implementing the Pre-Tender Consultation Procedure, in the Lakewood Suburban Centre.*

*CARRIED.*

**REQUESTS TO SPEAK TO COUNCIL – CONTINUED**

- 10) **Ramesh D. Mahabir, President**  
**Saskatoon Farmers’ Market, dated July 30**

Requesting permission to address Council with respect to a location for the Saskatoon Farmers’ Market during the upcoming indoor season. (File No. CK. 205-7)

**RECOMMENDATION:** that Ramesh Mahabir be heard.

*Moved by Councillor Penner, Seconded by Councillor Swystun,*

*THAT Ramesh Mahabir be heard.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 28**

*Mr. Ramesh Mahabir, Saskatoon Farmers' Market, advised Council that the Saskatoon Farmers' Market needs to find a temporary location for their winter operations. He requested the use of the Gathercole building from November, 2003 to April, 2004.*

*Moved by Councillor Paulsen, Seconded by Councillor Heidt,*

*THAT the matter be referred to the Administration to assist the Saskatoon Farmers' Market in finding a temporary home for the winter.*

*CARRIED.*

**11) Randy Pshebylo, President  
Riversdale Business Improvement District, dated August 6**

Requesting permission to address Council with respect to the review of pawn shop concentrations.  
(File No. CK. 185-1)

**RECOMMENDATION:** that Clause 6, Report No. 10-2003 of the Planning and Operations Committee be brought forward and considered and that Randy Pshebylo be heard.

*Moved by Councillor Swystun, Seconded by Councillor Fortosky,*

*THAT Clause 6, Report No. 10-2003 of the Planning and Operations Committee be brought forward and considered and that Randy Pshebylo be heard.*

*CARRIED.*

**“REPORT NO. 10-2003 OF THE PLANNING AND OPERATIONS COMMITTEE**

**6. Review of Pawn Shop Concentrations  
(File No. CK. 185-1)**

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

Attached is a copy of a report of the General Manager, Community Services Department dated July 3, 2003, providing an update with respect the above matter. Also attached is a copy of a communication from Mr. Randy Pshebylo, Riversdale Business Improvement District, providing comments relating to this report.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 29**

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

*Mr. Randy Pshebylo, Riversdale Business Improvement District, spoke in favour of a review of pawn shops, and indicated that the Riversdale Business Improvement District is willing to assist in any way possible.*

*Moved by Councillor Fortosky, Seconded by Councillor Paulsen,*

*THAT all Community Associations and Quint Development Corporation be invited to participate in the stakeholder consultation process.*

*CARRIED.*

**REQUESTS TO SPEAK TO COUNCIL – CONTINUED**

**12) Scott Suppes, General Manager  
Blueline Taxi, United Cabs, dated August 8**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

**13) Gordon Peters, Executive Director  
North Saskatchewan Independent Living Centre, dated August 8**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

**14) Sandy Preston  
223 Meilicke Road, dated August 8**

Requesting permission to address Council with respect to Special Needs Transportation. (File No. CK. 7305-1)

*DEALT WITH EARLIER. SEE PAGE NO. 10*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 30**

**15) Don Windels  
Capri Place, dated August 11**

Requesting permission to address Council with respect to the property tax lien on the Voyageur Club of Saskatoon, Inc. (File No. CK. 1965-1)

**RECOMMENDATION:** that Clause B1, Administrative Report No. 13-2003 be brought forward and considered and that Don Windels be heard.

*Moved by Councillor Heidt, Seconded by Councillor Paulsen,*

*THAT Clause B1, Administrative Report No. 13-2003 be brought forward and considered and that Don Windels be heard.*

*CARRIED.*

**“ADMINISTRATIVE REPORT NO. 13-2003**

**B1) Property Tax Lien – Voyageur Club of Saskatoon Inc.  
(File No. CK. 1965-1)**

**RECOMMENDATION:** that the City Solicitor take the necessary action under the provisions of *The Tax Enforcement Act* with respect to the Voyageur Club property.

**REPORT**

At its meeting of June 23<sup>rd</sup>, your Administration requested authority to proceed with taking the necessary action under the provisions of *The Tax Enforcement Act* with respect to property of the Voyageur Club of Saskatoon Inc. at 304-2<sup>nd</sup> Avenue South. The attached copy of Clause B2, Administrative Report No. 11-2003, identifies the proceedings under this Act.

Two motions were put and lost and, therefore, no action was taken as a result of the June 23<sup>rd</sup> meeting. Since that time, your Administration has met with Mr. Don Windels of Capri Place and have been informed that he will attempt to be prepared for Council’s meeting of August 11<sup>th</sup> and provide a repayment plan. In the interim, he has provided the City with post-dated cheques equal to 1/12<sup>th</sup> of the 2003 property taxes. No payments have been received on the arrears, or for the penalties that those arrears are accumulating. For the information of Council, the monthly penalties now exceed the monthly tax bill.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 31**

At July 15<sup>th</sup>, the following taxes and penalties were due on the noted property:

Property taxes (1997-2003)	\$295,073.13
Penalties	229,524.58
Lien and Legal Fees	<u>613.22</u>
Total	\$525,210.93
Less payments received	<u>(17,444.57)</u>
Net outstanding	<u>\$507,766.36</u>

Until such time that this property is dealt with under the provisions of *The Tax Enforcement Act*, the City continues to be responsible for remitting the school portion of the property tax bill to the School Boards, irrespective of its collectability. Should Council authorize the Administration to proceed under the Act, the City and/or the Provincial Mediation Board can still discuss payment terms should new information be received that would confirm that the debt can be satisfactorily repaid. However, delays in proceeding, should the debt continue to be uncollectable, simply means that the City will continue to fund the school portion of the property taxes in addition to absorbing the loss of taxes assessed for its own budgetary requirements.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Clause B2, Administrative Report No. 11-2003”

*Mr. Don Windels, Capri Place, indicated that they have been making regular payments to the City, and requested that Council not commence tax enforcement proceedings.*

*Moved by Councillor Penner, Seconded by Councillor McCann,*

*THAT the City Solicitor take the necessary action under the provisions of The Tax Enforcement Act with respect to the Voyageur Club property.*

*THE MOTION WAS PUT AND LOST ON A TIE VOTE.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 32**

*Moved by Councillor Steernberg, Seconded by Councillor Fortosky,*

*THAT the hour of the meeting be extended beyond 11:00 p.m.*

*CARRIED.*

**REQUESTS TO SPEAK TO COUNCIL – CONTINUED**

**16) Trudi Barlow  
808 10<sup>th</sup> Street East, dated August 8**

Submitting a petition with approximately 55 signatures objecting to the right hand turn only for traffic heading east or west on Main Street at the intersection of Clarence Avenue and Main Street and requesting permission to address Council with respect to the matter. (File No. CK. 6320-10)

*DEALT WITH EARLIER. SEE PAGE NO. 9.*

**17) Marnie Deighton  
819 10<sup>th</sup> Street East, dated August 8**

Requesting permission to address Council with respect to the intersection of Clarence Avenue and Main Street. (File No. CK. 6320-10).

*DEALT WITH EARLIER. SEE PAGE NO. 9.*

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

**1) Edward P. Werbicki, Secretary, Parish Council  
Ukrainian Catholic Cathedral of St. George, dated July 10**

Submitting various requests in connection with St. George Cathedral Parish “Year of the Family” celebrations to be held on Sunday, September 21, 2003. (File No. CK. 205-1)



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 33**

**RECOMMENDATION:** that the requests be approved subject to administrative conditions.

*Moved by Councillor Steernberg, Seconded by Councillor Fortosky,*

*THAT the requests be approved subject to administrative conditions.*

*CARRIED.*

**2) Ray G. Sorsdahl, C.D.  
209-220-24<sup>th</sup> Street East, dated July 10**

Submitting various newspaper clippings. (Note: Copies of the newspaper clippings may be viewed in the City Clerk's Office.) (File No. CK. 150-1)

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

*Moved by Councillor Swystun, Seconded by Councillor McCann,*

*THAT the information be received.*

*CARRIED.*

**3) Richard Medernach  
832 4<sup>th</sup> Avenue North, dated July 12**

Submitting comments with respect to the Gathercole building and development of the riverbank. (File No. CK. 4130-2-11)

**RECOMMENDATION:** that the information be received and joined to the file.

*Moved by Councillor Steernberg, Seconded by Councillor Fortosky,*

*THAT the information be received and joined to the file.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 34**

**4) Chriss Gates  
Canadian Red Cross, North/Central Saskatchewan Region, dated July 11**

Expressing appreciation for the grant received through the 2003 Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

**5) Frances Farness-Petit, Secretary Treasurer  
Saskatoon Seniors Action Now Association Incorporated, dated July 17**

Expressing appreciation for the grant received through the 2003 Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

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

*Moved by Councillor Fortosky, Seconded by Councillor Waygood,*

*THAT the information be received.*

*CARRIED.*

**6) Deborah Charles, Chief Executive Officer  
Missinipi Broadcasting Corporation, dated July 11**

Advising Council of a proposal to Industry Canada and the Canadian Radio-Television and Telecommunications Commission for permission to establish a new FM broadcasting transmitting facility in the municipality of Saskatoon. (File No. CK. 233-1)

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

*Moved by Councillor McCann, Seconded by Councillor Swystun,*

*THAT the information be received.*

*CARRIED.*

**7) Florence Graham, President  
Hope Cancer Help Centre Inc. dated July 18**

Requesting permission to use portions of Spadina Crescent northbound in connection with the 8<sup>th</sup> Hope Race for Recovery to be held on Sunday, October 5, 2003. (File No. CK. 205-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 35**

**RECOMMENDATION:** that the request be approved subject to administrative conditions.

*Moved by Councillor Penner, Seconded by Councillor Steernberg,*

*THAT the request be approved subject to administrative conditions.*

*CARRIED.*

**8) Slawko J. Kindrachuk, Event Chair  
Ukraine Day in the Park, dated July 17**

Requesting permission for an extension to the noise bylaw to 11:00 p.m. on August 23, 2003 in connection with the Ukraine Day in the Park. (File No. CK. 185-9)

**RECOMMENDATION:** that permission be granted for an extension to the Noise Bylaw on August 23, 2003, in connection with the Ukraine Day in the Park activities.

*Moved by Councillor Swystun, Seconded by Councillor McCann,*

*THAT permission be granted for an extension to the Noise Bylaw on August 23, 2003, in connection with the Ukraine Day in the Park activities.*

*CARRIED.*

**9) John Dishko  
Saskatoon Professional Fire Fighters I.A.F.F. Local 80, dated July 23**

Requesting permission to hold a boot drive on the 2300 block of Preston Avenue, in front of Market Mall, on Saturday, September 27, 2003, between the hours of 10:00 a.m. and 4:00 p.m., in connection with Muscular Dystrophy Awareness Month. (File No. CK. 205-1)

**RECOMMENDATION:** that the request be approved subject to administrative conditions.

*Moved by Councillor Penner, Seconded by Councillor Swystun,*

*THAT the request be approved subject to administrative conditions.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 36**

**10) Steve Rosencranz, Carter County Commissioner, Deb Ranum, Fallon County Commissioner and Sandy Nelson, Wibaux County Commissioner  
Highway 323 Steering Committee, dated July 21**

Requesting support for the paving of Montana Highway 323. (File No. CK. 1870-1)

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

*Moved by Councillor McCann, Seconded by Councillor Swystun,*

*THAT the information be received.*

*CARRIED.*

**11) Jill Postlethwaite  
317 Mount Allison Court, dated July 28**

Expressing support for the recommendations of the Planning and Operations Committee regarding Special Needs Transportation. (File No. CK. 7305-1)

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

**12) Sandy Preston  
223 Meilicke Road, dated August 6**

Expressing the opinion that Special Needs Transportation needs to be owned, operated, maintained and managed by the City of Saskatoon. (File No. CK. 7305-1)

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

**13) Ken Wood, General Manager  
Saskatchewan Place, dated August 5**

Requesting that Council approve 50% funding for the replacement of side glass and installation of end protective netting systems at Saskatchewan Place. (File No. CK. 611-3)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 37**

**RECOMMENDATION:** that the direction of Council issue.

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

*THAT the matter be referred to the Administration for a report.*

*CARRIED.*

**14) RossAnn Edwards, Race Director  
Saskatoon Triathlon Club, dated August 1**

Requesting permission to use Diefenbaker Park, and that the entrance to the park be closed, on September 20, 2003 between 8:30 a.m. and 3:00 p.m., in connection with the Kids of Steel Duathlon (run, bike, run) event. (File No. CK. 205-1)

**RECOMMENDATION:** that the request be approved subject to administrative conditions.

*Moved by Councillor Swystun, Seconded by Councillor Fortosky,*

*THAT the request be approved subject to administrative conditions.*

*CARRIED.*

**15) Eldon Lautermilch, Saskatchewan Aboriginal Affairs and Mike Badham, President,  
Saskatchewan Urban Municipalities Association, dated August 1**

Requesting information with respect to potential job opportunities in order to development a comprehensive list of employment positions to be made known to the Aboriginal community. (File No. CK. 4500-2)

**RECOMMENDATION:** that the matter be referred to the Administration.

*Moved by Councillor Swystun, Seconded by Councillor Steernberg,*

*THAT the matter be referred to the Administration.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 38**

**16) Karen Archibald, Executive Director, CHEP and  
Len Usiskin, Executive Director, Quint Development Corporation, dated August 6**

Expressing concerns with respect to land in Riversdale being sold to Giant Tiger. (File No. CK. 4000-1)

**RECOMMENDATION:** that the direction of Council issue.

*Moved by Councillor Swystun, Seconded by Councillor Fortosky,*

*THAT the letter be referred to the Administration and Finance Committee to meet with CHEP and Quint Development Corporation to discuss the process that was used.*

*CARRIED.*

**17) Treena Sikora  
38 - 110 Keevil Crescent, dated August 6**

Expressing concerns with respect to the expansion of public transit services in the Erindale, Silverspring, Arbor Creek and Briarwood neighbourhoods and the creation of the Sutherland Transfer Point which will be located on Keevil Crescent. (File No. CK. 7311-1)

**RECOMMENDATION:** that the matter be referred to the Administration for a report.

*Moved by Councillor McCann, Seconded by Councillor Swystun,*

*THAT the matter be referred to the Administration for a report.*

*CARRIED.*

**18) Diane Kanak, A/Secretary  
Saskatoon Development Appeals Board, dated July 10**

Submitting notice of Development Appeal Board hearing for property located at 1008 10<sup>th</sup> Street East. (File No. CK. 4352-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 39**

**19) Diane Kanak, A/Secretary  
Saskatoon Development Appeals Board, dated July 15**

Submitting notice of Development Appeal Board hearing for property located at 2702 Broadway Avenue. (File No. CK. 4352-1)

**20) Diane Kanak, A/Secretary  
Saskatoon Development Appeals Board, dated July 22**

Submitting notice of Development Appeal Board hearing for property located at 215 Wollaston Place. (File No. CK.4352-1)

**21) Diane Kanak, A/Secretary  
Saskatoon Development Appeals Board, dated July 22**

Submitting notice of Development Appeal Board hearing for property located at 136 Avenue U South. (File No. CK. 4352-1)

**22) Diane Kanak, A/Secretary  
Saskatoon Development Appeals Board, dated July 25**

Submitting notice of Development Appeal Board hearing for property located at 408 Spadina Crescent West. (File No. CK. 4352-1)

**23) Diane Kanak, A/Secretary  
Saskatoon Development Appeals Board, dated July 31**

Submitting notice of Development Appeal Board hearing for property located at 3445 Miners Avenue. (File No. CK. 4352-1)

**24) Diane Kanak, A/Secretary  
Saskatoon Development Appeals Board, dated August 1**

Submitting notice of Development Appeal Board hearing for property located at 327 Coldspring Crescent. (File No. CK. 4352-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 40**

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

*Moved by Councillor Swystun, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**25) Robert V. Wilson  
Park Terrace Condominium Association, dated August 11**

Submitting comments with respect to paving of Rotary Park Parking Lot. (File No. CK. 4131-1)

**RECOMMENDATION:** that the letter be considered with Clause D3, Administrative Report No. 13-2003.

*Moved by Councillor Steernberg, Seconded by Councillor Paulsen,*

*THAT Clause D3, Administrative Report No. 13-2003 be brought forward and considered.*

*CARRIED.*

**“ADMINISTRATIVE REPORT NO. 13-2003**

**D3) Communications to Council**

**From: Anita Wilson, Secretary of the Board of Directors  
Park Terrace Condominium Association**

**Date: May 6, 2003**

**Subject: Rotary Park Parking Lot  
(File No. CK 4131-1)**

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**RECOMMENDATION:** that this report be referred to the Budget Committee for consideration in the 2004 Capital Budget.

City Council, at its meeting held on May 20, 2003, considered the above noted letter with respect to paving Rotary Park parking lot. Council passed a motion that the matter be referred to the Administration for a report to the 2004 Capital Budget meeting.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 41**

The letter (Attachment 1) states, "This concern has been forwarded to Council for several years and discussed annually with the Parks Department of the City." The Parks Branch has continued to contract a local business to apply calcium magnesium chloride, a chemical used for dust abatement, on a once per year basis, at a cost of \$700 per application with the most recent application completed the week of July 28, 2003.

The writer refers to other less permanent methods, which could be considered to contain or eliminate the dust. The Parks Branch considered and subsequently approved an alternative method to the dust abatement treatments. In discussions with the Public Works Branch, they recommended the use of RAP (reclaimed asphalt) as a method to assist in the reduction of dust and provide a maintainable surface in the parking lot. The Public Works Branch has been successful in utilizing the RAP in lanes for the same reasons. In 1999, the Parks Branch contracted Public Works, Roadways Section, at a cost \$3,000 of operating funds, to install RAP in the parking lot.

The RAP installation has not satisfied the concerns expressed by the community, so in 2002 the Parks Branch requested, through the Capital Budget, funding to place asphalt concrete in the parking lot and an automatic irrigation system for Rotary Park, neither of which was approved.

The Parks Branch will again submit a Capital Budget Project for the Rotary Park parking lot redesign and paving at an estimated cost of \$70,000 (based on 2003 unit costs).

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Letter from Anita Wilson dated May 6, 2003"

*Moved by Councillor Paulsen, Seconded by Councillor Waygood,*

*THAT the report be referred to the Budget Committee for consideration in the 2004 Capital Budget.*

*CARRIED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 42**

**B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION**

**1) Susanne Lord  
3037 Eastview, dated July 16**

Submitting concerns with respect to the condition of the city's sidewalks. (File No. CK. 6220-1) **(Referred to the Administration.)**

**2) Terry Gibson, Federal Co-Chair and Russ Krywulak, Provincial Co-Chair  
Government Relations and Aboriginal Affairs, dated July 10**

Submitting the 2004-06 Information Guide and Application Package for the Canada-Saskatchewan Infrastructure Program. (File No. CK. 1860-1) **(Referred to the Administration.)**

**3) Margaret (Peggy) Durant  
1916 Dufferin Avenue, dated July 15**

Submitting comments with respect to the sidewalks located on the 1900 and 2000 blocks of Dufferin Avenue. (File No. CK. 6220-1) **(Referred to the Administration.)**

**4) Joanne Fedyk, Executive Director  
Saskatchewan Waste Reduction Council, dated July 21**

Requesting that the City reallocate funds so that a Household Hazardous Waste Collection Day can be held in the fall. (File No. CK. 7830-2-3) **(Referred to the Planning and Operations Committee.)**

**5) Don Gendzwill  
133 Sparling Crescent, dated July 23**

Suggesting that the City investigate a method called thermal de-polymerization which can change almost anything into oil, to alleviate problems at the landfill. (File No. CK. 7830-4) **(Referred to the Planning and Operations Committee.)**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 43**

**6) Angeline Bruyn  
324 Avenue F South, dated July 23**

Expressing concerns with respect to property located at 325 Avenue F South. (File CK. 4352-2) **(Referred to the Administration.)**

**7) Brian Cross  
805 Avenue H South, dated July 24**

Requesting information with respect to the Gardener's Residence in Victoria Park, and expressing concerns with respect to children crossing Avenue H to Victoria Park. (Files CK. 710-19 and 5200-1) **(Referred to the Administration.)**

**8) Peter Kostyniuk  
254 Egnatoff Crescent, dated July 27**

Expressing concerns with respect to the parking of RVs in residential neighbourhoods. (File No. CK. 6120-1) **(Referred to the Administration.)**

**9) West Kotyk, Manager, Environmental Protection  
Parkland EcoRegion, dated July 31**

Submitting a copy of the 2002 Annual Water Quality Monitoring Sample Submission Report for the City of Saskatoon. (File No. CK. 430-1) **(Referred to the Administration.)**

**10) Peter Kostyniuk  
265 Egnatoff Crescent, dated August 8**

Submitting photographs and a correction to his original letter dated July 27, 2003, with respect to parking of RVs in residential neighbourhoods. (File No. CK. 6120-1) **(Referred to the Administration.)** (Note: The photographs may be viewed in the City Clerk's Office.)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 44**

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

*Moved by Councillor Steernberg, Seconded by Councillor Fortosky,*

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

**1) Ken Lowther, Secretary/Treasurer  
Canadian Association of Veterans in United Nations Peacekeeping (C.A.V.U.N.P.)**

Requesting that Council proclaim August 9, 2003 as Peacekeeper's Day in Saskatoon. (File No. CK. 205-5)

**2) Allison Perpeluk, In Motion Project Assistant  
Saskatoon Health Region, dated July 30**

Requesting that Council proclaim October, 2003 as In Motion Month in Saskatoon. (File No. CK. 205-5)

**3) Diane Ballard and Jeff Mansfield, Co-Chairs  
Kinsmen and Kinette National Convention, dated August 5**

Requesting that Council proclaim August 17 to 23, 2003 as Kinsmen and Kinette Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:**

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 45**

*Moved by Councillor Penner, Seconded by Councillor Fortosky,*

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

*CARRIED.*

**REPORTS**

Mr. John Waddington, Chair, Municipal Planning Commission, presented Report No. 4-2003 of the Municipal Planning Commission;

General Manager, Community Services Gauthier presented Section A, Administrative Report No. 13-2003;

General Manager, Corporate Services Veltkamp presented Section B, Administrative Report No. 13-2003;

General Manager, Fire and Protective Services Bentley presented Section C, Administrative Report No. 13-2003;

A/General Manager, Infrastructure Services Drever presented Section D, Administrative Report No. 13-2003;

General Manager, Utility Services Hewitt presented Section E, Administrative Report No. 13-2003;

City Clerk Mann presented Section A, Legislative Report No. 11-2003;

A/City Solicitor Manning presented Section B, Legislative Report No. 11-2003;

Councillor Fortosky, Chair, presented Report No. 10-2003 of the Planning and Operations Committee;

Councillor Waygood Chair, presented Report No. 12-2003 of the Administration and Finance Committee; and

Councillor Heidt, Chair, presented Report No. 7-2003 of the Land Bank Committee;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 46**

*Moved by Councillor Steernberg, Seconded by Councillor Fortosky,*

*THAT Council go into Committee of the Whole to consider the following reports:*

- a) Report No. 4-2003 of the Municipal Planning Commission;*
- b) Administrative Report No. 13-2003;*
- c) Legislative Report No. 11-2003;*
- d) Report No. 10-2003 of the Planning and Operations Committee;*
- e) Report No. 12-2003 of the Administration and Finance Committee; and*
- f) Report No. 7-2003 of the Land Bank Committee.*

*CARRIED.*

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

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

*Committee arose.*

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

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

**“REPORT NO. 4-2003 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Commission

Mr. John Waddington, Chair  
Ms. Jo-Anne Richter, Vice-Chair  
Mr. Dieter André  
Mr. Gord Androsoff  
Mr. Roy Ball  
Mr. Jack Billinton  
Mr. Michael Chyzowski  
Mr. Lloyd Hedemann  
Councillor L. Swystun  
Ms. Karen Thogersen  
Mr. Vern Waldherr  
Mr. Randy Warick  
Mr. Jim Zimmer

**1. Gathercole Riverfront Park  
(File No. CK. 4130-2)**

- RECOMMENDATION:**
- 1) that the Short Term Master Plan and the Long Term Master Plan of the South Downtown Riverfront, as outlined in Attachment 1, be approved;
  - 2) that the General Manager, Community Services Department be authorized to issue development permits which are in substantial conformance with the approved Short Term and Long Term Master Plans; and
  - 3) that a Crime Prevention Through Environmental Design (CPTED) Review be conducted on the Short Term and Long Term South Downtown Riverfront Master Plan, and the results be reported to Crosby Hanna and Associates.

*ADOPTED.*

Your Commission has discussed at length the attached report of the Community Services Department dated July 28, 2003, regarding a proposed South Downtown Riverfront Park. While your Commission supports the recommendations outlined above, it also wishes to bring to Council’s attention the following points with respect to the report:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 48**

- 1) more recognition of parking issues is required;
- 2) a definite proposal for the replacement of the boat launch is required; and
- 3) a further review of an adequate width for the bridge linkage to ensure good access.

The Chair of the Municipal Planning Commission will be in attendance to discuss each of these points in detail.

**ADMINISTRATIVE REPORT NO. 13-2003**

**Section A – COMMUNITY SERVICES**

**A1) Municipal Enterprise Zone  
SpaTech National Distributors Inc.  
119 Avenue F North  
(File No. CK. 1965-1)**

- RECOMMENDATION:**
- 1) that City Council approve a one-year tax abatement of one-half of the incremental taxes for improvements made at Bay #4 – 119 Avenue F North for a new office and warehouse;
  - 2) that the one-year tax abatement commence in the next taxation year after completion of the project, as outlined in Attachment 1 of this report; and
  - 3) that the City Solicitor be requested to prepare the necessary bylaw and agreement.

*ADOPTED.*

**BACKGROUND**

**Purpose of Enterprise Zone**

On June 24, 2002, City Council approved the creation of a Municipal Enterprise Zone. The Enterprise Zone included seven core neighbourhoods and two core industrial areas. The purpose of the Enterprise Zone is to:

- encourage businesses to locate or expand their operations in the Enterprise Zone in order to create more economic activity within this area;



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 49**

- encourage property owners and developers to invest in the renovation, expansion or creation of new housing in the Enterprise Zone;
- encourage new investment in the Enterprise Zone and increase consumer and investor confidence in this area of Saskatoon; and
- demonstrate the City's commitment to improving conditions in the Enterprise Zone.

It was noted in 2002 by the Administration, that the seven core neighbourhoods and two core industrial areas are at risk of falling further behind the rest of the City in terms of income, job creation, economic opportunity, property values, owner-occupancy, and some essential commercial services. An Enterprise Zone is an economic development tool, which can be used to help reduce the deterrents associated with developing in the core. The Enterprise Zone complements the existing City-wide incentive programs already offered by the City.

**REPORT**

Description of Project

SpaTech National Distributors Inc. applied for incentives under the Municipal Enterprise Zone through Saskatoon Regional Economic Development Authority (SREDA) office. SREDA conducted a thorough review of the application by SpaTech and has determined that a portion of the proposed development warrants consideration for incentives under the Enterprise Zone. SpaTech has applied for a one-year tax abatement of incremental property taxes. It was noted in the application that approximately one-half of the proposed use qualifies for incentives under the Enterprise Zone program. Offices and warehouses are eligible uses, however retail and personal service uses are currently not eligible uses. Approximately one-half of the proposed space will be used for retail and personal service use. The Adjudication Committee is recommending that incentives be provided for the eligible portion.

Reasons for Support

The Adjudication Committee supports this application for the following reasons:

1. It will assist in the relocation of a new business from outside the Enterprise Zone into the Caswell Hill neighbourhood.
2. It will assist in the occupancy of a currently vacant space.
3. It will add to the employment base of the Enterprise Zone.
4. It will assist in the construction of new office and warehouse space, in an area that needs new investment.
5. Overall, the office and warehouse portion of this application fits within the intent of the Enterprise Zone program.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 50**

Financial Impact

The tax abatement is on one-half of the incremental taxes based on property improvements and, as such, is foregone revenue and will not be charged to the Enterprise Zone account (approximate value \$3,912.70). Any building and plumbing permit fee pertaining to the eligible portion of the new construction will be automatically rebated. As of July 11, 2003, there was approximately \$385,000 remaining in the Enterprise Zone account that has not been spent or committed to projects.

SREDA will conduct a follow-up inspection to ensure that the project is completed according to the proposal described in Attachment 1.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

- 1 Project Proposal from SpaTech National Distributors Inc.
- 2 Location Plan of 119 Avenue F North.

**A2) Easement Requirement - SaskPower  
Briarwood (Briarwood Road)  
Municipal Buffer Strips MB28 and MB29A,  
Plan 101618298  
(File No. CK. 4090-3)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskPower as outlined on the attached plan; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal, the appropriate agreement as prepared by the City Solicitor.

*ADOPTED.*

Carol A Moore, on behalf of SaskPower's Land Department, has requested the City's approval for an easement over Municipal Buffer Strips MB28 and MB29A, Plan 101618298, as shown outlined

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 51**

on Attachment 1. The purpose of this easement is to provide underground servicing to the adjacent area.

The Community Services Department and Infrastructure Services Department have no objection to the granting of this easement to SaskPower.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Part of Plan 101618298

**A3) Annexation – Willows Golf Course Community**  
**(File No. CK. 4060-1)**

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

*ADOPTED.*

**BACKGROUND**

On July 12, 1999, City Council received a formal request from the Dundee Development Corporation, representing Working Ventures Capital Corporation (Willows G & CC) to annex land adjacent to the City of Saskatoon boundary located south of Cartwright Road commonly known as the Willows Golf and Country Club and a portion of Section NE9-36-5-W3 (please refer to Attachment 1). The request for annexation was intended to facilitate the development of a new residential development that would be integrated with the existing Willows golf course.

**REPORT**

On July 4, 2003 the Deputy Minister of Municipal Government approved the annexation request from the City of Saskatoon, and the Willows Golf and Country Club became part of the City of Saskatoon effective July 1, 2003.

The purpose of this report is to briefly describe the next steps towards development of residential lots at the Willows.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
 MONDAY, AUGUST 11, 2003  
 PAGE 52**

<b>Step</b>	<b>Process</b>	<b>Estimated Timing</b>
1	Removal of Lands from Saskatoon Planning District Control	Sept. 2003
2	Amend City Development Plan/Zoning Bylaw to Create New Direct Control District (DCD4)	Sept. 2003
3	Approval of Willows Neighbourhood Concept Plan	Oct. 2003
4	Council Approval for Development Permit	Oct. 2003
5	Subdivision and Servicing	Spring 2004

Steps 1 and 2 will proceed concurrently, as will steps 3 and 4. Council review and approval is required for steps 1 through 4.

The Willows will be developed in two phases. It is anticipated that lot sales in phase 1 could occur as early as late summer or fall of 2004. The Administration is currently meeting with Dundee to create the necessary development guidelines, which would form part of a new Direct Control District.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. New City Boundaries including the Willows Golf and Country Club effective July 1, 2003.

**A4) Council Enquiry – Councillor T. Paulsen  
 Minimum Design Controls – Lakewood Suburban Centre  
 File No. CK 4131-1)**

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*DEALT WITH EARLIER. SEE PAGE NO. 23.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 53**

**A5) Regional Retail, Capital Project No. 2035  
(File No CK. 4125-1)**

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that Robin Dee and Associates be invited to present the Regional Retail Study Final Report to a meeting of City Council in September 2003.

*ADOPTED.*

**BACKGROUND**

City Council approved, in its 2003 Capital Budget, Capital Project 2035, the Regional Retail Study. This project is important as the city experiences significant growth in the retail sector and the accompanying demands to make more retail space available for development. The study assesses the current inventory of retail/service space and shopping patterns to analyze future retail/service space needs. This report will be future looking and assist the Administration in determining the appropriate retail/service structure for the next 15 years and allow the modification of retail development policy as necessary.

The Regional Retail Study has resulted from the significant growth in retail/service space in the last three years and from the differing opinions in the community as to the need for and impact of retail space growth. Since 2000, Preston Crossing – Phase I, the Auto Mall and related redevelopment on 8<sup>th</sup> Street has changed the retail service landscape of the city. In the near future, potential developments including Preston Crossing – Phase II, Lakewood and University Heights Suburban Centres, The Union Centre site, Clarence Avenue South, Future Growth - West and further 8<sup>th</sup> St. redevelopment, offer the prospect of continued change in the commercial landscape. More importantly, it is a lack of agreement in the community about the impact of this change. During public involvement meetings around the Regional Retail Study and in the press, opinions about the impact of retail growth have varied from “not nearly enough” to “far too much”; the goal of the Regional Retail Study is to objectively evaluate the Saskatoon retail market, its growth potential, and what that means for the current and future inventory of retail/service space.

A retail/service space needs and distribution study requires the services of an experienced retail analyst, an area of expertise that is quite rare in Canada and nonexistent locally. The Community Services Department has contracted with Robin Dee and Associates of Oakville Ontario for this study. This firm has significant experience in this scale of retail/service space analysis for Ontario municipalities including the City of Oshawa and the City of Peterborough. Mr. Dee represents a wide variety of clients at the Ontario Municipal Board. Robin Dee and Associates is the principal consultant for the Regional Retail Study for the City of Saskatoon and has teamed with a local firm, Fast Consulting, to carry out the necessary consumer surveys.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 54**

The Administration has endeavored to consult with interested parties in the community as the study progressed. The Administration brought together the Retail Study Review Committee to discuss the retail environment and this study on three occasions:

- Retail Forum. In October 2000 the administration hosted a focus group to discuss the cities development plan as it pertains to retail development and gauge the breadth of opinion on the local retail environment;
- Retail Study Review Committee meeting. In March 2003 the committee met to discuss the methodology for the study; and
- Retail Study Review Committee meeting. On August 6, 2003 the committee met to discuss initial results of the study including market area definition and projected retail/service space needs.

Finally, the methodology for this study is that of the Consultant and has been employed successfully for a number of Ontario municipalities. The City of Saskatoon was responsible for providing specific pieces of research for the study methodology as per the Consultants specifications.

**REPORT**

The Regional Retail study has six (6) distinct components: study area definition, definition of current shopping patterns, current inventory of retail/service space, current and projected populations, market demand/warranted additional space analysis, and retail/service space distribution analysis. The study projects market demand and the resulting requirements for retail service space for 2006, 2011, 2016 and 2021. At this point the Consultant has completed components 1-5 and this report summarizes the initial findings. The final component, retail/service space distribution analysis, and the final report will be completed and presented to City Council in September 2003.

1. Study Area Definition.

This component of the study methodology defines the Saskatoon market area. It answers the question “where does the typical Saskatoon shopper live?” The method employed was an intercept survey of shoppers at selected retail nodes. The survey asked people where they lived, where they had shopped that day and what they had spent. The intercept survey randomly selected 300 shoppers at each of 6 Saskatoon shopping locations between January 30 and February 9, 2003, for a total of 1,800 surveys. The locations where the surveys were conducted were Market Mall, the Mall at Lawson Heights, the Centre at Circle and 8<sup>th</sup>, Midtown Plaza, Confederation Park Plaza and Preston Crossing. These sites represent the most concentrated shopping nodes in the current retail space inventory.

These interviews allowed the Consultant to define the typical market area for Saskatoon retail shopping. The results of this analysis defined a current view of the market area for

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 55**

Saskatoon retail goods and services. The results of this analysis are summarized on the attached map. The map shows that, based on the original survey research, about 60% of customers for Saskatoon retail businesses live within or immediately surrounding the city and cumulatively about 86% live within 100 kilometers of the city.

2. Definition of Shopping Patterns

The methodology requires an up to date understanding of the shopping behavior of customers in the market area. This was accomplished by a randomly sampled telephone survey of residents within 100 kilometers of Saskatoon. The sample size of 1349 people yields a margin error for the results of +/- 2.7%. The survey was conducted into each of six (6) distinct geographic sectors of the Saskatoon market area: Saskatoon East, Saskatoon West, Rural Northeast, Rural Northwest, Rural Southeast and Rural Southwest. Fast Consulting conducted this survey, like the Intercept Survey, for Robin Dee and Associates.

The survey was completed in May 2003 and asked respondents to detail expenditures at different locations and store types in Saskatoon. This data allows the consultant to tabulate expenditures by store type and market area.

3. Current Inventory of Retail/Service Space

The methodology requires an up to date inventory of commercial space used for retail and service provision. The City of Saskatoon provided this data based on the Business License database. In consultation with Robin Dee and Associates, a subset of data from the Business License database was extracted that described the current inventory of retail and service business in selected areas of the city. The data was drawn for each of the "Competitive Retail Areas" shown on the attached map. These areas represent retail nodes in the city that currently serve the Saskatoon regional market.

For each of these retail nodes information about the floor area and type of business was provided. In addition, City staff checked each record from the business license database with additional administrative records to ensure the accuracy of the information. City staff also provided an area calculation for each retail node. Using the GIS system City staff calculated and totalled the land area occupied by the businesses in the node. Finally, City Staff contracted Brunsdon, Martin and Associates of Saskatoon to undertake a vacancy survey for each retail node.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 56**

4. Current and Projected Populations

The methodology requires current and projected populations for the defined market area. The Administration provided population data for the City of Saskatoon while the Consultant contracted with an Ontario firm for the data on the remaining market area. In accordance with the Consultant's specifications, the population data was based on Statistics Canada Census data.

5. Market Demand/Warranted Additional Space

This section of the methodology uses the information summarized above to estimate the need for and amounts of space required to meet projected growth requirements. The details of the methodology will be fully explained and presented by the consultant in the final report. The model estimates additional space requirements by retail category for 2006, 2011, 2016, and 2021.

The Consultant is preparing this section of the analysis for delivery in mid-August. While it is noted that the final draft of this analysis is not complete and that the final model is still being calibrated, the consultant has passed on initial results of the model. Based on the preliminary results, a number of generalizations regarding the future demand for retail goods and the additional retail space to deliver the goods can be stated.

- Over the time horizon of the study (2006-2021), as much as 1.5 million square feet of additional retail space may be required to service growth in the Saskatoon market.
- The immediate demand (2006) for additional space will probably range from 250,000 square feet to 300,000 square feet.
- More than half the warranted additional space will be for Department Store Type Merchandise.
- The remaining additional warranted space will need to be devoted to services (e.g. restaurants, medical/dental), food stores and other retail (e.g. home improvement, auto supply).

6. Retail/Service Space Distribution Analysis

This section of the analysis addresses appropriate locations for additional warranted retail and service space based on the models' projections of demand growth in the different geographical sectors of the Saskatoon market area. The consultant will complete this part of the study and present the results as part of the final report at a Council meeting in September 2003.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 57**

**JUSTIFICATION**

This study provides Council with information on future retail and service space requirements independent of information provided by development proponents.

**POLICY IMPLICATIONS**

This study provides guidance to Administration and City Council regarding pending/proposed applications to amend the City of Saskatoon Development Plan with respect to commercial land use policy.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Saskatoon Retail Market Area 2003
2. Competitive Retail Areas in Saskatoon

**A6) Land-Use Applications Received by the Community Services Department  
For the Period Between July 3, 2003 and July 30, 2003  
(For Information Only)  
(File No. CK. 4000-5)**

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

*ADOPTED.*

The following applications have been received and are being processed:

Discretionary Use

- Application No. D6/03: 136 Avenue U South  
Applicant: QUINT Development Corp.  
Legal Description: Lots 27-30, Block 17, Plan FF1 (G4995)  
Current Zoning: RM4  
Proposed Use: Day Care Centre  
Neighbourhood: Pleasant Hill  
Date Received: July 11, 2003

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 58**

Discretionary Use

- Application No. D7/03: 51 Lief Erickson Place  
Applicant: Saskatoon Housing Authority  
Legal Description: Parcel V, Plan 62S21869  
Current Zoning: RM4  
Proposed Use: Day Care Centre  
Neighbourhood: Westmount  
Date Received: July 18/03

Discretionary Use

- Application No. D8/03: 3447 Cassino Avenue  
Applicant: Hilbert Macadaeg  
Legal Description: Lot 18, Block 1, Plan 79S24053  
Current Zoning: R2  
Proposed Use: Residential Care Home  
Neighbourhood: Montgomery Place  
Date Received: July 24/03

Discretionary Use

- Application No. D9/03: 610 Broadway Avenue  
Applicant: Kathy Bond  
Legal Description: Lots 13,14,15 & Pt. 16, Block A2, Plan Q4  
Current Zoning: R2  
Proposed Use: Private School  
Neighbourhood: Nutana  
Date Received: July 28/03

Rezoning

- Application No. Z23/03: Willows Golf Course  
Applicant: Dundee Devs. for Willows Development Corp.  
Legal Description: Pt. NW ¼ Sec. 9-36-5-W3M; Pt. NE ¼ Sec. 9-36-5-W3M and Parcel AA, Plan 96S04102  
Current Zoning: RM of Corman Park  
Proposed Zoning: DCD4  
Neighbourhood: Willows Golf Course  
Date Received: July 7, 2003

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 59**

Rezoning

- Application No. Z25/03: Blakeney Crescent  
Applicant: City of Saskatoon  
Legal Description: Lots 1-26, Block 750 and Lots 10-28, Block 754,  
No registered plan yet  
Current Zoning: R2  
Proposed Zoning: R1B  
Neighbourhood: Confederation Park  
Date Received: July 9, 2003

Rezoning

- Application No. Z26/03: 1502 2<sup>nd</sup> Avenue North  
Applicant: Woodlawn Cemetery, City of Saskatoon  
Legal Description: Lot A, Block 12, Plan 62S16171  
Current Zoning: R2  
Proposed Zoning: M1  
Neighbourhood: Kelsey/Woodlawn  
Date Received: July 2, 2003

Subdivision

- Application No.26/03 : Rutherford Crescent/Way/Lane  
Applicant: Webb Surveys for City of Saskatoon  
Legal Description: Part of SE ¼ Sec. 2-34-5-3 and former 115<sup>th</sup> Street  
Current Zoning: RM2  
Neighbourhood: Sutherland  
Date Received: June 27, 2003

Subdivision

- Application No.27/03 : 1015 McKercher Drive  
Applicant: Webb Surveys for Kenmore Land Co.  
Legal Description: Lot 4, Block N, Plan 75S31939 and  
Part of MB1, Plan 75S19611  
Current Zoning: B4  
Neighbourhood: College Park  
Date Received: June 27, 2003

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 60**

Subdivision

- Application No.28/03 : Blakeney Crescent  
Applicant: M. Marien for City of Saskatoon & Confederation  
Devs.  
Legal Description: Pt. Lot B and all A & C, Block 750 and Lots A & B,  
Block 754, Plan 89S54198  
Current Zoning: R2  
Neighbourhood: Confederation Park  
Date Received: July 15, 2003

Subdivision

- Application No 29/03. : 906 Gray Avenue  
Applicant: Webb Surveys for Paul Gaudet  
Legal Description: Lot 3, Block 33, Plan G359  
Current Zoning: R2  
Neighbourhood: Forest Grove  
Date Received: July 18, 2003

Subdivision

- Application No.30/03 : Saskatoon Landfill  
Applicant: Webb Surveys for City of Saskatoon and SaskPower  
Legal Description: Lots G,H & K, Plan 75S32639 and  
Lot F, Plan 62S07462  
Current Zoning: AG  
Neighbourhood: SaskPower Management Area  
Date Received: July 28/03

Subdivision

- Application No.31/03 : 801-805 47<sup>th</sup> Street East  
Applicant: Webb Surveys for Echo Properties Inc.  
Legal Description: Lots 2,3 & 4, Block 466, Plan 61S20645 and  
Parcel P, Block 466, Plan 101400196  
Current Zoning: IH  
Neighbourhood: North Industrial  
Date Received: July 29/03

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 61**

Subdivision

- Application No.32/03 : Proposed Preston Avenue widening from Innovation Place Entrance to 14<sup>th</sup> Street  
Applicant: Don Franko for University of Saskatchewan  
Legal Description: Pt. Parcels C & D, Plan 77S27535, Pt S.E. ¼ 34-36-5W3M and Pts of N.W. ¼ 26 & N.E. ¼ 27-36-W3M  
Current Zoning: AG  
Neighbourhood: U of S Management Area  
Date Received: July 29/03

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Plan of Proposed Discretionary Use D6/03
2. Plan of Proposed Discretionary Use D7/03
3. Plan of Proposed Discretionary Use D8/03
4. Plan of Proposed Discretionary Use D9/03
5. Plan of Proposed Rezoning No. Z23/05
6. Plan of Proposed Rezoning No. Z25/05
7. Plan of Proposed Rezoning No. Z26/05
8. Plan of Proposed Subdivision No. 26/03
9. Plan of Proposed Subdivision No. 27/03
10. Plan of Proposed Subdivision No. 28/03
11. Plan of Proposed Subdivision No. 29/03
12. Plan of Proposed Subdivision No. 30/03
13. Plan of Proposed Subdivision No. 31/03
14. Plan of Proposed Subdivision No. 32/03

**Section B – CORPORATE SERVICES**

- B1) Property Tax Lien – Voyageur Club of Saskatoon Inc.  
(File No. CK. 1965-1)**
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*DEALT WITH EARLIER. SEE PAGE NO. 30.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 62**

**B2) Write Downs of Surplus Inventory - 2002  
(File No. CK. 1250-1)**

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

*ADOPTED.*

On an annual basis, the Inventory and Disposal Services Section submits a report to City Council on the amount of inactive stock that is written off.

For the year 2002, the write-downs of surplus/obsolete inventory were as follows:

	<b>Write down</b>	<b>% Of Inventory</b>
Corporate Services, Central Stores	\$ 289.83	0.16 %
Utility Services, Electrical Stores	\$ 885,832.31	25.86 %
Infrastructure Services, Public Works Stores	\$ 6,100.90	6.01 %
Infrastructure Services, Electronic Stores	\$ 45,439.45	20.71 %

The Utility Services, Electrical Stores write down has been the subject of previous reports to City Council and was included, as a special provision, in the 2002 operating budget.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Corporate Services, Central Stores write downs of surplus/obsolete inventory.
2. Utility Services, Electrical Stores write downs of surplus/obsolete inventory.
3. Infrastructure Services, Public Works Stores write downs of surplus/obsolete inventory.
4. Infrastructure Services, Electronic Stores write downs of surplus/obsolete inventory.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 63**

**Section C – FIRE AND PROTECTIVE SERVICES**

**C1) Saskatoon Fire and Protective Services Department  
Community Relations Division  
Quarterly Reports – January to June, 2003  
(File No. 435-1)**

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

*ADOPTED.*

**REPORT**

The Community Relations Division of the Saskatoon Fire and Protective Services Department works within the community to promote safety and healthy lifestyles. It is committed to maintaining a good working relationship with the educational, business, institutional and social sectors of the city. Two Community Relations Coordinators work full time in schools throughout Saskatoon on various programs. Saskatoon Fire and Protective Services works closely with Community Associations, parenting and seniors groups to provide support and information.

Attached are two quarterly reports outlining activities of the Community Relations Division for the periods January to March and April to June, 2003.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Quarterly Report - January to March, 2003.
2. Quarterly Report - April to June, 2003.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 64**

**Section D – INFRASTRUCTURE SERVICES**

**D1) Communications to Council**

**From: R.J. Rogers, Habitat Trust Chairman, Saskatoon Wildlife Federation  
Date: February 14, 2003  
Subject: Southeast Sector Storm Water Management Project  
File No. CK 4131-12-1**

**And**

**Communications to Council**

**From: K.C. (Ken) Turner  
1503 Adelaide Street East  
Date: February 24, 2003  
Subject: Southeast Sector Storm Water Management Project  
Removal of Trees  
File No. CK 4131-12-1**

**And**

**Communications to Council**

**From: Neil McGregor, President, Saskatoon Wildlife Federation  
Date: March 11, 2003  
Subject: Removal of Bushes – South East Sector Storm Water Plan  
(File No CK 4131-12-1)**

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

*ADOPTED.*

**BACKGROUND**

On February 24, 2003, the City Clerk's Office received a letter from R.J. Rogers, Habitat Trust Chairman of the Saskatoon Wildlife Federation, expressing a concern regarding the alleged removal of trees in the Southeast Sector Storm Water Management Area. Subsequently on February 26 and March 17, the City Clerk's Office received letters from K.C. (Ken) Turner and Neil McGregor, President of the Saskatoon Wildlife Federation, with regard to the same concern. The letters from R.J. Rogers and K.C. Turner were placed on the March 10 agenda of City Council, and the letter from Neil McGregor on March 24. The City Clerk forwarded copies of the letters to the Administration for a report.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 65**

**REPORT**

Infrastructure Services has investigated this matter and cannot find any evidence of any trees being removed within the Southeast Storm Water Management Area. Infrastructure Services was unable to contact Mr. Rogers as he was away from Saskatoon for an extended period. Mr. Turner and the Saskatoon Wildlife Federation were contacted, however they had no information on the location of the alleged tree removal stating that their information had come from Mr. Rogers. After repeated attempts to contact Mr. Rogers by telephone, a letter was sent to him on May 5 requesting a meeting to discuss this matter (Attachment 1). Upon Mr. Rogers' recent return to Saskatoon, he telephoned Infrastructure Services to discuss the tree removal. Mr. Rogers stated that upon further investigation, he realized that the trees in question were located on the Slimmon Road right of way, not the Southeast Storm Water Management Area, and that they had been removed prior to the initiation of the process to develop the Southeast Sector Storm Water Management Master Plan. Subsequent to his telephone call, Mr. Rogers sent a letter to Infrastructure Services reiterating his comments made on the telephone (Attachment 2). As a result of the investigation by Infrastructure Services and the recent communications with Mr. Rogers, it is clear that no trees have been removed from the Southeast Storm Water Management Area and that there is no cause for concern.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Infrastructure Services letter dated May 5, 2003 to R.J. Rogers
2. Letter received July 7, 2003 from R.J. Rogers

**D2) Enquiry – Councillor M. Heidt (June 9, 2003)  
Intersection – Avenue P and 31<sup>st</sup> Street  
(File No. CK. 6320-1)**

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

*ADOPTED.*

The following enquiry was made by Councillor Heidt at the meeting of City Council held on June 9, 2003:

“Would the Administration please check this intersection for blind spots. We have traffic calming there and some people claim there is a blind spot going east on 31<sup>st</sup> onto Avenue P.”

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 66**

Infrastructure Service has undertaken a site inspection of the intersection of Avenue P and 31<sup>st</sup> Street to look for sightline obstructions and was unable to find any. Boulevard vegetation has been well maintained and does not impair visibility. Curb parking has been restricted on Avenue P to the north and south of 31<sup>st</sup> Street in conjunction with the pedestrian refuge island installation at this location and therefore parked vehicles do not obstruct motorist visibility.

The collision history at this location has been reviewed. There have been five collisions over the past five years at this location, none that have involved eastbound vehicles.

Based on this investigation, no further action is proposed at this location.

**PUBLIC NOTICE**

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

**D3) Communications to Council**

**From: Anita Wilson, Secretary of the Board of Directors  
Park Terrace Condominium Association  
Date: May 6, 2003  
Subject: Rotary Park Parking Lot  
(File No. CK 4131-1)**

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*DEALT WITH EARLIER. SEE PAGE NO. 40.*

**D4) Request for Approval**

**Sole Source Purchase over \$100,000  
(File No. CK. 1395-1)**

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**RECOMMENDATION:**

- 1) that the purchase of a used vacuum dust control sweeper from the Tennant Sales and Service Co. for the amount of \$270,110.68 including taxes be approved; and
- 2) that the Purchasing Manager be authorized to issue the purchase order to the Tennant Sales and Service Co. for the purchase of a used vacuum dust control sweeper for the amount of \$270,110.68 including taxes.

*ADOPTED.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 67**

**BACKGROUND**

The Vehicle and Equipment Services approved 2003 Capital Budget for replacement vehicles and equipment included the replacement of a 4-wheel street sweeper at a cost of \$225,000. The latest technology in street sweeping is mechanical broom pickup with a vacuum dust control system. This allows for a waterless sweep while containing the dust created in the process. The Tennant Sales and Service Co. is currently the only manufacturer of a vacuum dust control sweeper. The Elgin Street Sweeping Company is presently working on retrofitting an existing model of their 4-wheel sweeper with a vacuum dust control system; however, a production version won't be available for several months. The cost of the Elgin unit once production begins will be in the area of \$250,000 to \$260,000 plus taxes.

**REPORT**

Since the Tennant Sales and Service Co. is the only supplier of a vacuum dust control sweeper and the cost is over \$100,000, Council approval is required for a sole source purchase.

The Administration recommends the purchase of the Tennant Sweeper for the following reasons:

- The sweeper will result in an improvement in the asphalt preparatory process allowing for superior adhesion of asphalt overlays.
- The unit is a proven production model, being used by numerous municipal and state agencies in the United States.
- The used unit with approximately 200 hours is discounted by \$24,000 over normal government pricing, making the purchase very attractive.
- The waterless sweeping feature will allow the unit to be used in freezing temperatures, thereby extending the street cleaning season.
- The sweeper would be available for use in August 2003.

**OPTIONS**

One option would be to wait for the Elgin Corporation to offer a vacuum dust control unit. The option is not recommended, as there will be a time delay to prove the unit once it does come into production, and the cost will be higher than the recommended unit.

The second option would be to tender for a water dust control sweeper. This is also not recommended, as the City would miss the opportunity to reap the benefits of a waterless sweeper.

**POLICY IMPLICATIONS**

There are no policy implications. The Corporate Purchasing Policy requires Council approval for sole source purchases over \$100,000.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 68**

**FINANCIAL IMPACT**

The purchase price of this unit is \$270,000. The 2003 Capital Budget Project #1357: V & E- Replacement Vehicles and Equipment approved the purchase of 52 units totaling \$3,234,000, including \$225,000 for a replacement street sweeper. If required, some purchases will be deferred so as to not over-expend the total project.

Purchasing the low hour machine will result in a \$24,000 discount over normal government pricing for a new unit.

**PUBLIC NOTICE**

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

**D5) 2003 Capital Budget  
Capital Project No. 1583 – Circle Drive Reconstruction  
Millar Avenue to Idylwyld Drive Operational Review and Redesign Study  
Award of Engineering Services  
(File No. CK. 6001-1)**

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- RECOMMENDATION:**
- 1) that the proposal from Bunt & Associates Engineering Ltd. to conduct a study and provide options for improving the operational efficiency of Circle Drive at a total upset limit cost of \$92,555.00 including G.S.T. be accepted; and
  - 2) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for execution by the Mayor and City Clerk under the Corporate Seal.

*ADOPTED.*

Deterioration of the roadway structure along Circle Drive between Millar Avenue and Idylwyld Drive has resulted in the City planning for the rehabilitation of the roadway in 2004. This section of Circle Drive carries approximately 44,000 vehicles per day (vpd) with yearly increases nearing 1,000 vpd. The roadway has a six lane divided cross section with left turn bays at six signalized intersections. The existing geometric configuration is able to convey this volume of traffic during off peak periods, but it operates inefficiently, at peak flow periods, even with traffic signal coordination. High volumes of left turn traffic, high truck percentages, traffic and commercial sign clutter, and numerous commercial driveways contribute to the decrease of the efficiency and safe operation of this roadway.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 69**

Approved Project 1583 – Circle Drive Reconstruction includes a component to review geometric changes prior to construction planned for 2004. As a result, Infrastructure Services issued a request for proposals to conduct an operational review for Circle Drive between Millar Avenue and Idylwyld Drive.

Proposals for the Circle Drive Study project were received from four consulting firms listed below.

ND Lea Consultants Ltd.  
Winnipeg, Manitoba

Stantec Consulting Ltd.  
Saskatoon, Saskatchewan

Earth Tech Canada Inc.  
Regina, Saskatchewan

Bunt & Associates Engineering Ltd.  
Calgary, Alberta

After a systematic evaluation of the proposals, staff rated the proposal from Bunt & Associates Engineering Ltd. as being superior from a technical perspective.

The net upset cost to the City for the proposal submitted by Bunt & Associates Engineering Ltd. is as follows.

Base Fees	\$	86,500.00
G.S.T.	\$	6,055.00
Total Fees	\$	92,555.00
G.S.T. Rebate	\$	<u>(3,702.20)</u>
Net Upset Cost to City	\$	<u>88,852.80</u>

The City intends to discuss minor changes in scope of the project (manpower usage and meeting restructuring) that will result in a decrease to the overall project costs in the order of \$10,000 (estimated). Capital Project 1583 – Circle Drive Reconstruction has \$100,000 of approved funding allocated in 2003. As such, sufficient funding is in place to allow for the provision of these engineering services to proceed.

**PUBLIC NOTICE**

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 70**

**D6) Award of Tender  
Capital Project No. 0616-18 – Northeast Pressure Zone  
File No. CK. 7900-1)**

- RECOMMENDATION:**
- 1) that City Council approve an increase in the budget of Capital Project 0616-18 Northeast Pressure Zone by \$94,000 to a total of \$294,000;
  - 2) that the Primary Water Main Reserve be used as the funding source for the additional budget required, in the amount of \$94,000;
  - 3) that the tender submitted by Hamm Construction Ltd., for the Northeast Pressure Zone, Contract No. 3-0061, at a total estimated cost of \$312,106.16, including G.S.T. and P.S.T. be accepted; and
  - 4) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal.

*ADOPTED.*

**REPORT**

This project is for the disinfection of the Northeast Water Supply Main and the isolation of the Northeast sector water system at College Drive to improve control of water pressure.

Tenders for Contract No. 3-0061, Northeast Pressure Zone, were received and opened publicly on July 23, 2003. Two (2) tenders were received as shown in the following table:

<b>BIDDER</b>	<b>TOTAL TENDER PRICE</b>
Hamm Construction Ltd. Saskatoon, Saskatchewan	\$312,106.16
Mi-Sask Industries Ltd. Saskatoon, Saskatchewan	\$433,965.25

The Engineers estimate for this work was \$278,200.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 71**

Hamm Construction Ltd. has successfully completed similar work for the City in the past.

The net cost to the City for the low bid submitted by Hamm Construction Ltd. is as follows:

Base Tender Amount	\$	271,688.00
Contingency	\$	<u>20,000.00</u>
Subtotal	\$	291,688.00
G.S.T.	\$	20,418.16
Total Tender Price	\$	312,106.16
Less G.S.T. Rebate to City	\$	<u>11,666.94</u>
Net Cost to City	\$	<u><u>300,439.22</u></u>

Engineering, inspection, administrative levies, and relocation of a City overhead electrical structures will cost an additional \$41,973.19 for a total project cost of \$330,412.40. The total project costs exceed the approved funding for the project.

During the design and tendering of the project the cost of the electrical relocation was added and the interconnection of two existing primary water mains was found to be more costly than originally estimated.

Existing funding includes \$36,540 from Capital Project 0616-11, and \$200,000 from Capital Project 0616-18. An additional \$94,000 from the Primary Water Main Reserve is required to fully fund the project.

**PUBLIC NOTICE**

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

**D7) Proposed Lease for Off-Street Parking Lot  
(File No. CK. 6120-2)**

- RECOMMENDATION:**
- 1) that City Council approve the lease of 117 –119 2<sup>nd</sup> Avenue North for a City operated surface parking lot;
  - 2) that the City Solicitor be instructed to prepare a lease agreement between the City of Saskatoon and Merlin Motors Inc. to be executed by the City Manager and the City Clerk; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 72**

- 3) that Bylaw 7200, The Traffic Bylaw, be amended to acknowledge the use of these lands as a designated parking place.

*ADOPTED.*

**REPORT**

Merlin Motors Inc. owns the property located at 117 – 119 2<sup>nd</sup> Avenue North and has demolished the building that was on this site. Pending plans for the construction of a new building on this site, Merlin Motors Inc. has approached the Parking Services Section to determine if the City were interested in leasing this property for a surface parking lot. The Parking Services Section has reviewed the suitability of this site for an additional surface lot, and is of the opinion that an additional 19 long-term off-street parking stalls can be provided at this location as shown on the attached Plan.

The Parking Services Section proposes to enter into a lease with Merlin Motors Inc. and install parking meters on this lot by the end of August 2003. The Parking Services Section will install meters at this location with a 9-hour parking limit, which is consistent with all other off-street surface lots. Due to confidentiality requirements, the exact terms of the lease cannot be publicly released.

**OPTIONS**

No additional options were considered at this time.

**POLICY IMPLICATIONS**

The City of Saskatoon, Parking Services Section has a similar lease agreement in place with the Province of Saskatchewan for the lease of the surface parking lot at the Sturdy Stone Building on 3<sup>rd</sup> Avenue North.

**FINANCIAL IMPLICATIONS**

The Parking Services Section projects the net annual revenue generated by metered parking will be approximately \$13,000. The lease payment was not considered in the preparation of the 2003 Operating Budget, and as such, the transfer of money to General Revenues, the Streetscape Reserve, and the Parking Capital Reserve for 2003 will be a percentage of net revenue only. The projected net revenue for 2003 is \$4,300. The required adjustments will be made to the 2004 Operating Budget.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 73**

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Plan of 117-119 2<sup>nd</sup> Avenue North

**D8) Enquiry – Councillor P. Roe (June 9, 2003)  
Off Leash Dog Area – Broadway Avenue and Glasgow Street  
(File No. CK. 152-2)**

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

*ADOPTED.*

At the meeting of City Council held on July 14, 2003, the following enquiry was made by Councillor Roe:

“that the Administration look into what can be done to curtail the smell of the storm water pond and the possibility of providing a fence around the area.”

**BACKGROUND**

The area in question is located at Broadway Avenue and Glasgow Street (adjacent to the Avalon Subdivision extension). The area is enclosed with a perimeter chain link fence with access entries for pedestrians, is used as an off-leash dog area, and contains a storm water retention basin. An earth stockpile intended for the future Circle Drive interchange is also contained within the site. In winter months, the stockpiled material is used for recreation purposes (tobogganing). This area has not been the source of ongoing odour complaints, however the City has received complaints of dog feces.

**REPORT**

Odour Abatement

Several site inspections were made in July to determine an odour source. It is suspected odour may have resulted from standing water or dog feces. The pond at this location is designed to retain a certain minimum amount of standing water, which has created a natural marsh and other aquatic plant life, and is consistent with naturalized storm water ponds within the City. It is not uncommon for storm ponds to produce some odour during periods of extended dry weather. As with all our

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 74**

storm ponds, the water will be exchanged during moderate rain events. This fall or winter, the City will be removing the silt, which has been deposited at the basin of the storm pond. This will restore the designed cross-sections, thus providing more storage volume and greater water depth.

**Fencing**

Two fencing options have been considered to restrict/prohibit off-leash dogs from accessing the storm water pond. The cost to install a permanent six-foot high chain link fence around the perimeter of the storm water pond itself is approximately \$14,000. A four-foot high snow fence would cost approximately \$2,000 to install. It should be noted that the City does not fence any storm ponds in part to avoid the perception that the City is responsible for controlling access. Public Works has had requests to snow fence ponds in the fall to prevent children from going on the pond during periods of freezeup and thaw. Installing a snow fence around a storm pond does not follow City policy, as there are no storm ponds within the City that are enclosed by a fence.

**CONCLUSION**

Work scheduled on the storm pond for this winter should increase the pond depth and may reduce the frequency of any odour outbreaks. Construction of a temporary snow fence to prevent access to the storm water pond is not consistent with access control practices at any of the City storm ponds. At this time, it is recommended that no action will be taken to install a fence around the perimeter of the storm pond.

**PUBLIC NOTICE**

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

**D9) Award of Tender  
Capital Project No. 1616 – Sanitary Sewer Rehabilitation  
(File No. CK: 7820-1)**

- RECOMMENDATION:**
- 1) that the tender submitted by Eagle West Truck & Crane be rejected due to an incomplete tender form and failing to meet minimum qualifications;
  - 2) that the tender submitted by Insituform Technologies Ltd., for the 2003 Sewer Lining Contract No. 3-0045 at a total estimated cost of \$617,921.77, including G.S.T. and P.S.T. be accepted; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 75**

- 3) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal.

*ADOPTED.*

**REPORT**

Tenders for the 2003 Sewer Lining contract were received and opened publicly on July 17, 2003. Contract 3-0045 is for the lining of thirty-four sections of sanitary sewer main. The work will include cleaning the existing pipe, repairing damaged portions if required, lining of the entire sewer line using Cured-In-Place Pipe technology and reconnecting existing sewer services.

Tenders were received from the following firms:

	<u>Total Tender</u>
1. Eagle West Truck & Crane	\$402,081.24
2. Insituform Technologies Ltd.	\$617,921.77
3. Summit Pipeline	\$686,905.76
4. Thuro Inc.	\$804,468.48

The Engineers estimate for this work was \$803,740.13. The low tender submitted by Eagle West Truck & Crane had a number of omissions causing the tender to be incomplete. There were also irregularities in the tender submission that indicate the Contractor does not meet the required qualifications. The City Solicitor has reviewed the tender submission from Eagle West Truck & Crane and concurs with Infrastructure Services recommendation that their tender be rejected. The lowest qualified bidder is Insituform Technologies Ltd. Both Eagle West Truck & Crane and Insituform Technologies Ltd. have been informed of this recommendation and have been notified of City Council considering this tender award at this meeting.

The net cost to the City for the lowest qualified bid submitted by Insituform Technologies Ltd. is as follows:

Base Tender	\$ 577,496.98
G.S.T.	<u>\$ 40,424.79</u>
Total Tender	\$ 617,921.77
G.S.T. Rebate	<u>\$ 23,099.88</u>
Net Cost to City	\$ 594,821.89

The tender submitted by Insituform Technologies represents a 20% decrease from the 2001 costs. There is adequate funding in the Capital budget to fund this contract under Project No. 1616.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 76**

**PUBLIC NOTICE**

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

**D10) Award of Tender**

**Capital Project No. 0600-2 –Confederation Park (Blakeney Crescent) Land Development**

**File No. 4111-16**

**Capital Project No. 1390-5 –Dundonald (Hughes Drive) Land Development**

**File No. 4111-7**

**Capital Project No. 1400-1 – Hampton Village (37th Street) Land Development**

**File No. 4111-45**

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- RECOMMENDATION:**
- 1) that City Council approve an increase in the budget of Capital Project 1400-1 Hampton Village (37th Street) by \$105,000;
  - 2) that the Property Realized Reserve be used as the funding source for \$74,000 of the additional budget required, and the Prepaid Services Reserve be used as the funding source for the remaining \$31,000 of additional budget required;
  - 3) that the tender submitted by ASL Paving Ltd., for the Road Construction: 37th Street, Hughes Drive, Blakeney Crescent, Contract No. 3-0027, at a total estimated cost of \$872,081.14, including G.S.T. and P.S.T. be accepted; and
  - 4) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal.

*ADOPTED.*

**REPORT**

This project is for the construction of sidewalks and streets on 37th Street, Hughes Drive, and Blakeney Crescent in preparation for lot sales.

Tenders for Contract No. 3-0027, Road Construction: 37th Street, Hughes Drive, and Blakeney Crescent, were received and opened publicly on August 6, 2003. Two (2) tenders were received as shown in the following table:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 77**

<b>BIDDER</b>	<b>TOTAL TENDER PRICE</b>
ASL Paving Ltd. Saskatoon, Saskatchewan	\$872,081.14
Central Asphalt & Paving Inc. Saskatoon, Saskatchewan	\$884,964.85

The Engineers estimate for this work was \$907,204.

ASL Paving Ltd. has successfully completed similar work for the City in the past.

The net cost to the City for the low bid submitted by ASL Paving Ltd. is as follows:

Base Tender Amount	\$ 737,529.10
Contingency	\$ <u>77,500.00</u>
Subtotal	\$ 815,029.10
G.S.T.	\$ 57,052.04
Total Tender Price	\$ 872,081.14
Less G.S.T. Rebate to City	\$ <u>57,052.04</u>
Net Cost to City	\$ <u><u>815,029.10</u></u>

The project costs for the 37th Street portion of the work exceeds the approved funding for this segment of the project.

During the design and tendering of the project, the costs of Hunt Road and Latrace Road extensions were found to be more costly than originally estimated.

An additional \$74,000 from the Property Realized Reserve and an additional \$31,000 from the Prepaid Services Reserve are required to fully fund the project.

**PUBLIC NOTICE**

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

**Section E – UTILITY SERVICES**

**E1) 2003 Capital Budget - Capital Project #1208  
Water Treatment Plant – Raw Water Intake and Pumping Facilities  
Engineering Services  
(File No. CK. 7920-1)**

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- RECOMMENDATION:**
- 1) that the engineering services proposal for the design and construction of the City's Raw Water Intake and Pumping Facilities from Associated Engineering (Sask.) Ltd. for a total upset fee of \$906,520.00 (including G.S.T. and P.S.T.) be accepted; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal, the appropriate agreement as prepared by the City Solicitor.

*ADOPTED.*

The 2001-2003 Water Utility Capital Budget has approved funding of \$1,294,000 for the design and engineering services during construction of a new water intake and pumphouse facility on the South Saskatchewan River, upstream of the Queen Elizabeth Power Station (QE).

Currently, in order to meet high demands, it is necessary to use the intake and low lift pumps located at the Water Treatment Plant in addition to the intake and pumping system located at QE. With the location of several storm water outfalls between these two intakes, the quality of the raw water is jeopardized. This project will insure that all raw water intake will occur upstream of the City's storm sewer outfalls. The Water Treatment Plant low lift pumps will then be used as a standby facility only. Also, it will ensure that present raw water demands are met and provide future capacity in accordance with the City's future growth study.

The first phase of engineering services required for the project was the feasibility study that has identified all reasonable options for siting an intake, considering such diverse factors as river characteristics, future location of a new water treatment plant, regulatory requirements, and future developments such as a highway river crossing and residential housing. The project was initiated in February 2001 when three consulting firms were invited to submit engineering services proposals for the entire project, including an upset fee only for the feasibility study. Proposals were received from the following firms:

- Associated Engineering (Sask.) Ltd.
- Stantec Consulting Ltd.
- UMA Engineering Ltd.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 79**

The engineering staff from the Environmental Compliance Branch evaluated the proposals. Based on an evaluation of quality parameters, the proposal from Associated Engineering (Sask.) Ltd. was found to be the most favourable for the City. Subsequently, City Council awarded the engineering services required for the feasibility study to Associated Engineering (Sask.) Ltd. for an upset fee of \$105,862.40 on May 7, 2001.

The feasibility study that has been completed, determined the location of the new intake, general layout of the facilities, sizing of the major structure, equipment required, and a cost estimate for the construction work.

The second phase of consulting work for the new intake project includes detailed design and engineering services during construction. Due to their very satisfactory performance during the feasibility study, Associated Engineering (Sask.) Ltd. was requested to submit a proposal for these services, which is a common engineering practice. The proposal was received in June of this year. The proposal was evaluated by the Project Manager and Project Engineer and was found to be acceptable in terms of quality and cost.

The upset fee for the detailed design and engineering services during construction is as follows:

Basic Upset Fee (including Controls Programming)	\$865,000.00
P.S.T. (6% of 30%)	15,570.00
G.S.T. @ 7%	<u>60,550.00</u>
Contract Amount	\$941,120.00
G.S.T. Rebate	<u>(34,600.00)</u>
<b>Net Cost to the City</b>	<b><u>\$906,520.00</u></b>

**PUBLIC NOTICE**

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

**E2) Enquiry – Councillor Swystun’s Enquiry (September 24, 2001)  
Decorative Lights  
(File No. CK 6300-2)**

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

The following enquiry was made by Councillor Swystun at the meeting of City Council held on September 24, 2001:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 80**

“Would the Administration please provide a report on how the location and number of decorative lights are determined throughout the City, including whether a policy may be developed concerning the placement and cost of decorative lighting.”

With regard to the above enquiry, the Utility Services – Electric System provides the following information:

Decorative lighting throughout the City of Saskatoon is co-coordinated by the Urban Design Section of the Land Branch of the Community Services Department. Urban Design works with the Business Improvement Districts and the Electric System to determine the placement and specific designs of decorative lighting. The capital cost is funded from the Streetscape Reserve and from the Electrical Distribution Extension Reserve. Projects are identified and approved in the annual Capital Budget. Energy and maintenance costs for decorative lighting are funded through the Operating Budget of the Utility Services - Decorative Lighting.

**PUBLIC NOTICE**

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

*IT WAS RESOLVED: that the matter be referred to the Planning and Operations Committee for further discussion on policy.*

**E3) Enquiry – Councillor P. McCann (June 9, 2003)  
Options for Provisions of Special Needs Transportation Service  
File No. CK. 7305-1**

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

**E4) Enquiry – Councillor M. Heidt (July 14, 2003)  
Policy on Installation of Lighting in Back Alleys  
(File No. CK 6300-1)**

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

*ADOPTED.*

The following enquiry was made by Councillor Heidt at the meeting of City Council held on July 14, 2003:



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 81**

“I recently heard that Regina has a program or policy for putting lights in alleys in the areas where there is a lot of vandalism and break-ins.

Would the Administration please report back on this policy and see how it is financed and how you get it implemented.”

With regard to the above enquiry, the Utility Services – Electric System obtained the following information:

The City of Regina has provided lane lighting throughout the downtown area of Regina. The business community, through an organization similar to Saskatoon’s Business Improvements Districts (BIDs) funded the capital cost of the program. The City of Regina pays for the energy costs.

The capital cost of residential lane lighting in Regina is done as a “local improvement” and must be approved by a majority of homeowners in a specific area.

In the City of Saskatoon, our policy has been to direct individual requests for lane lighting to our Police Services for a Report. If the police report that lane lighting would reduce the incidents of crime in this specific location, the Utility Services – Electric System will install the required lighting as part of approved Capital Project No. 825 which is funded by the Electrical Distribution Extension Reserve. This Capital Project includes a component for non-specific lighting upgrades that require immediate attention in response to City Council requests and public safety issues.

**PUBLIC NOTICE**

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 82**

**LEGISLATIVE REPORT NO. 11-2003**

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

**A1) Polling Places  
2003 Local Government Elections  
(File No. CK. 265-1)**

**RECOMMENDATION:** that the list of polling places approved by City Council at its meeting held on June 9, 2003 be revised as follows:

Poll 501	RCAF Astra Hall	2407 Avenue C North
Poll 601	Third Avenue United Church	304-3 <sup>rd</sup> Avenue North

*ADOPTED.*

City Council, at its meeting held on June 9, 2003, established 49 polls and approved polling places for them. The polling place for Poll 501 was Airliner Hall, and the polling place for Poll 601 was HMCS Unicorn. Since then, it has been determined that HMCS Unicorn is not able to be used for the elections, and that the Airliner Hall is for sale and, therefore, may not be available.

**PUBLIC NOTICE**

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

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

**B1) Proposed Development and Servicing Agreement  
The City of Saskatoon and North Ridge Development Corporation  
Easterly Part Rutherford Crescent  
Sutherland Neighbourhood  
(File No. CK. 4110-1)**

**RECOMMENDATION:** 1) that the proposed Development and Servicing Agreement as between The City of Saskatoon and North Ridge Development Corporation be approved; and,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 83**

- 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon and affix the corporate seal thereto.

*ADOPTED.*

In keeping with the instruction of the Planning and Operations Committee at its meeting held on July 15, 2003, and the further specific direction of the General Manager, Infrastructure Services Department, we have prepared and forward herewith for consideration proposed form of Development and Servicing Agreement as between The City of Saskatoon and North Ridge Development Corporation pertaining to the most easterly portion of Rutherford Crescent in the Sutherland neighbourhood.

The proposed Agreement is in the City's standard city-developed format, except that certain additional services pertaining to buffer strip development and lane paving are being provided by the City at the expense of the Developer. Additionally, the Developer has agreed to remit its pro rata share of the cost of reconstructing Lanyon Avenue from 113th Street to Rutherford Crescent. Except as noted, the proposed Agreement provides for all standard development conditions and requirements.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Proposed Development and Servicing Agreement between The City of Saskatoon and North Ridge Development Corporation.

**B2) Proposed Development and Servicing Agreement  
The City of Saskatoon and Confederation Developments Ltd.  
Blakeney Crescent Area of Confederation Park Neighbourhood  
(File No. CK. 4131-1)**

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**RECOMMENDATION:** 1) that the proposed Development and Servicing Agreement as between The City of Saskatoon and Confederation Developments Ltd. be approved; and,

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 84**

- 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon and affix the corporate seal thereto.

*ADOPTED.*

In keeping with the instruction of the Planning and Operations Committee at its meeting held on July 15, 2003, and the further specific direction of the General Manager, Infrastructure Services Department, we have prepared and forward herewith for consideration proposed form of Development and Servicing Agreement as between The City of Saskatoon and Confederation Developments Ltd. pertaining to the Blakeney Crescent area of the Confederation Park neighbourhood.

The proposed Agreement is in the City's standard city-developed format, except that the Developer will be directly providing area grading services to the subdivision area and in conjunction therewith constructing a short length of lane which will benefit certain lands owned by the City. In consideration of such lane construction the City is to remit unto the Developer the City's standard lane service rate for the concerned City owned frontage, being some 36.64 metres. Except as noted, the proposed Agreement provides for all standard development conditions and requirements.

**PUBLIC NOTICE**

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

**ATTACHMENT**

1. Proposed Development and Servicing Agreement between The City of Saskatoon and Confederation Developments Ltd.

**REPORT NO. 10-2003 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor O. Fortosky, Chair  
Councillor M. Heidt  
Councillor T. Paulsen  
Councillor G. Penner  
Councillor P. Roe

1. **Special Needs Bus Services**  
**(File No. CK. 7305-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

2. **Special Needs Transportation Scheduling and Dispatch**  
**(File No. CK. 7305-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

3. **Special Needs Transportation Bus Ownership**  
**(File No. CK. 7305-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 10.*

4. **2002 Traffic Characteristics Report**  
**(File No. CK. 430-14)**

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

*ADOPTED.*

Your Committee has considered the attached report of the General Manager, Infrastructure Services Department dated July 4, 2003, submitting the 2002 Traffic Characteristics Report, and is forwarding the report to City Council as information. Copies of the report have also been provided to the Traffic Safety Committee.

City Council members have already received copies of the 2002 Traffic Characteristics Report. A copy is available for review in the City Clerk's Office.

**5. Quint Development Corporation, Quint Affordable Rentals  
(File No. CK. 750-1)**

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- RECOMMENDATION:**
- 1) that the potential risk in supporting this project in terms of its long term viability be accepted, and that funding of up to \$90,600, under Option 1 outlined in the report of the General Manager, Community Services Department dated June 17, 2003, be approved to the Quint Development Corporation, for the acquisition and renovation of the apartment building at 136 Avenue U South to meet their client needs; and
  - 2) that this funding be identified as the City's share of funding for the Saskatchewan Centenary Affordable Housing Program and that the Saskatchewan Housing Corporation be notified of the City of Saskatoon's desire to undertake this project as a priority for the renewal of the Pleasant Hill Neighbourhood.

*ADOPTED.*

Attached is a copy of a report of the General Manager, Community Services Department dated June 17, 2003, with respect to an application for funding from Quint Development Corporation for a proposed project for the acquisition and renovation of the apartment building at 136 Avenue U South.

Your Committee has reviewed this matter with the Administration and a representative of the Quint Development Corporation and supports the recommendations, as outlined above.

**6. Review of Pawn Shop Concentrations  
(File No. CK. 185-1)**

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*DEALT WITH EARLIER. SEE PAGE NO. 28.*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 87**

**7. Proposed Amendments to Solid Waste Bylaw No. 5203  
(File No. CK. 7830-1)**

**RECOMMENDATION:** that the City Solicitor be instructed to amend the Solid Waste Bylaw No. 5203 as referenced in the report of the General Manager, Utility Services Department dated June 3, 2003.

*ADOPTED.*

Your Committee has reviewed the attached report of the General Manager, Utility Services Department dated June 3, 2003, and supports the proposed amendments to Solid Waste Bylaw No. 5203, as outlined in the report.

**REPORT NO. 12-2003 OF THE ADMINISTRATION AND FINANCE COMMITTEE**

Composition of Committee

Councillor K. Waygood, Chair  
Councillor D. Atchison  
Councillor P. McCann  
Councillor L. Swystun  
Councillor R. Steernberg

**1. Application for Funding  
City of Saskatoon Policy C03-007 (Special Events)  
Saskatoon Track and Field Club  
(File No. CK. 1720-8-3)**

**RECOMMENDATION:** that a grant of \$6,300, subject to actual facility rental costs, be approved under the Special Events Policy for the Saskatoon Track and Field Club for the rental of the Saskatoon Field House and the University of Saskatchewan's Griffiths Stadium for hosting the National Junior Track and Field Championship from July 4 to 6, 2003.

*ADOPTED.*

Your Committee has reviewed the attached report of the General Manager, Community Services Department dated June 24, 2003, and supports the recommendation for approval of a grant to the Saskatoon Track and Field Club under the Special Events Policy, as outlined above.

**2. Marr Residence Lease Agreement  
(File No. CK. 710-3)**

- RECOMMENDATION:**
- 1) that a lease agreement between the City of Saskatoon and Shekinah Foundation for Healing and Wholeness Inc. for the use of the Marr Residence be approved in accordance with the following terms:
    - a) that the lease include the second floor south bedroom and access to the shared space of the bathroom, kitchen and pantry on the main floor;
    - b) that the Agreement be approved for a one-year term from September 1, 2003 to August 31, 2004;
    - c) that the rental rate be \$200.00 per month plus G.S.T.; and
    - d) that each party have the right to terminate this Agreement at any time by giving 90 days' written notice to the other of its intention;
  - 2) that future rental rate increases be renewed on an annual basis upon the completion of the one-year term through a letter signed by both parties and in consultation with the City Solicitor's Office; and
  - 3) 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 Agreement under the Corporate Seal.

*ADOPTED.*

Your Committee has considered the attached report of the General Manager, Infrastructure Services Department, dated July 2, 2003, with respect to a proposed lease agreement with the Shekinah Foundation for Healing and Wholeness Inc. for the use of the Marr Residence. Your Committee supports approval of the lease agreement under the terms and conditions outlined above.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 89**

- 3. Appeals – 2003 Assistance to Community Groups Cash Grants Program  
Social Services Component – Immigrant Newspaper and Immigrant Women of  
Saskatchewan, Saskatoon Chapter and  
Applications – One-time Emerging Developmental Initiatives,  
Kids Not In School and YWCA Crisis Shelter  
(File No. CK. 1871-3)**
- 

**RECOMMENDATION:** that additional Cash Grants of \$15,000, for a new total of \$390,600 for 2003-04 as recommended by the Social Services Subcommittee following a meeting to review two appeals and two applications for developmental funds, be approved.

*ADOPTED.*

Your Committee has reviewed and supports the recommendation outlined in the attached report of the Social Services Subcommittee dated July 8, 2003, with respect to additional Cash Grant funding. The additional \$15,000 being recommended includes \$1,000 to the Immigrant Newspaper and \$4,000 to the Immigrant Women of Saskatchewan, Saskatoon Chapter, as well as \$10,000 for the Kids Not in School working group, under the provision for one-time emerging developmental initiatives. As noted in the report of the Social Services Subcommittee, that Committee did not recommend support for the YWCA Crisis Shelter application. This request was for ongoing core funding, which does not fit under the criteria for one-time developmental funding.

- 4. Business License Program – Business Profile – 2002 Annual Report  
(File No. CK. 430-32)**
- 

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

*ADOPTED.*

Your Committee has considered the attached report of the General Manager, Community Services Department, dated July 7, 2003, regarding the above matter, and is forwarding the report to City Council for its information.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 90**

**REPORT NO. 7-2003 OF THE LAND BANK COMMITTEE**

Composition of Committee

Councillor M. Heidt, Chair  
Councillor G. Penner  
Councillor D. Atchison  
Councillor R. Steernberg  
Councillor K. Waygood

- 1. Request to Sell City-Owned Property  
Lots 27 to 41, Block 109, Plan No. 98SA30241  
Lots 33 to 69, Block 111, Plan No. 98SA30241  
Beechmont Crescent, Terrace and View, Briarwood Neighbourhood  
(File No. CK. 4215-1)**
- 

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell 52 lots in the Beechmont area within the Briarwood Neighbourhood through a lot draw process as outlined in the report of the General Manager, Community Services Department dated July 3, 2003;
  - 2) that any of the lots which are not sold through the lot draw process be placed for sale over-the-counter, on a first-come, first-served basis; and
  - 3) that the Land Branch Manager be authorized to administer development controls for the 52 lots in accordance with the criteria as outlined in the report.

*ADOPTED.*

Your Committee has reviewed the attached report of the General Manager, Community Services dated July 3, 2003, with the Administration and is supporting the recommendations outlined therein.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 91**

**2. Request to Sell City-Owned Property  
Lots 18 to 26, Block 750, Plan No. (To Be Registered)  
Lots 10 to 28, Block 754, Plan No. (To Be Registered)  
Blakeney Crescent – Phase I, Confederation Neighbourhood  
(File No. CK. 4215-1)**

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- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell 28 lots on Blakeney Crescent within the Confederation Neighbourhood through a lot draw process as outlined in the report of the General Manager, Community Services Department dated July 4, 2003;
  - 2) that any of the lots which are not sold through the lot draw process be placed for sale over-the-counter, on a first-come, first-served basis; and
  - 3) that the Land Branch Manager be authorized to administer development controls for the 28 lots in accordance with the criteria as outlined in the report.

*ADOPTED.*

Attached is a copy of a report of the General Manager, Community Services Department dated July 4, 2003, with respect to above matter.

Upon review of the report with the Administration, your Committee supports the recommendations outlined in the report. Your Committee has also requested a further report with respect to the possibility of including the cost of paving the lanes in the price of the lot and what these costs would be.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 92**

**3. Property Offered for Sale to the City of Saskatoon  
Public Works and Government Services Canada  
Pt. NW ¼ 5-37-5-W3M containing 0.92 acres  
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that the City enter into an agreement to purchase Part of the NW 1/4 5-37-5-W3M from the Government of Canada having the following terms and conditions:
    - Purchase Price: \$4,201.00 plus applicable taxes;
    - Down payment: \$420.00;
    - Acceptance of offer by the City is required by October 29, 2003;
    - Condition of Property: “as is”;
    - City to agree that the Vendor must complete an Environmental Assessment pursuant to the *Canadian Environmental Assessment Act*, Canada before the property can be transferred and the City agrees to provide the Purchaser with any information relating to the planned use of the property; and
    - Purchase price to include \$1.00 for the re-assignment of an existing easement in favour of the City of Saskatoon which easement provides for road access to the parcel across adjacent privately owned land.
  - 2) that the purchase be funded from the Property Realized Reserve; and
  - 3) that the City Solicitor prepare the necessary documentation for execution by His Worship the Mayor and City Clerk.

*ADOPTED.*

Your Committee has reviewed and supports the recommendations outlined in the attached report of the General Manager, Community Services Department dated July 3, 2003, regarding the above matter.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 93**

*Moved by Councillor Steernberg, Seconded by Councillor Atchison,*

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

*CARRIED.*

**UNFINISHED BUSINESS**

Report of the City Clerk:

“Councillor Atchison gave the following Notice of Motion at the meeting of City Council held on June 23, 2003:

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

- “1) THAT the Council of the City of Saskatoon hereby directs the City Clerk, as Returning Officer of the City of Saskatoon for the upcoming general election on October 22, 2003, to commence an enumeration of electors to enable preparation of a voters’ list according to the requirements contained in *The Local Government Elections Act*, Section 36(1); and
- 2) THAT the Council of the City of Saskatoon hereby directs the City Clerk, as Returning Officer of the City of Saskatoon for the upcoming general election on October 22, 2003, to prepare a voters’ list of electors qualified to vote to be completed at least 31 days prior to the day on which the general election is to be held according to the requirements of *The Local Government Elections Act* Section 37(1).”

At its meeting held on July 14, 2003, Council deferred consideration of the motion to the August 11, 2003 meeting of City Council.”

*Moved by Councillor Atchison, Seconded by Councillor McCann,*

- 1) *THAT the Council of the City of Saskatoon hereby directs the City Clerk, as Returning Officer of the City of Saskatoon for the upcoming general election on October 22, 2003, to commence an enumeration of electors to enable preparation of a voters’ list according to the requirements contained in The Local Government Elections Act, Section 36(1); and*

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 94**

- 2) *THAT the Council of the City of Saskatoon hereby directs the City Clerk, as Returning Officer of the City of Saskatoon for the upcoming general election on October 22, 2003, to prepare a voters' list of electors qualified to vote to be completed at least 31 days prior to the day on which the general election is to be held according to the requirements of The Local Government Elections Act Section 37(1).*

*THE MOTION WAS PUT AND LOST.*

**ENQUIRIES**

**Councillor O. Fortosky  
Possibility of Closing Alley – Avenues V and W, Between 19<sup>th</sup> and 20<sup>th</sup> Streets  
(File No. CK. 6295-1)**

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Would the Board of Police Commissioners please consider the possibility of partially closing the east part of the back alley between Avenue V and W, between 19<sup>th</sup> and 20<sup>th</sup> Streets, because of the proliferation of johns and prostitutes using that area for pick ups and drop offs, and also further ways in which the alleys throughout Pleasant Hill and Meadowgreen can be better monitored for such behaviour.

**Councillor O. Fortosky  
Charging for Fire Protection Services  
(File No. CK. 2500-1)**

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Would the Administration please report on the possibility of Fire and Protective Services charging for service on owners of properties who have more than three fires on property owned by the same individual or corporation.

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 8234**

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT permission be granted to introduce Bylaw No. 8234, being “The Closing of Wheeler Street, Rose Avenue, Wheeler Place, Wheeler Court, Kinear Crescent and Certain Road Allowances and Road Widenings Bylaw, 2003” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Steernberg, Seconded by Councillor Paulsen,

THAT Bylaw No. 8234 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Waygood,

THAT Council go into Committee of the Whole to consider Bylaw No. 8234.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8234 was considered clause by clause and approved.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 96**

Moved by Councillor Steernberg, Seconded by Councillor Heidt,  
THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Penner,  
THAT permission be granted to have Bylaw No. 8234 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Fortosky,  
THAT Bylaw No. 8234 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 8235**

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT permission be granted to introduce Bylaw No. 8235, being “The Closure of Portion of 115<sup>th</sup> Street Bylaw, 2003” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Steernberg, Seconded by Councillor Paulsen,

THAT Bylaw No. 8235 be now read a second time.

CARRIED.



**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 97**

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Waygood,

THAT Council go into Committee of the Whole to consider Bylaw No. 8235.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8235 was considered clause by clause and approved.

Moved by Councillor Steernberg, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Penner,

THAT permission be granted to have Bylaw No. 8235 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Fortosky,

THAT Bylaw No. 8235 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 98**

**Bylaw No. 8236**

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT permission be granted to introduce Bylaw No. 8236, being “The Closure of Portion of Murray and Rutherford Avenues and Certain Lanes Bylaw, 2003” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Steernberg, Seconded by Councillor Paulsen,

THAT Bylaw No. 8236 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Waygood,

THAT Council go into Committee of the Whole to consider Bylaw No. 8236.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8236 was considered clause by clause and approved.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL  
MONDAY, AUGUST 11, 2003  
PAGE 99**

Moved by Councillor Steernberg, Seconded by Councillor Heidt,  
THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Penner,  
THAT permission be granted to have Bylaw No. 8236 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Fortosky,  
THAT Bylaw No. 8236 be now read a third time, that the bylaw be passed and the Mayor  
and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Steernberg,  
THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 12:30 p.m.

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Mayor

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City Clerk