

Council Chambers
City Hall, Saskatoon, Sask.
Monday, April 7, 2008
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

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

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the minutes of meeting of City Council held on March 17, 2008, be approved.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Penner,

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

CARRIED.

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

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

Committee arose.

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

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

“ADMINISTRATIVE REPORT NO. 6-2008

Section A – COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between March 6, 2008 to March 19, 2008
(For Information Only)
(File Nos.: PL. 4132, PL. 4300; CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Condominium

- Application No. 5/08: 711 to 713 13th Street East (7 units)
Applicant: Webster Surveys for Glenn Chuback
Legal Description: Lots 30 and 31, Block 88, Plan B1856
Current Zoning: RM3
Neighbourhood: Nutana
Date Received: March 4, 2008

- Application No. 6/08: 1024 Avenue C North (12 units)
Applicant: M. McNinch for Joe Friedel
Legal Description: Lots 25 and 26, Block 22, Plan G4296
Current Zoning: RM3
Neighbourhood: Caswell Hill
Date Received: March 11, 2008

- Application No. 7/08: 601 Avenue W South (24 units)
Applicant: 101079706 Saskatchewan Ltd.
Legal Description: Lot B, Plan No. 78S01443
Current Zoning: RM4
Neighbourhood: Meadowgreen
Date Received: March 19, 2008

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Subdivision

- Application No. 21/08: Bennion Crescent
Applicant: Peters Surveys for City of Saskatoon
Legal Description: Part of Parcel A, Plan 93S45207
Current Zoning: R1A
Neighbourhood: Willowgrove
Date Received: March 10, 2008
- Application No. 22/08: Shillington Crescent/Hart Road
Applicant: Saskatoon Land Surveyors for City of Saskatoon
Current Zoning: M3
Neighbourhood: Blairmore
Date Received: March 12, 2008
Legal Description: Part of Parcels G, N, and R, Plan 101908964
- Application No. 23/08: 1217 – 14th Street East
Applicant: Larson Surveys for Zdravko Besermenji
Current Zoning: R2
Neighbourhood: Varsity View
Date Received: March 12, 2008
Legal Description: Lot 17, Block 1, Plan G705
- Application No. 24/08: 335 Nesbitt Way and 131 Hunt Road
Applicant: George, Nicholson, Franko & Associates for Ward and Joyce Harmon
Current Zoning: R1A
Neighbourhood: Dundonald
Date Received: March 18, 2008
Legal Description: Lot 49, Part of Lot G, Block 977, Plan 83-S-22554 and 79-S-16566
- Application No. 25/08: McCallum Way, Hargreaves Green and McClocklin Road
Applicant: Webb Surveys for City of Saskatoon
Current Zoning: R1A
Neighbourhood: Hampton Village
Date Received: March 19, 2008
Legal Description: Part of N ½ S 1-37-6-3

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- Application No. 26/08: 7/9 Middleton Crescent
Applicant: Webster Surveys for Steve Klassen
Current Zoning: R2
Neighbourhood: Nutana
Date Received: March 20, 2008
Legal Description: Lot 15, Block 407, Plan 65S16096

- Application No. 27/08: 730/732 McCormack Road
Applicant: Webster Surveys for Wendy Gallagher
Current Zoning: R2
Neighbourhood: Parkridge
Date Received: March 20, 2008
Legal Description: Lot 14, Block 877, Plan 79S12414

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Condominium No. 5/08 (Seven Unit New)
2. Plan of Proposed Condominium No. 6/08 (12 Unit Conversion)
3. Plan of Proposed Condominium No. 7/08 (24 Unit Conversion)
4. Plan of Proposed Subdivision No. 21/08
5. Plan of Proposed Subdivision No. 22/08
6. Plan of Proposed Subdivision No. 23/08
7. Plan of Proposed Subdivision No. 24/08
8. Plan of Proposed Subdivision No. 25/08
9. Plan of Proposed Subdivision No. 26/08
10. Plan of Proposed Subdivision No. 27/08

A2) Request For Encroachment Agreement
1001 Victoria Avenue
Lot 10, Block 58, Plan (Q1) B 1858
(File No. PL 4090-2; CK. 4090-2)

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 1001 Victoria Avenue (Lot 10, Block 58, Plan (Q1) B 1858);

 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and

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- 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the agreement with respect to this encroachment.

ADOPTED.

The owner of the property located at 1001 Victoria Avenue has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached Real Property Report, a portion of the detached garage encroaches onto City of Saskatoon property on 9th Street East by 0.06 metres. The total area of encroachment is approximately 3.25m² and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the owner, dated February 19, 2008
2. Copy of Real Property Report dated September 28, 1995

**A3) Request For Encroachment Agreement
869 University Drive
Lot 17 and NE 1.8 metres of 18, Block 124, Plan G461
(File No. PL 4090-2 CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 869 University Drive (Lot 17 and NE 1.9 metres of 18, Block 124, Plan G461);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the Agreement with respect to this encroachment.

ADOPTED.

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The owner of the property located at 869 University Drive has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached drawings for the proposed new dwelling, a portion of the steps at the front entrance of the dwelling will encroach onto City of Saskatoon property on 17th Street East by 0.510 metres. The total area of encroachment will have to be determined exactly by way of a Real Property Report once the new dwelling has been constructed but will be approximately 2.2 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the owner, dated March 12, 2008
2. Preliminary sketch drawings and proposed site plan received March 12, 2008 (Encroachment is highlighted on the drawings)

**A4) The Uniform Building and Accessibility Standards Act
Appointment of Building Officials
(File No.: CK. 4510-1, PL. 4510-2)**

- RECOMMENDATION:**
- 1) that the following persons be appointed as Building Officials pursuant to Section 5 of *The Uniform Building and Accessibility Standards Act*: Rashel Gervais, and Ryan Paquette;
 - 2) that the City Clerk be authorized to issue a Certificate of Appointment pursuant to Section 5 of *The Uniform Building and Accessibility Standards Act* for the persons named in the preceding recommendation; and
 - 3) that the list (see Attachment 1) of all Building Official appointments that are still active as at the date of this report be adopted.

ADOPTED.

REPORT

Building Officials are appointed by City Council for the purpose of enforcing *The Uniform Building and Accessibility Standards Act*. Since the last appointments were made, staffing changes have been made, and it is necessary to adjust the list of Building Officials to align with the list maintained by the Provincial Government.

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PUBLIC NOTICE

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

ATTACHMENT

1. City of Saskatoon Building Official Appointments.

A5) Communication to Council

**From: Pat Tymchatyn, President
Meadowgreen Community Association
Date: February 19, 2008
Subject: Wellness Park Concept for Dutchak Park
File No. CK. 4205-1, LS 4205-1, and 4206-DU3**

RECOMMENDATION: that the information be received.

*IT WAS RESOLVED: that consideration of the matter be deferred to the speaker on the matter.
See Page No. 58.*

**A6) New Rental Construction Land-Cost Rebate Program
(File No. PL. 750-10; CK. 750-1)**

RECOMMENDATION:

- 1) that City Council adopt, in principle, the New Rental Construction Land-Cost Rebate Program as outlined in this report; and
- 2) that the Administration be directed to prepare an implementation plan for this program for consideration by City Council by June 30, 2008.

*IT WAS RESOLVED: that consideration of the matter be deferred to the speaker on the matter.
See Page No. 60.*

**A7) Application for Condominium Conversion
2326 Arlington Avenue – Paul Bacon for 1348623 Alberta Ltd.
(File No. PL 4132 – 56/07 CK. 4132-1)**

RECOMMENDATION: 1) that the direction of City Council issue with respect to the application submitted by Paul Bacon for 1348623 Alberta Ltd. to convert the existing apartment at 2326 Arlington Avenue to a condominium; and

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- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and
 - c) that final approval is granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after speakers on the general matter of condominium conversions. See Page No. 65.

**A8) Application for Condominium Conversion
720 Main Street – Darrell and Lynne Epp
(File No. PL4132 – 11/06 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Darrell and Lynne Epp to convert the existing apartment at 720 Main Street to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during

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the building permit plan review and building inspection process; and

- b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 70.

**A9) Application for Condominium Conversion
106 - 104th Street – Mike McNinch for 101107263 Saskatchewan Ltd.
(File No. PL. 4132- 50/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for 101107263 Saskatchewan Ltd. to convert the existing apartment building at 106 – 104th Street to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after speakers on the general matter of condominium conversions. See Page No. 65.

A10) Application for Condominium Conversion
116 - 111th Street – Mike McNinch for 1322709 Alberta Ltd.
(File No. PL 4132 – 57/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for 1322709 Alberta Ltd. to convert the existing apartment at 116 - 111th Street to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 78.

A11) Application for Condominium Conversion
2707 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL. 4132 – 63/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2707 7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:

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- a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
- b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 82.

A12) Application for Condominium Conversion
2901 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL 4132 – 58/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2901 -7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

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IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 87.

A13) Application for Condominium Conversion
2903 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL 4132 – 59/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2903 - 7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 91.

A14) Application for Condominium Conversion
2905 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL. 4132 – 60/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2905 - 7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 94.

A15) Application for Condominium Conversion
2907 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL 4132 – 61/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2907 7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:

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- a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
- b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred until after the speaker on the matter. See Page No. 98.

Section B – CORPORATE SERVICES

**B1) Business Development Incentives Policy (C09-014)
(File Nos. CS3500-1 and CS 1965-1 CK. 3500-1)**

RECOMMENDATION: that City Council approve the recommendation from Saskatchewan Regional Economic Development Authority (SREDA) Board of Directors that call centres be removed from the City of Saskatoon's Business Development Incentives Policy No. C09-014 as a sector eligible for incentives.

ADOPTED.

BACKGROUND

In accordance with Policy C09-014, Business Development Incentives, Saskatoon Regional Economic Development Authority is responsible to receive and review incentive applications, make appropriate recommendations to City Council, and monitor compliance for all businesses receiving an incentive. City Council maintains the responsibility for amendments to the policy.

Based on a recommendation from SREDA's Board of Directors to City Council on July 17, 2006, City Council agreed to implement a moratorium on granting incentives to new or expanding call centre companies. The moratorium was implemented and was to be reviewed annually.

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REPORT

On March 27, 2008, SREDA's Board of Directors reviewed a recommendation report from the Incentives Review Sub-Committee regarding the City's Business Development Incentives Policy. Attached is a memo dated March 28, 2008, from the Chair, SREDA Board of Directors, requesting that City Council remove call centres from the policy as a sector eligible for incentives.

PUBLIC NOTICE

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

ATTACHMENT

1. March 28, 2008, memo from John Cross, Chair, SREDA Board of Directors.

**B2) Building Communities Program
(File No. CS 1860-1-2 CK. 1860-1)**

RECOMMENDATION: that Administration be authorized to enter into a partnership on the Southeast Park and Indoor Rinks projects with the R.M. of Corman Park, in order to meet the criteria of the Building Communities Program.

ADOPTED.

BACKGROUND

The Building Communities Program was introduced in December 2006 with the objectives of:

- Ensure that cultural and recreational infrastructure is based on a sustainable regional plan.
- Assist communities in meeting the cultural, social and recreational needs.
- Infrastructure that contribute to the economic prosperity of the region and province.

At its March 12, 2007, meeting, City Council approved the submission of several projects to the province under the Building Communities Plan. The projects listed below were submitted in April 2007 for consideration and were all deferred:

- | | |
|-------------------|----------------|
| • WJL Harvey Park | \$1,560,000.00 |
| • Indoor Rinks | \$3,000,000.00 |
| • Southeast Park | \$4,202,000.00 |

The major outstanding issue with all of these projects was that the program requires three significant partners for each project. This criteria was not met to the province's satisfaction on the original submissions.

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The partners in the WJL Harvey Park project are Saskatoon Public School Board, Greater Saskatoon Catholic School Board, and the Silverwood Community Association, therefore, no partnership with the R.M. of Corman Park is required. The new application has removed the Greater Saskatoon Catholic School Board as a partner as we do not have a dollar commitment from them, and the scope of the project has been clarified to include the adjacent public school board property.

The partners in the Indoor Rink projects are still being finalized but will include the Saskatoon Public School Board for the hockey program that utilizes Lions Arena, and the Saskatoon Box Lacrosse Association at Kinsmen Arena. The partners in the Southeast Park project include Ducks Unlimited and the Saskatoon Wildlife Federation. In order to meet the criteria of three significant partners, these projects require a partnership with the R.M. of Corman Park.

JUSTIFICATION

Administration is now in the process of resubmitting the above projects for consideration by the Building Communities Program. The program criterion requires a Council resolution from the partnering municipality indicating municipal support.

OPTIONS

The approval of provincial funding from the Building Communities Program for the two projects above is dependent upon reaching a successful partnership with the R.M. of Corman Park. This is reflected in the recommendation. There are no other options.

POLICY IMPLICATIONS

There are no Policy implications.

FINANCIAL IMPACT

The Building Communities Program has two streams of funding depending upon monetary value of the submission. The province has confirmed that if the above projects are approved, the City would receive a grant in the maximum amount of 25 per cent of the eligible costs within the project.

If funding from the Building Communities Program is not approved, the Southeast Park project would still continue. However, the WJL Harvey Park and Indoor Rinks projects are dependent upon receiving funding from this program.

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PUBLIC NOTICE

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

ATTACHMENT

1. Building Communities Program report adopted March 14, 2007.

**B3) 2008 Operating Budget
(File No. CS 1704-1; CK. 1704-1)**

RECOMMENDATION: that the information be received and forwarded to the Budget Committee.

ADOPTED.

REPORT

Attached for City Council's review and approval, is the City of Saskatoon's 2008 Operating Budget.

The Budget Committee has set April 15 and 16, 2008, as its budget review dates. This budget document should be referred to that Committee for review. The Committee's agenda will also include several other referrals that have been forwarded to that Committee since its last meeting dealing with the Operating Budget.

PUBLIC NOTICE

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

ATTACHMENT

1. 2008 City of Saskatoon Preliminary Operating Budget.

Section D – INFRASTRUCTURE SERVICES

**D1) Capital Project 748 – Land Development – Old Areas
Installation of Traffic Signals at the
Intersection of Avenue C and Cynthia Street
(File No. IS-6250-01 and CK. 6250-1)**

RECOMMENDATION: 1) that the traffic signals be installed at the intersection of Avenue C and Cynthia Street; and

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- 2) that funding be provided from Capital Project 748 – Land Development – Old Areas, at an estimated cost of \$90,000.

ADOPTED.

REPORT

In order to improve the intersection geometry at Claypool Drive and Airport Drive, Cynthia Street is scheduled for realignment in 2008. As a result of development in Hampton Village, traffic projections indicate substantial increases in volumes entering and exiting the neighbourhood, which will not only affect the intersection of Airport Drive and Claypool Drive, where signals are planned for installation in conjunction with a new roadway realignment, but also the intersection of Avenue C and Cynthia Street.

The intersection is currently controlled by east/west stop signs on Cynthia Street, with one wide lane in either direction to accommodate all left, through and right turn movements. Avenue C has two through lanes and a dedicated left-turn bay in both the northbound and southbound direction. To date the existing stop sign has been sufficient due to relatively low traffic volumes on Cynthia Street.

Figures 1 and 2 below illustrate the current and projected traffic demands at the intersection of Avenue C and Cynthia Street for both the morning and afternoon peak hours of operation.

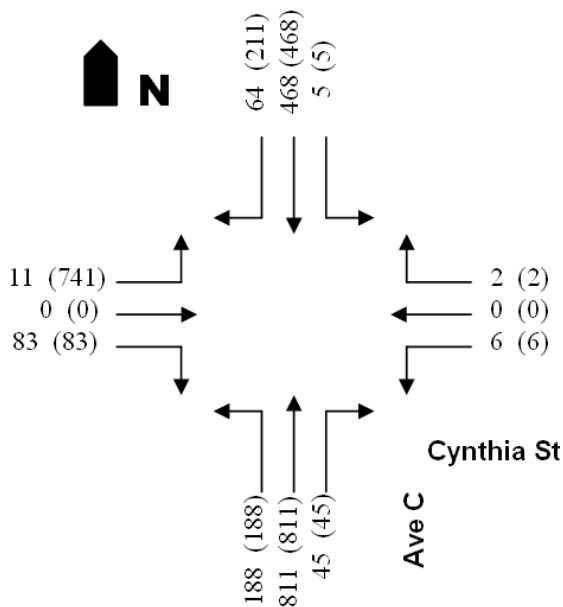


Figure 1: Existing (Projected) AM Peak Period

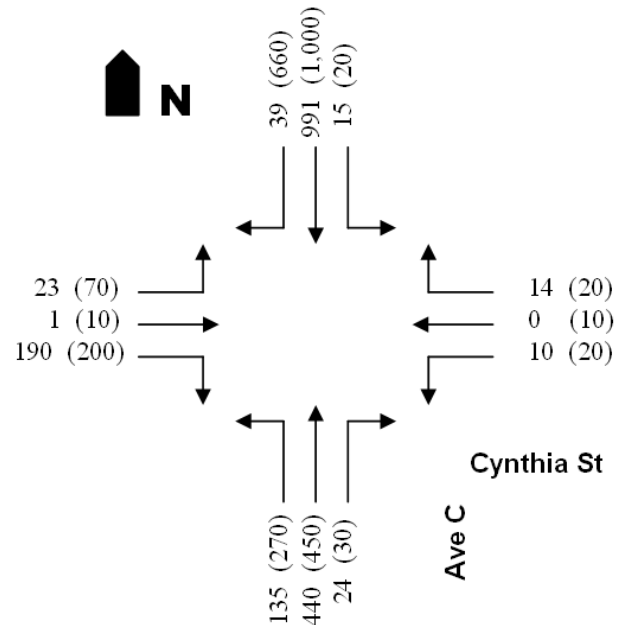


Figure 2: Existing (Projected) PM Peak Period

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As illustrated in Figure 1, morning peak period eastbound left-turning traffic from Cynthia Street to Avenue C northbound is expected to increase by 730 vehicles per hour (vph); and the southbound right-turning traffic from Avenue C to Cynthia Street will increase by 147 vph. Figure 2 illustrates that the afternoon peak time northbound left-turning traffic from Avenue C to Cynthia Street is expected to double; and the southbound right-turning traffic is expected to increase by 621 vph.

Given the large volume of traffic projected to enter the intersection from Avenue C (1,728 vph during the morning peak hours and 2,430 vph during the afternoon peak hours) Cynthia Street will not be effectively serviced with the existing traffic controls. In addition, the increased eastbound left-turning and northbound left-turning traffic demands will face significant conflicting movements and consequently may not be accommodated safely under the current method of traffic control.

A Traffic Signal Warrant Analysis was conducted for this intersection as per the criteria established by the Transportation Association of Canada. Utilizing the projected traffic demands, 186 warrant points were awarded to the intersection. A value of 100 is used as the threshold limit at which traffic signals should be considered.

Given the large projected increases in traffic volumes at the intersection of Avenue C and Cynthia Street and the ensuing potential for severe operational and safety conflicts, Infrastructure Services is recommending the installation of traffic signals at the intersection of Avenue C and Cynthia Street, in conjunction with the realignment of Cynthia Street to the intersection of Airport Drive and Claypool Drive.

FINANCIAL IMPACT

The estimated cost to install signals at the intersection of Avenue C and Cynthia Street is \$90,000. Funding will be provided from Capital Project 748 – Land Development – Old Areas.

PUBLIC NOTICE

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

**D2) Amendment to Parking Restrictions
600 Block of Bedford Road
File No. 6120- 03 and CK. 6120-2**

RECOMMENDATION: that the “No Parking” restriction be removed from a portion of the 600 block of Bedford Road, specifically in front of the properties with the civic addresses of 600 and 602 Bedford Road, as shown on attached Plan No. 210-0013-013r003 (Attachment 1).

ADOPTED.

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BACKGROUND

In June, 2007, in an effort to address lack of parking, noise, litter and traffic concerns, residents adjacent to Bedford Road Collegiate collected signatures to petition for the implementation of parking restrictions on the 600 block of Bedford Road and the 400 block of Avenue G North, along with their corresponding side yards along Avenue F North and Ave G North. The petition, which requested a restriction from 09:00 to 15:00, Monday to Friday, was supported by 79% of the residents.

City Council approved the parking restriction at its meeting held on September 4, 2007 meeting.

REPORT

Two property owners have submitted a written request to have the parking restriction removed from a portion of the 600 block of Bedford Road. The owner of 602 Bedford Road recently purchased the property, which does not have a front street driveway or back alley access. The resident at 600 Bedford Road was not in favour of the parking restriction when the original petition was circulated in 2007. They understand that removing the parking restriction will permit all vehicles to park in this area.

The Administration is recommending that the parking restriction be removed from a portion of the 600 block of Bedford Road, specifically in front of the properties with the civic addresses of 600 and 602 Bedford Road, as shown on Plan No. 210-0013-013r003.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is no financial impact

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 210-0013-013r003.

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D3) Proposed Four-Way Stop Signs
36th Street and Ontario Avenue
(File No. 6280-2 and CK. 6280-1)

RECOMMENDATION: that four-way stop signs be installed at the intersection of 36th Street and Ontario Avenue, as shown on the attached Plan 217-0030-001r001.

ADOPTED.

BACKGROUND

In response to safety concerns from adjacent businesses, Infrastructure Services has completed a review of the intersection of 36th Street and Ontario Avenue. Both streets are classified as industrial roadways, which typically carry a daily traffic volume of fewer than 5,000 vehicles per day.

The existing traffic control devices at the intersection include a two-way stop at Ontario Avenue, giving right-of-way to 36th Street. The intersections in the surrounding area are controlled by two-way stops, with 36th Street having the right-of-way at all intersections east of Idylwyld Drive; and Ontario Avenue having the right of way at all intersections south of Circle Drive and north of 33rd Street, with the exception of 36th Street.

To date, various measures have been implemented to address the safety concerns at the intersection. An oversized stop sign, red and silver hazard board and advanced warning signs have been installed for southbound traffic. Despite these measures, the collision experience at the intersection remains high.

REPORT

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

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

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Traffic counts were undertaken during the five peak hours in January 2008 with the results listed in Table 1 below:

Table 1: 36th Street & Ontario Avenue Traffic Volumes

Time	36th Street			% of total intersection volume	Ontario Avenue			% of total intersection volume
	EB	WB	total		NB	SB	total	
07:00-08:00	160	80	240	80%	30	30	60	20%
08:00-09:00	140	80	220	71%	40	50	90	29%
12:00-13:00	150	90	240	68%	65	50	115	32%
16:00-17:00	130	165	295	58%	120	100	220	42%
17:00-18:00	90	105	195	62%	55	60	115	38%

For an intersection to warrant a four-way stop, Policy C07-007 requires that the combined volume of traffic entering the intersection from minor streets during the peak hour periods must be at least 35% of the total volume. Ontario Avenue traffic comprises over 35% of the total intersection volume during the afternoon peak periods, but only 20% to 32% during the morning and noon periods. The combined volume of traffic from Ontario Avenue during the five peak hours is 32% of the total intersection volume, slightly below the threshold for warranting an all-way stop control.

Providing that traffic from the minor street is at least 35% of the total volume, and that the proposed four-way stop is not within 200 metres of any other four-way stop, a four-way stop may be considered when one or more of the following conditions are satisfied:

- five or more collisions are reported in the last twelve month period and are of a type susceptible to correction by an all-way stop control;
- the total intersection volume averages at least 600 vehicles per hour during the peak hour;
- the average delay per vehicle for the minor roadway is more than 30 seconds during the peak hour.

The five-year collision history reports that there were 20 collisions at this intersection, averaging four per year, approximately 80% of which were right angle and left-turn straight opposite collisions. These types of collisions may be reduced by the presence of a four-way control, as they are usually indicative of a motorist not adhering to the right-of way rule or existing signage. Given the low volume of traffic entering the intersection, this translates into a collision rate of over two collisions per million vehicles entering the intersection. For comparison purposes, this collision rate is similar to that currently occurring at Preston Avenue and 8th Street, where red light cameras will be installed this spring.

The recent traffic count indicates that the volume at the intersection of 36th Street and Ontario Avenue during the peak hour was approximately 515 vehicles.

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A delay study for heavy vehicles at the southbound approach was conducted concurrently with the traffic counts at this location. The southbound traffic consists of approximately 5% to 11% heavy trucks, for which the average delay is slightly less than 30 seconds. However, the presence of large commercial trucks at the intersection creates a speed differential that makes it difficult to judge the ability to safely pass through the intersection.

Infrastructure Services has determined that the failure of previous measures to reduce the frequency of collisions indicates that more restrictive controls are required and that without the measures currently in place, the intersection would meet the warrant for four-way stop signs. Therefore, the Administration is recommending that four-way stop signs be installed at the intersection of 36th Street and Ontario Avenue.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 217-0030-001r001.

D4) Communication to Council

From: Nowshad Ali, President, On Purpose Leadership
Todd Brandt, President, Tourism Saskatoon
Date: February 12, 2008
Subject: Suggesting a Saskatoon Fireworks Festival and
Proposed Closure of the Traffic Bridge
(File No. 6050-104-02 and CK. 205-1 x CK. 6050-8)

RECOMMENDATION: that the Traffic Bridge be closed to all foot and vehicular traffic from 6:00 p.m., Friday, August 29, 2008 until 3:00 p.m., Monday, September 1, 2008, in connection with the Saskatoon Fireworks Festival.

ADOPTED.

BACKGROUND

City Council, at its meeting held on February 19, 2008, considered a communication from Nowshad Ali, President, On Purpose Leadership and Todd Brandt, President, Tourism Saskatoon, regarding preliminary plans for a Saskatoon Fireworks Festival and requesting closure of the Traffic Bridge from Thursday, August 28 through Monday, September 1, 2008. The communication was forwarded to the Administration for a report.

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REPORT

The Traffic Bridge is an integral part of the city's transportation network as it is one of five bridges within the City providing access across the South Saskatchewan River. The bridge currently handles approximately 7,000 vehicles per day.

As part of the River Landing Phase I and II development, demolition of the 1st Avenue southbound overpass and construction of an at-grade intersection at 19th Street and 1st Avenue will occur. Commencing in late April, the on-ramp south of 20th Street will be closed and traffic will not be able to access Idylwyld Drive southbound onto the Senator Sid Buckwold Bridge via 1st Avenue until the project is complete and the new intersection at 19th Street opens to traffic, which is anticipated to be completed in the fall of 2008. This ramp accommodates approximately 1,000 vehicles during the afternoon rush hour, some of which will need to be diverted to the Traffic Bridge.

Due to the closure of the 1st Avenue access to the Senator Sid Buckwold Bridge, and the impact on the efficiency of the surrounding roadway network, Infrastructure Services does not recommend closing the Traffic Bridge for five days for the Saskatoon Fireworks Festival as requested. However, in discussions with the event planners, it has been determined that there is an opportunity to condense the times required for set up and tear down. As a result, the closure to the Traffic Bridge for the event could occur from 6:00 p.m. on Friday, August 29, until 3:00 p.m. on Monday, September 1. Due to the statutory holiday on September 1, this closure would occur at low volume times and would not impact weekday peak hour traffic.

The Administration recommends that the Traffic Bridge be closed to all foot and vehicular traffic from 6:00 p.m., Friday, August 29, 2008 until 3:00 p.m., Monday, September 1, 2008, in connection with the Saskatoon Fireworks Festival.

PUBLIC NOTICE

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

D5) Enquiry – Councillor T. Paulsen (December 3, 2007)
Investment in Transit Compared to Investment in Building
and Maintaining Roads
(File No. CK 7000-1)

RECOMMENDATION: that the information be received.

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BACKGROUND

Councillor T. Paulsen made the following enquiry at the meeting of City Council on December 3, 2007:

“Could the Administration please provide a comprehensive report on investment in transit compared to investment in building and maintaining roads. I realize this will require a significant amount of research, however, I understand that other cities have done some investigation in this area and I would like some sort of information consolidated for March, 2008, in anticipation of a 2008 Operating Budget debate.”

REPORT

The question posed in this enquiry raises a key strategic issue that is faced by most cities throughout the world, including the City of Saskatoon. Investment in transit versus investment in improving roadway capacity has been studied at length, with various conclusions.

In 2008, the City will undertake a comprehensive review of our transportation system strategic plan, which will include a focused look at various levels of population density and transit usage. This work will be completed under Capital Project 2011, Transportation Model Implementation. The results of the review are expected to be presented to City Council by mid-2009.

In the interim, in order to address Councillor Paulsen’s enquiry, the Administration has reviewed a number of existing reports on this subject. The following is a summary of seven reports which are deemed to be the most pertinent to this issue. Some older reports have been included because they are particularly relevant. This sampling of reports provides a general overview of the various issues and conclusions that have been developed by other agencies.

Report #1 – “The Auto versus Transit Controversy: Toward a Rational Synthesis for Urban Transportation Policy”; Vuchic V. R. (1984)

Prepared by the University of Philadelphia’s Civil Engineering Department, this article challenges the view that extensive freeway construction is the best method to deal with congestion, and that North American cities were built for mobility, largely for the automobile. Compared to other developed countries, the United States and Canada have higher average traffic speeds and greater travel distances. However, due to lower average urban densities, efficiency and possibly reliability and mobility are reduced.

The rapid increase in automobile ownership in the 1920s and 1930’s and after World War II brought a new era in mobility. Rural areas were given superb transportation without any major problems, while medium and large cities were plagued with chronic congestion which defeated the automobile’s main advantage, mobility. Bus service deteriorated with the congestion due to its reliance on the same roadways.

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A vicious cycle was set in motion for urban transit, where congestion battled with investments in freeway systems, and policies were created to keep transit as a self-supporting business. The added capacity that was constructed each year was consumed by the reduction in transit patronage as fares increased. As patronage decreased, revenues also decreased. In order to break even, service had to be cut.

The evolution of a city's growth involves the following sequence of measures to improve efficiency, capacity and level of service:

1. Widening arterial streets.
2. Introduction of buses.
3. Introduction of separate transit rights-of way (light rail, bus only lanes).
4. Freeway construction.
5. Full separation of transit rights-of-way (rapid transit).

The report concludes that the optimal percentage of each efficiency measure, and even the order, can vary between communities and neighborhoods. There is no such thing as the "best mode" for urban transportation. A multi-modal system is always superior to a system with only one mode of transport. In smaller cities, transit primarily serves transportation disadvantaged riders, but as cities grow and density increases transit begins to serve discretionary riders.

Report #2 – "Sustainable Transportation Indicators"; (January 2008)

This report was prepared by the Sustainable Transportation Indicators Subcommittee of the Transportation Research Board for the purpose of making researchers aware of the following:

- The importance of having a standardised set of indicators for all comparisons such as fuel consumption, pollution emissions, and traffic accidents.
- The importance of alternate methods of efficient transportation (buses traveling with minimal people on board are not efficient. Bicycle and walking are considered efficient).
- Changing the mindset that the promotion of fuel efficient vehicles is the best method of reducing air pollution. Trip reduction or efficient modes are proven to have greater results than fuel efficiency alone.

This report concludes that because there are no standardized indicators to define transportation sustainability, the publicized information is highly variable at best. Therefore, a standardized set of indicators to be used by all agencies in reporting needs to be developed. Once this is achieved, this high quality standardized data can be analyzed. Social benefits, such as the benefits of walking or cycling and mobility of transportation disadvantage families, can be difficult to quantify.

Report #3 – "Evaluating Public Transit Benefits and Costs"; Litman, Todd (January 2008)

This report was prepared by the Victoria Transport Policy Institute to compare the impacts, benefits and costs of vehicle and transit or light rapid transit.

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There are four general categories of transit improvements:

- Increased service (more transit kilometers);
- Improved service (more comfortable, convenient);
- Incentives to use transit (lower rates); and
- Transit oriented development (land use patterns to support transit, walkable distances for common trips, and development near stations and corridors).

These categories are more beneficial if the objectives are accomplished for peak hour trips and if transit is on congested urban streets where travel is concentrated. Quantifying benefits can be difficult because so many of the benefits and a few of the costs of transit, particularly rail transit, are not easily measured.

The paper concludes that the method used to evaluate the perceived value of public transit can give very different conclusions:

- An evaluation that ignores parking and vehicle cost savings by using transit undervalues transit investments.
- People find that riding quality transit is less stressful and ignoring this fact leads to undervaluing the shift to transit.
- Street capacity expansion tends to reduce congestion in the short term, favoring transit in the long term. Transit service and ridership tend to increase if implemented with various support programs. An evaluation that ignores this tends to undervalue the full potential of the benefits of a transit improvement program.

Report #4 – “Smart Transportation Emission Reductions”, Todd Littman, (January 2008)

This report was prepared by the Victoria Transport Policy Institute to identify truly optimal energy conservation and emission reduction strategies.

The paper tries to identify the best way to reduce transportation energy consumption and pollution emissions. Fuel efficient vehicles are the primary focus of society and the industry but should also include less vehicle activity. The paper discusses “mobility management”, which is driving disincentives, road pricing, commute reduction and better land-use management.

The paper concludes that the impacts of transportation energy conservation and emission reduction strategies are more beneficial than others because they offer significant co-benefits and avoid undesirable, unintended consequences. Mobility management implementation helps communities respond to future consumer demands and economic conditions.

Report #5 – “Substitution of Bus for Car Travel in Urban Britain: An Economic Evaluation of Bus and Car Exhaust Emission and Other Costs”; Romilly, Peter (1998)

This paper compares the exhaust emissions of three bus types for the model years 1992, 1995 and 1999. The author reports that the benefits of a transportation system in terms of costs, emissions and reduction in congestion are significantly tied to bus load factors. For example, a bus that is only utilizing 5% of its capacity throughout the day uses more fuel and likely causes more congestion than if all of its passengers used private vehicles.

This study found that if a bus could remove 100 cars from the roads at a load factor of 35%, then the majority of savings would result in congestion reduction. The buses would consume less fuel; however, exhaust emissions from buses are considered more harmful and, therefore, are more costly than 100 cars. The emissions costs remain worse for the bus until there is a load factor of 76%. A single bus also causes more damage to roadways than 100 cars at any loading level, even empty. Buses were shown to produce slightly less noise and cause slightly fewer accidents than the 100 cars.

The most significant benefit of a bus over 100 cars is its congestion savings. At a loading rate of 35%, bus usage results in 20 times greater benefit with respect to congestion. Much of this savings is a result of being able to defer large infrastructure projects such as lane widening. However, this benefit disappears when traveling on a local street where congestion is not an issue. The damage buses can do to local streets also increases exponentially from that of arterial streets.

This study concluded that bus loading factors have the greatest effect on determining the benefits of transit. If loading factors are above 25%, then bus transportation is considered to be more beneficial due primarily to reduction in costs associated with congestion.

Report #6 – “Economics of Travel Demand Management: Comparative Cost Effectiveness and Public Investment, National Center for Transit Research”; University of Florida, March 2007

This report was prepared by the Center for Urban Transportation Research to develop a standardized methodology for calculating the costs and benefits of Transportation Demand Management (TDM). The paper introduces the idea of a theoretical model to make decisions on where to spend finite dollars based on the benefits that would be realized. The model differentiates between three basic sizes of metropolitan areas ranging from 750,000 to 2 million; has two scopes of analysis (regional and on-site), and accounts for three urban areas (central business district, high density and low density suburban areas).

This model promotes changing travel behavior to reduce traffic congestion and conserve fuel while focusing on the safety and mobility of road users. Substituting more active modes of transportation, such as walking or cycling, improves the health and fitness of people, as well as reducing traffic congestion.

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There are several categories associated with program development for a standardized methodology as follows:

- Travel time and transportation benefits related to the user. These may be cycling costs, walking costs and public transit fare;
- Road trauma involving vehicle or bicycle/walking accidents;
- Active modes of transportation, such as walking, improves the fitness of those who choose that change;
- Congestion costs are important in the evaluation process. They include marginal costs that exceed average costs, marginal costs that increase with traffic volume, and most congestion costs imposed by more vehicles are imposed on other road users.

The model focuses on a wide range of social costs and benefits that can be selected.

Report #7 – “Growing Cooler: The Evidence on Urban Development and Climate Change”;
Ewing, Reid, et al (2007)

This book was published by the Urban Land Institute of America. It documents how land development patterns are key contributors to climate change and an essential factor in combating it. The authors explain that transit systems become very inefficient and can be detrimental when densities become low as is evident in urban sprawl areas. However, communities that are developed with integrated transit systems, “green” or “smart growth” communities, generally have more successful transit systems. These communities have a mix of housing, shopping, schools, walking and cycling paths. The densities are higher around transit stops and the average density of the community is much greater than in traditional communities. These communities create less driving by shortening trips to shopping, work and school and by integrating transit or other transportation modes.

The book concludes that urban development patterns govern the modes of transportation people choose, and that with thoughtful development, shifts could be made to preferred modes. There is little benefit to society from simply operating transit vehicles. Transit benefits depend on how much the system is used and how well it responds to users’ needs and preferences.

The authors conclude that the methods used to evaluate transit systems can affect the perceived value of the system. Comprehensive evaluation is essential for producing accurate results. Transit systems vary significantly between communities and even between specific routes within the same city. Generally, in cities with less than 500,000 people, the transit system serves mainly transportation disadvantaged people. However, as cities grow and congestion increases, transit systems becomes more cost effective. In smaller cities, investment in roads, such as adding lanes, is usually the most cost effective method of relieving congestion but specific project costs and corridor characteristics can make transit investment more cost effective. Compact or “smart growth” is one of the best ways to reduce vehicle travel. This type of development not only has the ability to improve ridership in the short term, but allows for easier transition to rapid transit, if required.

CONCLUSION

It is not easy to draw any unqualified conclusions from the body of research. Smaller cities with less density, tend to rely less on transit and continue to make investments in roadway expansion projects until such time as the density and population grow to necessitate a higher level of transit capability. Good mobility management strategies appear to be key in managing congestion in cities at this level. The Administration concurs with these findings and embraces the principles of smart growth in its new developments and through projects such as the Transportation Demand Management Study that will be underway shortly. Increased investment in initiatives on the demand side of the mobility equation as opposed to the capacity side will become increasingly important in Saskatoon.

At this time, the Administration is not recommending a strategic change in the City's approach to growth or transportation system upgrades. Our legacy of good urban planning policies and timely transportation system upgrades has put the City of Saskatoon in an enviable position compared with many other cities in North America. Further, until the results of the comprehensive review of our transportation system plan, including policy recommendations, are presented to City Council in mid-2009, it would not be prudent to consider significant policy changes at this time.

PUBLIC NOTICE

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

ATTACHMENTS

1. Copies of the full reports can be viewed in the City Clerk's Office or at the following links:

http://www.saskatoon.ca/org/clerks_office/temporary/transit_vs_road_construction.pdf
http://www.saskatoon.ca/org/clerks_office/temporary/transit_vs_road_construction.xls

IT WAS RESOLVED: that the Administration report to the Planning and Operations Committee on the Terms of Reference for the review of the Transportation Model Implementation Study.

Section F – CITY MANAGER

**F1) Purchase of Midtown Plaza Parcel of Land
(File No. CC 4130-2 and SPR 4129-14 CK. 4129-14)**

- RECOMMENDATION:**
- 1) that the sale agreement for the purchase of a parcel of land, along 1st Avenue, from Midtown Plaza Inc. in the amount of \$425,000 be approved; and

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- 2) that His Worship the Mayor and the City Clerk be authorized to execute the agreement that is acceptable to the City Solicitor's Office.

ADOPTED.

BACKGROUND

At the meeting of January 14, 2008, City Council approved a recommendation to award the contract for the 19th Street reconfiguration, pathways, and parking project to SaskCon Repair Services Ltd. for \$5.38 million. The report to Council noted that, the project would require the purchase of a small parcel of land adjacent to 1st Avenue, between 20th Street and 19th Street, from Midtown Plaza Inc. Among other benefits, the land purchase would allow for a shorter retaining wall along the new roadway connecting south downtown to River Landing and the Senator Sid Buckwold Bridge.

REPORT

Administration has negotiated the purchase of the required parcel of land from Midtown Plaza Inc. The purchase price of \$425,000 was based on an independent appraisal conducted in 2007. The sale agreement sets out the terms and conditions of the sale including Midtown Plaza's option to repurchase the parcel should it be required for any future development of the remaining parcel of land.

Construction on the 19th Street project is scheduled to begin as early as April 15, 2008, with completion scheduled for late fall.

It should be noted that the removal of the overpass bridge and the reconfiguration of the roadway will require the closure of 19th Street for much of the year, and the temporary closure of the 1st Avenue access to the Idylwyld Freeway. As well, construction of the retaining walls on 1st Avenue will require lane restrictions on the 1st Avenue off-ramp.

PUBLIC NOTICE

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

REPORT NO. 7-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

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

**1. Municipal Heritage Advisory Committee
2007 Annual Report
(File No. CK. 430-27)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed and is forwarding the attached 2007 Annual Report of the Municipal Heritage Advisory Committee to City Council for information.

**2. Visual Arts Placement Jury
2007 Annual Report
(File CK. 430-62)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the 2007 Annual Report of the Visual Arts Placement Jury with the Chair and is forwarding the report to City Council for information. A copy of the report is attached.

**3. 2008 Housing Business Plan – Status Report
(Files CK. 750-4 and PL. 950-14)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Community Services Department dated March 6, 2008, with the Administration and is forwarding the report to City Council as information.

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**4. Community Development Branch, Staffing Changes
(Files CK. 4560-1 and LS. 4600-3P)**

RECOMMENDATION: that Option 2, as outlined in the report of the General Manager, Community Services Department dated March 25, 2008, be approved.

ADOPTED.

Your Committee has reviewed the report of the General Manager, Community Services Department dated March 25, 2008, with the Administration and supports Option 2, as outlined in the report.

REPORT NO. 4-2008 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

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

**1. City Treasurer's Report on Investments – December 2007
(File No. CK. 1790-3)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Corporate Services Department dated March 7, 2008 forwarding the City Treasurer's Report on Investments for the Fourth Quarter 2007.

Your Committee has reviewed this report with the Administration and appreciates this quarterly update.

**2. Low-Income Subsidized Spay/Neuter Program
(File No. CK. 151-11)**

RECOMMENDATION: that this report be referred to the Budget Committee for consideration of the following:

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that a portion of fine revenues generated through the enforcement of *The Animal Control Bylaw* (Bylaw No. 7860) and *The Dangerous Animal Bylaw* (Bylaw No. 8176) be directed to a subsidized spay and neuter program administered by Animal Services.

ADOPTED.

Attached is a report of the General Manager, Corporate Services Department dated February 11, 2008 which has been received from the Advisory Committee on Animal Control recommending that the report be submitted to City Council for approval. Your Committee has reviewed this report with the Administration and supports the recommendation put forward by the Advisory Committee on Animal Control. Your Committee has determined that the fine revenues from enforcement of the bylaws are not currently designated for use by the Animal Services Program, and this proposal to provide a low-cost spay/neuter program to those who cannot afford the full cost, is a step in the right direction for animal control services. This proposal has the potential to reduce the number of pets in the City, while encouraging responsible pet ownership and provide a means of support for those who cannot afford the full cost.

Your Committee supports this proposal for reducing the pet population in Saskatoon, which will free up time for the contracted animal control companies to deal with other issues.

3. Transit Bus Video Surveillance
(File No. CK. 7300-1)

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Utility Services Department dated January 28, 2008 forwarding information in follow-up to a bus video surveillance project initiated in the summer of 2006. Based on the feedback on the effectiveness of the video surveillance camera system, they will now be part of the standard equipment for all new buses. Additionally, a capital project has been approved which will provide funding for the purchase of video camera systems for the existing fleet of transit buses.

Your Committee has reviewed this matter with the Administration, and supports this project.

REPORT NO. 1-2008 OF THE AUDIT COMMITTEE

Composition of Committee

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

**1. Audit Report – Credit Union Centre
Ticket Sales Revenue Collection Audit
(File No. CK. 1600-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a summary of the Audit Findings for the Ticket Sales Revenue Collection Audit at Credit Union Centre. The scope of this audit included revenues collected from Box Office sales, retail outlet sales, telephone sales, on-line sales, and sales by operators outside Saskatchewan. As will be noted, the Audit Findings concluded that adequate controls are in place to:

- Ensure complete and timely collection of revenues;
- Minimize opportunities for theft, fraud and misappropriation of cash and tickets; and
- Ensure accurate calculation of royalties and other fees.

Your Committee has reviewed the complete Audit Report with a representative of the Board of Directors and Administration for Credit Union Centre, and is satisfied that adequate controls are in place regarding the Ticket Sales Revenue Collection system.

REPORT NO. 3-2008 OF THE LAND BANK COMMITTEE

Composition of Committee

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

**1. Purchase of Additional Land for Land Bank Program
University Heights Suburban Development Area – Neighbourhood No. 3
(File No. CK. 4131-5)**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to purchase approximately 159.9 acres of vacant future residential land from Anderson Ventures Inc., at a purchase price of \$3,997,500;
 - 2) that the City Solicitor be requested to prepare the necessary purchase agreements and that His Worship the Mayor and the City Clerk be authorized to execute the agreements; and
 - 3) that this purchase be financed by withdrawals from the Property Realized Reserve with an initial deposit of \$100,000 to be paid within 10 days of approval by City Council, with the balance of approximately \$3,897,500 to be paid on the Closing Date. (Legal and administration costs, plus disbursements will also be withdrawn from the Property Realized Reserve.)

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated February 26, 2008 forwarding information on a proposal to purchase the above-noted land in the University Heights Suburban Development Area – Neighbourhood No. 3.

Your Committee has reviewed this proposal with the Administration, and supports the purchase of this land for future residential development by the Land Bank.

2. University Heights Suburban Centre – Parcel P Subdivision Options
(File No. CK. 4131-5)

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Parcel P, Plan 99SA37157 in its current configuration (Option 1), through a public tender process, with a reserve bid as stated in the attached report and subject to approval of the rezoning application;
 - 2) that if the parcel is not sold through the tender process, it be placed for sale over-the-counter, on a first-come, first-served basis;
 - 3) that the Land Branch Manager be authorized to administer development controls in accordance with the criteria as outlined in the report; and
 - 4) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by public tender.

ADOPTED.

City Council considered Clause 5, Report No. 3-2007 of the Land Bank Committee, at its meeting held on June 25, 2007 and resolved that the matter be referred back to the Land Bank Committee to be reviewed in one year's time, and that the review include the impact of the retail upon the rest of the City.

Attached is a report of the General Manager, Community Services Department dated February 27, 2008 in response to Council's referral.

Your Committee has reviewed this matter with the Administration and supports the sale of Parcel P, as outlined under Option No. 1 in the report.

3. Appeal Criteria – City Mortgages
City Mortgage Appeals Board
(File No. CK. 4110-1)

- RECOMMENDATION:** that the following Appeals Criteria be adopted for use by the City Mortgage Appeals Board during its hearings on forgiveness of City Mortgage:

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Forgiveness of the outstanding indebtedness under the City's mortgage may be granted where the owner must sell the mortgaged property due to any of the following:

- (a) marriage breakdown;
- (b) job transfer or change of employment involving a move out of Saskatoon;
- (c) death of a signatory;
- (d) any other unanticipated event which, in the Board's view, would make it fair and reasonable to forgive the indebtedness under the mortgage (e.g. serious illness, loss of employment).

ADOPTED.

Attached is Clause 1, Report No. 10-2007 of the Executive Committee which was adopted by City Council at its meeting held on June 25, 2007, in part as follows:

- 3) that the Administration prepare criteria for forgiveness for the approval of City Council.

Your Committee has received a response from the City Solicitor's Office regarding proposed Appeal Criteria for use by the City Mortgage Appeals Board during the hearing on an appeal for forgiveness of City Mortgage, and supports the criteria, as outlined in the recommendation above.

The Committee discussed an additional question raised by the City Mortgage Appeals Board regarding a purchaser who cannot get a builder in the prescribed time. The Committee considered this matter and referred it back to the Administration to include in the upcoming revisions to the Lot Allocation Policy that would establish a process for allowing the owner to return the lot to the City's inventory without a penalty.

REPORT NO. 6-2008 OF THE EXECUTIVE COMMITTEE

Composition of Committee

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

**1. Expression of Interest – Pleasant Hill Revitalization
(File No. CK. 4131-31)**

- RECOMMENDATION:**
- 1) that the Expressions of Interest received from Quint Development Corporation, Habitat for Humanity/Cress Housing Corp., the Central Urban Métis Federation Inc., and Sask Native Rentals Inc. be received;
 - 2) that the General Manager be authorized to issue a Request for Proposal to the Saskatoon Home Builders to construct housing units on Parcels B and D, containing the following provisions:
 - a) the housing units must conform to the adopted Concept Plan;
 - b) that upon construction of the housing units, up to 50 percent of the completed units will be offered to those organizations who submitted an Expression of Interest for Parcels B and D on a right-of-first refusal basis;
 - c) in the event no interest is shown by the proponents of Parcels B and D, the units will be offered to the marketplace;
 - d) any remaining units will be offered to the Saskatchewan Housing Corporation;

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- e) remaining units will be purchased by the City of Saskatoon and made available as entry-level leases; and
- 3) that the Request for Proposals for Parcels A and C be deferred pending the receipt of more definite timing concerning the construction of the new St. Mary School.

ADOPTED.

Your Committee has considered and supports the following report of the General Manager, Community Services Department dated March 14, 2008:

“BACKGROUND

On August 13, 2007, City Council resolved:

“that the Administration be instructed to distribute the Expression of Interest to housing providers in Saskatoon and report back with recommendations for selection of a shortlist of housing providers to advance to the Request for Proposal stage.”

On November 19, 2007, City Council resolved:

“that the Expression of Interest phase for the Pleasant Hill Revitalization Project be extended to January 31, 2008.”

A request for Expressions of Interest (EOI) was distributed to an extensive list of non-profit and for-profit housing providers in Saskatoon on August 14, 2007. The closing date for the EOI was Friday, September 28, 2007, which was subsequently extended to January 31, 2008. Requests were mailed out to 43 non-profit housing providers and each member of the Saskatoon Home Builders Association (SHBA).

The Expression of Interest was intended to gauge the interest in obtaining and developing four sites within the Pleasant Hill Revitalization area (Parcels A to D, see Attachment 1). The EOI also required the housing provider to submit a brief overview of their intended development and discuss how it relates to the Pleasant Hill Revitalization Concept Plan.

REPORT

By January 31, 2008, the City Planning Branch had received a total of four Expressions of Interest. The four submissions are as follows:

- 1) Quint Development Corporation – Parcels A, B, C, and D;
- 2) Habitat for Humanity/Cress Housing Partnership – Parcels B and D;

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- 3) Sask Native Rentals – Parcel A; and
- 4) Central Urban Métis Federation Incorporated (CUMFI) – Parcel C.

Each EOI was distributed to the Review Committee for evaluation. The Review Committee is comprised of 12 community members who are residents or stakeholders of the Pleasant Hill Community, plus four Community Services Department staff members.

The Review Committee has reviewed the EOI submissions. The Review Committee evaluated the submissions using the following scoring system.

Development Proposal Summary 60 Points

What the Committee was looking for:

- a high standard of building design;
- a high standard of site design and landscaping;
- innovations which promote environmental sustainability and lowers long term operating costs, such as:
 - ✓ high energy efficiency;
 - ✓ solar access;
 - ✓ durable, low maintenance materials;
 - ✓ environmentally friendly building materials;
- social sustainability – adds value to community and promotes neighbourliness and physical connectivity with the surrounding uses;
- health - promotes walkability, mobility, and incorporates universal accessibility standards where appropriate;
- incorporates Safety Standards and Crime Prevention Through Environmental Design (CPTED) principles, both in building and site design;
- developments may be for rental or ownership purposes. However, any rental project should be designed so as not to preclude the possibility of future titled ownership of the units (i.e. units can obtain separate title);
- developments should focus on providing units and amenities which focus on families; and
- all proposals should describe the intended market of each development and the affordability.

References and Property Management Experience 25 Points

Five references must be submitted and must include current and former clients or residents of property managed by the organization and must include lender(s) or other financial institutions

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Development Experience

15 Points

A description of projects the company has developed, currently own, and/or managed over the past ten years. Experience in the type of development envisaged on the subject parcels (family-oriented residential) is particularly important to note.

The projects were scored on a 100 point system. The results are presented below:

Proponent	Review Committee Average Score
Quint Development Corporation	80.5
Sask Native Rentals	56.3
Habitat/Cress Partnership	53.8
CUMFI	73.0

The Quint proposal was well thought out and thorough. Quint had submitted all material requested in the EOI, including references. It was a comprehensive design which emphasized linkages with the neighbourhood, family-oriented development, and a very innovative design to ensure each unit has ground level exit and entry to promote neighbourliness and a healthy lifestyle. Quint is also prepared to look at a district heating system to lower the overall heating costs.

The EOI from Sask Native Rentals, Habitat for Humanity/Cress Housing Corp., and CUMFI were less detailed. Although less detail was provided, the development proposals contained solid townhouse designs which are family-oriented, attractive, and could add significant value to the sites within the Pleasant Hill Revitalization.

The Development Proposal Summaries is contained in Attachment 2.

Overall however, there was general disappointment that only four submissions were received. Furthermore, all four proposals rely entirely on government support to proceed. None of the proponents have extensive construction experience in building new multiple-unit dwellings. These factors could prevent the construction and completion of new housing units in a timely fashion.

According to the SHBA and Saskatoon Housing Initiatives Partnership (SHIP), the main reasons why the homebuilders have not submitted an Expression Of Interest are that they are concerned about the potential risk of a new housing venture in a revitalization scheme when there are other more attractive opportunities available elsewhere.

The Community Services Department is concerned about the financial and organizational capacity of non-profit housing organizations to commence construction of new multi-unit housing developments in 2008. There is also a desire to offer a certain amount of units as homeownership opportunities to avoid the perception that the revitalization project is only for rental units and social housing. The Community Services Department is recommending

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the following revised strategy to get housing projects to commence on Parcels B and D in 2008. It is important that development commence within this area in 2008 to maintain confidence in the revitalization project.

Recommended Revised Strategy

The City of Saskatoon may be in a position to mitigate the risk, and alleviate the fears associated with putting up private risk capital in a redevelopment scheme.

Although two parcels are delayed due to the lack of funding for a new school, two parcels (B and D) will be ready for construction in 2008. The housing acquired from Patrick Wolfe in 2007 has been demolished; the site has been cleaned up, and the land is currently vacant and fenced.

The Community Services Department is recommending the following process to move the revitalization project forward:

- Issue a Request for Proposal (RFP) for Parcels B and D to the Saskatoon Homebuilders.
- Receive detailed designs based on designs submitted in the Expressions of Interest for Parcels B and D, and firm construction timelines from builders to commence construction in 2008
- Selection of preferred designs by the EOI Evaluation Committee based on an evaluation criteria which meets the goals of the adopted Concept Plan.
- Award building contracts for Parcels B and D to successful design (builder).
- The land parcels will remain under the ownership of the City of Saskatoon for the time being.
- Construction and completion of housing development on B and D will occur in 2008/2009.
- Fifty percent of the completed housing units will be offered first to those organizations who submitted an EOI for Parcels B and D on a right-of-first refusal basis. The other 50 percent will be offered in the marketplace by the homebuilders.
- Any units declined by the proponents of Parcels B and D will be offered to the marketplace as homeownership units.
- Remaining vacant units will then be offered to the Saskatchewan Housing Corporation (SHC).
- Any unsold housing units declined by SHC will be purchased by the City of Saskatoon and offered as entry-level leases, eliminating any risk that vacant units will not be sold and need to be carried by the homebuilder.

It is estimated that approximately 42 new dwellings could be constructed between Parcels B and D. The Saskatchewan Housing Corporation has allocated approximately \$8 million in funding towards development within the Pleasant Hill Revitalization Project.

The RFP stage will require that the homebuilders provide detailed designs based generally on designs submitted during the EOI, submit financial information showing how the project will be financed, and a detailed timeline for construction.

Defer Issuance of RFP for Parcels A and C

The Saskatoon Catholic School Board is experiencing a delay in obtaining funding approval for the new St. Mary elementary school. Parcels A and C are dependent on the new school moving forward. It is the opinion within the Community Services Department that it would not be appropriate to issue RFP for Parcels A and C at this time. Without a firm timeline for the availability of Parcels A and C, it would not be fair to proceed until more information concerning the new St. Mary School is obtained. The Community Services Department is in regular contact with the Saskatoon Catholic School Board concerning their request for funding to the Ministry of Education.

A revised, general timeline is provided as Attachment 3.

OPTIONS

1. Proceed with the Revised Strategy as outlined above (recommended).
2. Issue the RFP for Parcels B and D to only those organizations who expressed an interest during the EOI stage (Quint and Habitat for Humanity/Cress Housing Corp.).

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The Pleasant Hill Revitalization Project has its own funding source from the Urban Development Agreement (\$3.6 million). The land acquisition portion of this budget is \$2 million. The unspent balance in this portion of the budget is \$446,000; however, an additional \$1 million was allocated by City Council from the Neighbourhood Land Development Fund on March 3, 2008. However, the purchase of unsold units is not currently covered by either of these funds. A new funding source would need to be found to cover the cost to purchase unsold units and hold them until they could be purchased by a non-profit housing provider or Saskatchewan Housing Corporation.

Assuming 42 units are constructed, and 30 percent are not sold at completion and assuming \$200,000 per unit construction cost (not including land), there would need to be \$2.6 million of funding found to backstop the purchase of unsold units. It is recommended that the Affordable Housing Reserve provide funding in the form of a loan to ensure there are no unoccupied units upon completion of construction. The unsold units will be leased to

low and moderate income households. The lease payments will be used to pay back dollars used from the Reserve to acquire the new units.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Subdivision for the Pleasant Hill Revitalization Concept Plan.
2. EOI Development Summaries from Quint, Sask Native Rentals, Habitat for Humanity/Cress Housing Corp., and CUMFI.
3. Revised Timeline for Pleasant Hill Revitalization Project.”

**2. Appointments to River Landing
Destination Centre Steering Committee
(File No. CK. 4129-15)**

RECOMMENDATION: that the following be appointed to the River Landing Destination Centre Steering Committee to oversee the consultation process and recommend to City Council a preferred concept for the Destination Centre:

Chief Darcy Bear
Dr. Bill Brooks
Mr. Chris Dekker
Mr. Christopher Doll
Mr. Zach Jeffries
Ms. Nicki Kiteley
Dr. Art Knight
Ms. Susan Lamb
Ms. Rita Mirwald
Dr. Vera Pezer
Mr. Randy Pshebylo
Mr. Terry Scaddan
Ms. Carol Skelton

ADOPTED.

City Council, at its meeting held on January 14, 2008, approved a planning and consultation process for the development of the Destination Centre for River Landing. The four-stage consultation process approved by City Council includes:

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Stage 1 - Initial Consultation

The public is invited to an open house to solicit their ideas for the site. The open house will include the location of the site, base drawings that illustrate the building and site potential in relation to the Persephone Theatre building, site issues and opportunities (perspective views will be shown to illustrate the site potential), and a summary of the intent of the site within the context of the River Landing Plan.

Stage 2 - Concept Development

The Steering Committee directs the preparation of three concept options for the facility using the vision that emerges from the public input. The three concept options will include high level illustrations of the concept and an order of magnitude capital budget.

Stage 3 - Final Consultation

A second open house is held over two days to showcase the three identified options. The public is invited to comment either at the open house or online.

Stage 4 - Report to Council

The Steering Committee, utilizing the public input from stage 3, recommends a preferred option in a report to City Council. The report will provide direction to City Council on how the site will be developed, including proposed uses and operating concepts, an order of magnitude capital budget, proposed funding sources, a projected annual operating budget, and potential cost share arrangements. The Steering Committee's work ends at the close of stage 4."

His Worship the Mayor assumed the Chair.

Moved by Councillor Heidt, Seconded by Councillor Dubois,

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

CARRIED.

COMMUNICATIONS TO COUNCIL

The following Communications were submitted and dealt with as stated:

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) V. Romancia, dated March 13

Suggesting that tax exemptions for churches and similar organizations be discontinued, and that a minimum tax be implemented. (File No. CK. 1965-1)

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RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT the information be received.

CARRIED.

2) Allan Earle, Saskatchewan Urban Municipalities Association, dated March 14

Submitting an invoice for the 2008 SUMA Membership Fees. (File No. CK. 155-3)

RECOMMENDATION: that the 2008 Membership Fees for the Saskatchewan Urban Municipalities Association in the amount of \$117,100.20 be paid.

Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT the 2008 Membership Fees for the Saskatchewan Urban Municipalities Association in the amount of \$117,100.20 be paid.

CARRIED.

3) Bob Sweet, Mayor, Town of Petawawa, dated March 14

Requesting support of resolution to recognize the tremendous and exemplary work and efforts carried out by Canadian Troops in all their missions. (File No. CK. 205-5)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT City Council recognize and support the tremendous and exemplary work and efforts carried out by Canadian Troops in all their missions.

CARRIED.

4) Dori Krahn, Office of the Honourable Carol Skelton, PC, MP, dated March 17

Requesting the closure of 23rd Street between 3rd and 4th Avenues on May 24, 2008 from 8 a.m. to approximately 4 p.m. to facilitate a "Support Our Protective Services" BBQ to honour and support the individuals who work to keep us safe. (File No. CK. 205-1)

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RECOMMENDATION: that the request to close 23rd Street between 3rd and 4th Avenues on May 24, 2008 from 8 a.m. to approximately 4 p.m. to facilitate a “Support Our Protective Services” BBQ be granted subject to any administration conditions.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the request to close 23rd Street between 3rd and 4th Avenues on May 24, 2008 from 8 a.m. to approximately 4 p.m. to facilitate a “Support Our Protective Services” BBQ be approved subject to administrative conditions.

CARRIED.

5) Sandra Thompson, Canadian Cancer Society, dated March 17

Requesting permission to extend the time which bands can entertain until just after 10 p.m. on Friday, May 30, 2008 in conjunction with the 8th Annual Relay for Life event. (File No. CK. 185-9)

RECOMMENDATION: that the request to extend the time which bands can entertain until just after 10 p.m. on Friday, May 30, 2008 in conjunction with the 8th Annual Relay for Life event be approved subject to any administration conditions.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT permission be granted to the Canadian Cancer Society to extend the time during which the Canadian Cancer Society’s Relay for Life may be conducted at Diefenbaker Park from 6:00 p.m., May 30, 2008, to 6:00 a.m., May 31, 2008.

CARRIED.

6) Jean Juno, dated March 25

Requesting permission to use a portion of the park by Henk Ruys Soccer Center as an off-leash area for the International Dog Show event, being held August 29 to September 1, 2008.

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RECOMMENDATION: that permission be granted to use a portion of the park by Henk Ruys Soccer Center as an off-leash area for the International Dog Show, being held August 29 to September, 1, 2008, subject to any administrative conditions.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT permission be granted to use a portion of the park by Henk Ruys Soccer Center as an off-leash area for the International Dog Show, being held August 29 to September, 1, 2008, subject to any administrative conditions.

CARRIED.

7) Joanne Sproule, Secretary to the Board of Police Commissioners, dated March 26

Requesting approval for a Capital Budget expenditure in the amount of \$290,000 to be funded from the Police Facilities Renovation Reserve. (File No. CK. 1711-2)

RECOMMENDATION: that City Council approve the 2008 Post Capital Budget Submission – Police Headquarters Renovation & Relocation Project in the amount of \$290,000; to be funded from the Police Facilities Renovation Reserve.

Moved by Councillor Heidt, Seconded by Councillor Neault,

THAT City Council approve the 2008 Post Capital Budget Submission – Police Headquarters Renovation & Relocation Project in the amount of \$290,000; to be funded from the Police Facilities Renovation Reserve.

CARRIED.

8) Michael Kushniruk, date March 27

Requesting information on the effect of proposed provincial funding cease on the City's development with respect to Station 20 West. (File No. CK. 4131-28)

9) Julia Price, dated April 2

Requesting information on the effect of proposed provincial funding cease on the City's development with respect to Station 20 West. (File No. CK. 4131-28)

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RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Clark, Seconded by Councillor Hill,

THAT the matter be referred to the Executive Committee for discussion.

CARRIED.

10) Anthony and Shelley Cooper, dated March 30

Commenting on hardships occurred as the result of flooding in the Dundonald Neighbourhood.
(File No. CK. 7820-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Hill, Seconded by Councillor Wyant,

THAT the matter be referred to the Administration and the City Solicitor.

CARRIED.

11) Kimberly Erickson, dated March 31

Commenting on condo conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)

12) Stacie Stinson, dated March 31

Commenting on condo conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)

RECOMMENDATION: that the letters be considered with Clause A7, Administrative Report
No. 6-2008

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the letters be considered with Clause A7, Administrative Report No. 6-2008.

CARRIED.

13) Jie Feng, dated March 29

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

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14) Song Hu, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

15) Lifang Ma, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

16) Lisa May, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

17) Zhou Hao Ran, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

18) Pengji, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

19) Di Fan, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

20) Wei Wu, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

21) Mohammad Ahsan, dated March 31

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

22) Sandy Burnett, dated March 31

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

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23) Marvin Yungwirth, dated April 1

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

24) Vic Bujnowski, dated April 1

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

RECOMMENDATION: that the letters be considered with Clause A11 of Administrative Report No. 6-2008 and A4 of Communications to Council.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the letters be considered with Clause A11, Administrative Report No. 6-2008 and Item A4 of Communications to Council.

CARRIED.

25) Caroline Joa, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

26) B. Shih, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

27) Diana Wintonyk, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

28) Troy Madsen, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

29) Vivian, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

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30) Marikay Falby, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

31) Esther Nienhuis, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

32) Robin Marshall, dated April 1

Commenting on proposed condo application for 537 4th Avenue North. (File No. CK. 4132-1)

33) Amanda Jezik, dated April 1

Commenting on condo application for 537 4th Avenue North. (File No. CK. 4132-1)

RECOMMENDATION: that the letters be referred to the Administration pending receipt of an application for condo conversion.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the letters be referred to the Administration pending receipt of an application for condo conversion.

CARRIED.

34) Linda Drever, dated March 31

Submitting information with respect to action taken by The City of Edmonton with respect to vehicle idling. (File No. CK. 7300-1)

RECOMMENDATION: that the information be received and referred to the Administration to respond to the writer.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT the information be received and referred to the Administration to respond to the writer.

CARRIED.

HEARINGS

- 4a) Proposed Development Plan Amendment
DCD1 – Removal of Reference to Storeys
Central Business District – Direct Control District (DCD1)
Proposed Bylaw No. 8661
(File No. CK. 4110-08-1)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8661.

Attached are copies of the following:

- Proposed Bylaw No. 8661;
- Clause 1, Report No. 1-2008 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on March 3, 2008; and
- Notice that appeared in the local press under dates of March 8 and 15, 2008.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, reviewed the proposed Development Plan Amendment and expressed the Department’s support.

Mr. Kurt Soucey, Vice Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed Development Plan Amendment.

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

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the submitted reports be received.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

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Moved by Councillor Heidt, Seconded by Councillor Hill,

THAT Council consider Bylaw No. 8661.

CARRIED.

- 4b) Proposed Rezoning from R1A to R2 and RMTN
Lots 15A-32B of Block 122, Lots 1-8 of Block 123, Block 105,
Portion NE 10-36-05 W3, Portion Parcel A, Plan 85S37273, and
Portion of Parcel B, Plan 91S02594
Stonebridge Neighbourhood
Applicant: Dundee Developments
Proposed Bylaw No. 8662
(File No. CK. 4351-08-2)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8662.

Attached are copies of the following:

- Proposed Bylaw No. 8662;
- Report of the General Manager, Community Services Department dated February 29, 2008 recommending that the proposal to rezone Lots 15A-32B, Block 122 and Lots 1-8, Block 123 from an R1A District to an R2 District and Block 105, Portion NE 10-36-05 W3, Portion Parcel A, Plan 85S37273, and Portion Parcel B, Plan 91S02594 from R1A District to an RMTN District be approved;
- Letter from the Municipal Planning Commission dated March 6, 2008, advising that the Commission supports the above-noted recommendation of the Administration; and
- Notice that appeared in the local press under dates of March 22 and 29, 2008.”

His Worship the Mayor opened the hearing.

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

Mr. Kurt Soucey, Vice Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed Zoning Bylaw Amendment.

Mr. Don Armstrong, Dundee Developments, advised he was present to answer questions regarding the proposed Zoning Bylaw Amendment and asked for Council’s support.

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

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the submitted reports be received.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Hill,

THAT Council consider Bylaw No. 8662.

CARRIED.

MATTERS REQUIRING PUBLIC NOTICE

- 5a) Proposed Lane Restrictions 500 Block of Avenue S South
(File No: CK. 6295-1-08-6)**
-

REPORT OF THE CITY CLERK:

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

‘RECOMMENDATION: that the lane behind the 500 Block of Avenue S South, as shown on Plan No. 240-0041-001r001 (Attachment 1), be closed to vehicular traffic.

REPORT

Infrastructure Services has received a request from residents living adjacent to the north-south lane located behind the 500 Block of Avenue S South to close the lane to vehicular traffic to reduce illegal activity during the night.

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In order to determine utilization of the lane, a vehicle/pedestrian count was conducted on August 21, 2007 during the peak hours of the day. The results of the count are as follows.

Lane located at 1808-17th Street West		
Time	Vehicles	Pedestrians
8:00 a.m. - 9:00 a.m.	0	2
11:30 a.m.- 1:30 p.m.	4	5
3:00 p.m. - 5:00 p.m.	4	2
Total	8	9

As outlined above, there is minimal amount of traffic movement in the lane, with a total of eight vehicles and nine pedestrians observed during peak hours.

The adjacent property owners do not need the lane to access their backyard, nor is there any back lane garbage pickup. Pedestrians and cyclist will still be able to access the lane.

STAKEHOLDER INVOLVEMENT

A survey was sent to a catchment area asking residents to comment on the proposed restriction to the lane. The responses indicated that 85% were in favour of the restriction.

PUBLIC NOTICE

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

- Advertised in The StarPhoenix and Sunday Sun on the weekends of March 29 and 30 and April 5 and 6, 2008 (Attachment 2);
- Posted on the City Hall Notice Board on Friday, March 28, 2008;
- Posted on the City of Saskatoon website on Friday, March 28, 2008; and
- Flyers distributed to residents living on the east side of the 500 Block of Avenue S South and 1800 Block of 17th and 18th Street West on Thursday March 27, 2008.

ATTACHMENTS

1. Plan No. 240-0041-001r001; and
2. Copy of Public Notice.””

General Manager, Infrastructure Services Department Totland reviewed the application and expressed the Department's support.

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

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the lane behind the 500 Block of Avenue S South, as shown on Plan No. 240-0041-001r001 (Attachment 1), be closed to vehicular traffic.

CARRIED.

ADMINISTRATIVE REPORT NO. 6-2008 – continued

A5) Communication to Council
From: Pat Tymchatyn, President
Meadowgreen Community Association
Date: February 19, 2008
Subject: Wellness Park Concept for Dutchak Park
File No. CK. 4205-1; LS 4205-1 and 4206-DU3

The City Clerk distributed copies of the following letters:

- *Peter Zozakavich, Civics Director, Meadowgreen Community Association, dated April 7, 2008, requesting permission to address Council.*
- *Pat Tymchatyn, President, Meadowgreen Community Association, dated April 6, 2008, submitting comments regarding the matter.*

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Clause A5, Administrative Report No. 6-2008 be brought forward and that Peter Zozakavich be heard.

CARRIED.

“A5) Communication to Council
From: Pat Tymchatyn, President
Meadowgreen Community Association
Date: February 19, 2008
Subject: Wellness Park Concept for Dutchak Park
File No. CK. 4205-1; LS 4205-1 and 4206-DU3

RECOMMENDATION: that the information be received.

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BACKGROUND

During its March 3, 2008 meeting, City Council received communication from Pat Tymchatyn, President of the Meadowgreen Community Association, requesting that a wellness park be considered for Dutchak Park. (See Attachment 1.)

For the information of City Council, Dutchak Park is a three acre parcel of land located at 342 Ottawa Avenue South, which was the location of the old W.P. Bate School. In 2005, City Council approved the relocation of the new W.P. Bate School to Meadowgreen Park; in return City Council agreed that the existing school site on Ottawa Avenue would be converted to a pocket park. The design for the pocket park was scheduled for 2006, and construction in 2007. As part of the design phase, the Administration consulted the community on the Concept Plan for the pocket park. Once the community approved the Concept Plan for the park, the construction phase was tendered in 2007.

REPORT

In 2007, following the demolition of the old W.P. Bate School, based on available funding the only construction work completed in Dutchak Park was the storm sewer construction and site grading work. The balance of the construction and development of the park has been approved as part of the 2008 Capital Budget and will proceed, this summer, as per the previously approved and tendered Concept Plan. The approved Concept Plan includes two open field areas, lit pathways, a playground, picnic areas, benches, two park signs, and waste receptacles.

The Administration is aware of an emerging concept in park programming and wellness parks, which are typically geared towards adult and older adult users. They often include outdoor exercise equipment stations specially designed to keep older adults physically fit. These stations are often located near existing children's playgrounds to encourage the participation of older adults while their grandchildren play nearby. Other components of wellness parks can include pathways to encourage cardiovascular fitness, benches and picnic tables to encourage rest, relaxation, and socialization. Some wellness parks also include community gardening plots.

The Community Services Department supports, in principle, the Meadowgreen Community Association's request to provide opportunities for adults and older adults to recreate through the addition of wellness components to the existing design of Dutchak Park. However, as noted above, the community input, park design, and Concept Plans were all completed in 2006 and the tender was awarded in 2007; therefore, there are no additional funds from our Capital Project Reserve to add pieces of wellness equipment to this park. That being said, the Meadowgreen Community Association's request for an enhancement to Dutchak Park could be accomplished through the Community Development Branch's Park Enhancement Program. The projects considered under the Park Enhancement Program are cost shared with the community association. The deadline for the Park Enhancement Program is June 1 of each year. The community consultant working with the Meadowgreen Community Association will assist the association with the application process, as well as help accommodate the wellness amenities being suggested.

COMMUNICATIONS PLAN

The Community Development Branch, through the area community consultant, will work closely with the Meadowgreen Community Association and residents of the Meadowgreen neighbourhood to determine specific wellness park needs.

PUBLIC NOTICE

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

ATTACHMENT

1. Meadowgreen Community Association Letter dated February 19, 2008”

Mr. Peter Kozakavich, Civics Coordinator, Meadowgreen Community Association, requested the City to add wellness components to the existing design of Dutchak Park.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT the recommendation of the Administration be adopted.

CARRIED.

A6) New Rental Construction Land-Cost Rebate Program
(File No. CK. 750-1; PL. 750-10)

The City Clerk distributed copies of a letter from Alan Thomarat, Saskatoon and Region Homebuilders’ Association, dated April 4, 2008, requesting permission to address Council regarding rental and apartment housing.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Clause A6, Administrative Report No. 6-2008 be brought forward and that Alan Thomarat be heard.

CARRIED.

“A6) New Rental Construction Land-Cost Rebate Program
(File No. PL. 750-10; CK. 750-1)

RECOMMENDATION: 1) that City Council adopt, in principle, the New Rental Construction Land-Cost Rebate Program as outlined in this report; and

- 2) that the Administration be directed to prepare an implementation plan for this program for consideration by City Council by June 30, 2008.

BACKGROUND

During the past two decades, the City of Saskatoon has experienced relatively little investment in new rental unit construction. Although the recent economic boom in Saskatoon has caused significant upward pressure on rental rates, your Administration is of the view that a further one-time incentive is required immediately to break the inertia on new rental unit construction.

This report proposes a land-cost rebate to all developers of new rental units in the city provided these units are constructed within 18 months of a successful application under this program, and arrangements are made to ensure that they remain as rental units for a period of 15 years. A further requirement is that 20 percent of these units be targeted as entry-level housing. These units are eligible for an additional land-cost rebate.

The program target is 1,000 new construction rental units within a two-year timeframe.

Your Administration is not certain that this incentive at the municipal level alone will be sufficient to encourage investment into new rental unit construction. Your Administration understands that fundamental tax changes may also be required at the Provincial and Federal level to create the environment necessary to redirect investment dollars towards new rental-unit construction. Having said that; your Administration is of the view that the City can play its part in creating this investment environment by showing leadership and initiative within the local marketplace.

REPORT

The current market rate for multi-unit parcels of land is in the order of magnitude of \$500,000 per acre. At a development density of 25 units per acre, this represents an average land cost component of \$20,000 per rental unit. Your Administration wishes to present the market place with the opportunity to recoup between 50 percent and 75 percent of these costs in return for an expedient delivery of new rental units within our city.

The key elements of the program are as follows:

1. Eligibility
 - a) must be multi-unit development,
 - b) mixed-use development is acceptable, but only rental units will be eligible,
 - c) development can occur in any area of the city on properly zoned parcels,
 - d) must be new construction (will consider addition to existing structures),
 - e) developer must provide or partner with an organization such that all for-market units are managed as rental accommodation,
 - f) developer must apply within designated timeframes, and

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- g) construction must not commence prior to successful application under this program, and there are no provisions for retroactive applications.
2. Land Cost Rebate Conditions
- a) units must remain as rental units for 15 years (no condo conversions);
 - b) 20 percent of units constructed must be assigned to the City of Saskatoon at a designated rental amount. Provisions are also to be made to govern rental increases on these units over a period of 15 years; and
 - c) construction must be completed (possession of occupancy permit) within 18 months of successful application under this program.
3. Land-cost rebate elements
- a) five-year tax abatement (estimated present value of \$5,500),
 - b) \$5,000 for each unit constructed, and
 - c) an additional \$5,000 for each entry-level unit constructed.

Definition of Entry-Level Units

Entry-level housing is defined as households with employed individuals/families whose income levels are above the minimum income level requirements to access social housing, but below the level required to purchase a house on the open market.

The Provincial minimum income levels for social housing are \$52,000 for a family and \$44,500 for individuals.

The standard used to define the financing that can be supported by a given level of household income is that shelter costs should approximate 30 percent of before-tax household income less a provision for property taxes (e.g. \$200 per month).

Your Administration considers households in need of entry level housing to be those whose household incomes are in the range of \$52,000 to \$68,000. This household income range supports capital investment in the range of \$150,000 to \$200,000.

Using the above capital investment range, your Administration has tentatively defined entry-level rental rates as falling within the range of \$1,100 to \$1,500 per month. Further discussions with representatives of the developer and rental industry are planned in order to develop a more refined definition that is acceptable to all stakeholders.

Your Administration is also of the view that the provincial minimum income levels needs to be increased in light of recent increases within the housing market.

FINANCIAL IMPACT

In addition to the lost revenues from the property tax abatements, this program will require \$6,000,000 to implement if there is 100 percent uptake on the 1,000 units. It is proposed that this

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be funded through the reallocation of \$5,000,000 from the Affordable Housing Reserve (two years of the proposed annual allocations from the Neighbourhood Land Development Fund) and an additional \$1,000,000 from the Neighbourhood Land Development Fund.

The land-cost rebates will reduce the land-cost component of market rental units from \$20,000 to \$9,500 (52 percent discount) and of entry-level rental units from \$20,000 to \$4,500 (72 percent discount).

The figures in this report are based on a market value of \$500,000 per acre for multi-unit development parcels, 25 units per acre development density, and a requirement for 20 percent of the units to be entry-level units.

COMMUNICATIONS PLAN

Your Administration has held meetings with representatives from the Saskatoon Homebuilders' Association, private sector land developers, and the Saskatoon Rental Housing Industry Association. Reaction was positive and supportive.

Your Administration made a commitment to hold further meetings with these and other stakeholders during the detail development of the program. Concerns were expressed with the 18-month construction period requirement, the definition of entry-level rental suites, and the logistics associated with the assignment of the entry-level rental units.

PUBLIC NOTICE

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

Mr. Alan Thomarat, Saskatoon and Region Homebuilders' Association Inc., expressed support for the City's initiative of the New Rental Construction Land-Cost Rebate Program and indicated that the Saskatoon and Region Homebuilders' Association Inc. would like to work with the City regarding the details. He provided Council with copies of his presentation.

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT the recommendation of the Administration be adopted.

CARRIED.

COMMUNICATIONS TO COUNCIL - continued

A. REQUESTS TO SPEAK TO COUNCIL

1) William A. H. Turner, Saskatoon Elks Lodge #12 Inc., dated March 19

Requesting permission to address City Council with respect to proclaiming May as Speech and Hearing Month. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that William A.H. Turner be heard; and
 - 2) that City Council approve the proclamation; and that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT William A.H. Turner be heard.

CARRIED.

Mr. Dick Collier, Saskatoon Elks Lodge #12 Inc., spoke regarding historical background of the Elks and provided information regarding its activities. He asked Council to proclaim May 2008 as Speech and Hearing Month in Saskatoon and that permission be granted to fly its flag at City Hall.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

- 1) *that City Council proclaim May 2008 as Speech and Hearing Month in Saskatoon;*
- 2) *that the City Clerk be authorized to sign the proclamation in standard form, on behalf of City Council; and*
- 3) *that the request to fly the Elks flag at City Hall during the month of May 2008 be approved subject to administrative conditions.*

CARRIED.

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2) Shannon Christensen, dated March 26

Requesting permission to address City Council with respect to condo conversions. (File No. CK. 4132-1)

RECOMMENDATION: that Shannon Christensen be heard.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Shannon Christensen be heard.

CARRIED.

Ms. Shannon Christensen expressed concerns regarding the housing crisis in Saskatoon and submitted a petition containing approximately 472 signatures asking City Council to put an immediate freeze on condominium conversions.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT the information be received.

CARRIED.

3) Roberta Fehr, Equal Justice for All, dated March 27

Requesting permission to address City Council with respect to condo conversions and the housing issue. (File No. CK. 4132-1)

RECOMMENDATION: that Roberta Fehr be heard.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Roberta Fehr be heard.

CARRIED.

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Ms. Roberta Fehr expressed concerns regarding the housing crisis in Saskatoon.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT the information be received.

CARRIED.

ADMINISTRATIVE REPORT NO. 6-2008 – continued

Mr. Paul Gauthier, General Manager, Community Services Department, provided background information common to the following nine condominium applications, including reference to a CMHC Rental Market Report and zone map. (Clauses A7 – A15, Administrative Report No. 6-2008)

**A7) Application for Condominium Conversion
2326 Arlington Avenue – Paul Bacon for 1348623 Alberta Ltd.
(File No. PL 4132 – 56/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Paul Bacon for 1348623 Alberta Ltd. to convert the existing apartment at 2326 Arlington Avenue to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and
 - c) that final approval is granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

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BACKGROUND

An application has been submitted by Paul Bacon for 1348623 Alberta Ltd. requesting approval for a condominium conversion involving an apartment building containing 36 residential units. This building is located at 2326 Arlington Avenue in the Nutana Suburban Centre.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 4) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned M3 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied, with the exception of the current parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking arrangement is considered to be legal nonconforming.

Submission of a surveyed Condominium Plan, which shows conformance with the Zoning Bylaw, is a condition of approval in the event City Council approves the conversion.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate

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in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 7,980 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 36 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide, and 244 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on October 29, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

Pursuant to earlier resolution, Items B11 and B12 of Communications to Council were brought forward.

“B11) Kimberly Erickson, dated March 31

Commenting on condo conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)

B12) Stacie Stinson, dated March 31

Commenting on condo conversion at 2326 Arlington Avenue. (File No. CK. 4132-1)”

The City Clerk distributed copies of the following letters:

- *Audrey Winberg, dated April 2, 2008, submitting comments regarding the above matter.*
- *Paul Bacon, Coldwell Banker Rescom Realty, dated April 7, 2008, submitting information regarding the above matter and advising he will be in the gallery should Council have questions regarding the application.*
- *Korena McPhee, dated April 7, 2008, submitting comments regarding the above matter.*

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT City Council approve the application submitted by Paul Bacon for 1348623 Alberta Ltd. to convert the existing apartment at 2326 Arlington Avenue to a condominium subject to the following conditions:

- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *that final approval be granted to the applicant once conditions 1) and 2) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

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IN AMENDMENT

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT the motion be amended by adding the following additional condition:

- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
 - c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

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

**A8) Application for Condominium Conversion
720 Main Street – Darrell and Lynne Epp
(File No. PL4132 – 11/06 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Darrell and Lynne Epp to convert the existing apartment at 720 Main Street to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of

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Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and

- b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Darrell and Lynne Epp requesting approval for a condominium conversion involving an apartment building containing 16 residential units. This building is located at 720 Main Street in the Nutana neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan Area (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units;
- 4) City of Saskatoon – Housing Business Plan – 2008.

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REPORT

Compliance with the Zoning Bylaw

The site is zoned RM3 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the site area, site width, building height, side yard setback, and parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, these current deficiencies are considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for the City of Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.7 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in the City of Saskatoon including 7,980 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 16 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide and 165 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on September 30, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

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National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

The City Clerk distributed copies of a letter from Darrel Epp, dated April 5, 2008, requesting permission to address Council as well as copies of his presentation regarding the above matter.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Darrel Epp be heard.

CARRIED.

Mr. Darrel Epp spoke regarding his application for the condominium conversion at 720 Main Street and asked for Council's support.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT City Council approve the application submitted by Darrel and Lynne Epp to convert the existing apartment at 720 Main Street to a condominium subject to the following conditions:

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- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
 - c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

A9) Application for Condominium Conversion
106 - 104th Street – Mike McNinch for 101107263 Saskatchewan Ltd.
(File No. PL. 4132- 50/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for 101107263 Saskatchewan Ltd. to convert the existing apartment building at 106 – 104th Street to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:

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- a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
- b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for 101107263 Saskatchewan Ltd. requesting approval for a condominium conversion involving an apartment building containing 30 residential units. This building is located at 106 – 104th Street in the Sutherland neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan Area (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 4) City of Saskatoon – Housing Business Plan – 2008.

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REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking arrangement is considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.7 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 3,785 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 1,226 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 30 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide and 165 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on October 1, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

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National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

The City Clerk distributed copies of a letter from Kevin Hegedus, 1011072363 Saskatchewan Ltd., undated, submitting comments regarding the above matter.

Moved by Councillor Dubois, Seconded by Councillor Hill,

THAT City Council approve the application submitted by Mike McNinch for 101107263 Saskatchewan Ltd. to convert the existing apartment building at 106 – 104th Street to a condominium subject to the following conditions:

- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*

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- a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
 - c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

A10) Application for Condominium Conversion
116 - 111th Street – Mike McNinch for 1322709 Alberta Ltd.
(File No. PL 4132 – 57/07 CK. 4132-1)

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for 1322709 Alberta Ltd. to convert the existing apartment at 116 - 111th Street to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

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BACKGROUND

An application has been submitted by Mike McNinch for 1322709 Alberta Ltd. requesting approval for a condominium conversion involving an apartment building containing eight residential units. This building is located at 116 - 111th Street in the Sutherland neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 4) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking arrangement is considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for the City of Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.7 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for

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immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in the City of Saskatoon including 3,785 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 1,226 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of eight units. Since January 1, 2007, 1,135 units have been approved for conversion city wide, and 165 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on August 16, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

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ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

The City Clerk distributed copies of a letter from Tyler Milnthorp, dated April 3, 2008, requesting permission to address Council regarding the above matter.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Tyler Milnthorp be heard.

CARRIED.

Mr. Tyler Milnthorp spoke regarding his application for condominium conversion at 116 – 111th Street and asked for Council's support.

Moved by Councillor Dubois, Seconded by Councillor Hill,

THAT City Council approve the application submitted by Mike McNinch for 1322709 Alberta Ltd. to convert the existing apartment building at 116 – 111th Street to a condominium subject to the following conditions:

- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*

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- c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

**A11) Application for Condominium Conversion
2707 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL. 4132 – 63/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2707 7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for Danny Perreault requesting approval for a condominium conversion involving an apartment building containing 45 residential units. This building is located at 2707 - 7th Street East in the Breevort Park neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan Area (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 4) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the floor space ratio and the current parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the floor space ratio and the current parking arrangement are considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in the City of Saskatoon including 7,980 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where

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

This application involves the conversion of 45 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide, and 244 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on September 10, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008.

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Pursuant to earlier resolution, Items B13 to B24 of Communications to Council were brought forward.

“B13) Jie Feng, dated March 29

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B14) Song Hu, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B15) Lifang Ma, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B16) Lisa May, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B17) Zhou Hao Ran, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B18) Pengji, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B19) Di Fan, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B20) Wei Wu, dated March 30

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

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B21) Mohammad Ahsan, dated March 31

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B22) Sandy Burnett, dated March 31

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B23) Marvin Yungwirth, dated April 1

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)

B24) Vic Bujnowski, dated April 1

Commenting on condo application for 2707 7th Street East. (File No. CK. 4132-1)”

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Item A4 of Communications to Council be brought forward and that Danny Perreault be heard.

CARRIED.

“A4) Danny Perreault, dated March 27

Requesting permission to address City Council with respect to condo conversions on 7th Street East. (File No. CK. 4132-1)”

Mr. Danny Perreault spoke regarding his condominium conversion applications at 2707, 2901, 2903, 2905 and 2907 – 7th Street East. He indicated that he purchased these five buildings based on the condominium conversion policy that was in place at that time and asked City Council to approve his applications.

Moved by Councillor Penner, Seconded by Councillor Hill,

THAT City Council approve the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment building at 2707 – 7th Street East to a condominium subject to the following conditions:

- 1) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the*

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professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;

- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
 - c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

**A12) Application for Condominium Conversion
2901 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL 4132 – 58/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2901 -7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium

Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and

- b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for Danny Perreault requesting approval for a condominium conversion involving an apartment building containing 12 residential units. This building is located at 2901 - 7th Street East in the Breevort Park neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 4) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the west side yard setback and the current parking requirements. However, because

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the apartment building met the Zoning Bylaw requirements at the time it was constructed, the side yard setback and the current parking arrangement are considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 7,980 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 12 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide and 244 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on September 10, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT City Council approve the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment building at 2901 – 7th Street East to a condominium subject to the following conditions:

- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
 - c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*

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- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

**A13) Application for Condominium Conversion
2903 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL 4132 – 59/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2903 - 7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for Danny Perreault requesting approval for a condominium conversion involving an apartment building containing 12 residential units. This building is located at 2903 - 7th Street East in the Breevort Park neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan Area (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units;
- 4) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied, with the exception of the current parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking arrangement is considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in City of Saskatoon including 7,980 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

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This application involves the conversion of 12 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide and 244 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on September 10, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

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Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT City Council approve the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment building at 2903 – 7th Street East to a condominium subject to the following conditions:

- 1) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
 - c) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

**A14) Application for Condominium Conversion
2905 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL. 4132 – 60/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2905 - 7th Street East to a condominium; and

- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for Danny Perreault requesting approval for a condominium conversion involving an apartment building containing 12 residential units. This building is located at 2905 - 7th Street East in the Breevort Park neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan Area (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 4) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking arrangement is considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for the City of Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in the City of Saskatoon including 7,980 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 12 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide and 244 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on September 10, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT City Council approve the application submitted by Mike NcNinch for Danny Perreault to convert the existing apartment building at 2905 – 7th Street East to a condominium subject to the following conditions:

- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*

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- b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
- c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

**A15) Application for Condominium Conversion
2907 - 7th Street East – Mike McNinch for Danny Perreault
(File No. PL 4132 – 61/07 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue with respect to the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment at 2907 7th Street East to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval to the application be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

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BACKGROUND

An application has been submitted by Mike McNinch for Danny Perreault requesting approval for a condominium conversion involving an apartment building containing 12 residential units. This building is located at 2907 - 7th Street East in the Breevort Park neighbourhood.

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

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

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

- 1) City of Saskatoon Policy C09-004 (Condominium Approvals);
- 2) Canada Mortgage and Housing Corporation (CMHC) – Saskatoon Census Metropolitan Area (CMA) Rental Market Report – 2007;
- 3) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 4) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current parking requirements. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking arrangement is considered to be legal nonconforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for the City of Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if at the time of the survey it is physically unoccupied and available for

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immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in the City of Saskatoon including 7,980 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 12 units. Since January 1, 2007, 1,135 units have been approved for conversion city wide and 244 units have been approved in the area where this apartment building is located.

Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on September 10, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application.

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

National Building Code and Professional Review of Building

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

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on April 7, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS (See Attachments to Clause A7)

1. City of Saskatoon Policy C09-004 (Condominium Approvals)
2. CMHC – Saskatoon CMA Rental Market Report – 2007
3. Clause A4 – Administrative Report No. 1-2008 – Rental Units
4. City of Saskatoon – Housing Business Plan – 2008

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT City Council approve the application submitted by Mike McNinch for Danny Perreault to convert the existing apartment building at 2907 – 7th Street East to a condominium subject to the following conditions:

- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals) and as noted in the professional review reports submitted including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- 2) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor;*
- 3) *confirmation that enforceable lease agreements have been offered to all tenants who, as of April 7, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept on the following terms:*
 - a) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion);*
 - b) *the rent charged under the lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located;*
 - c) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act; and*
- 4) *that final approval be granted to the applicant once conditions 1), 2) and 3) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

COMMUNICATIONS TO COUNCIL – continued

A. REQUESTS TO SPEAK TO COUNCIL

4) Danny Perreault, dated March 27

Requesting permission to address City Council with respect to condo conversions on 7th Street East. (File No. CK. 4132-1)

RECOMMENDATION: that Clauses A11, A12, A13, A14 and A15 of Administrative Report No. 6-2008 and items B13 to B24 of Communications to Council be brought forward and that Danny Perreault be heard.

DEALT WITH EARLIER. SEE PAGE NO 82.

C. INFORMATION ITEMS

1) Angela Wyma, Tourism Saskatoon, dated March 10

Submitting copies of Tourism Saskatoon 2007 audited financial statements. (File No. CK. 1610-1)

2) Diane Winter, dated March 14

Commenting on River Landing. (File No. CK. 4129-1)

3) Dave Jones, dated March 16

Expressing concerns about global warning; specifically recommending bus service to and from concerts at Credit Union Centre. (File No. CK. 7000-1)

4) Simeon George Drakich, dated March 19

Commenting on the Mayor and Council in Windsor, Ontario. (File No. CK. 150-1)

5) Edward Danneberg, dated March 19

Commenting on recycling in Saskatoon. (File No. CK. 7830-5)

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6) Shaine, dated March 19

Submitting URL with respect to affordable housing. (File No. CK. 750-1)

7) Jeremy Herman, dated March 23

Commenting on fluoride in our drinking water. (File No. CK. 7900-1)

8) Joseph Blatz, March 23

Commenting on proposal to change McIntosh Street to McIntosh Way. (File No. CK. 6310-1)

9) Kelly Caplette, dated March 26

Commenting on the aesthetics of Idylwyld Drive. (File No. CK. 4110-1)

10) Cathy Holtslander, dated March 27

Commenting on funding for Station 20 West. (File No. CK. 4131-28)

11) Shane Wurtz, dated March 27

Commenting on Saskatoon Police Services. (File No. CK. 5000-1)

12) Marlene White, dated March 29

Commenting on rental increases and the need for a downtown grocery store. (File No. CK. 750-1)

13) Jae Ford, dated March 30

Commenting on housing issues. (File No. CK. 750-1)

14) Kim Walden, dated April 1

Expressing concern that the rent-controlled complex she resides in will convert to condo. (File No. CK. 750-1)

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15) Lynnell Reid, dated April 1

Commenting on the rental situation in Saskatoon. (File No. CK. 4132-1)

16) Derek Cousins, dated April 1

Commenting on the rental situation in Saskatoon. (File No. CK. 4132-1)

17) Pam Fisher, dated April 1

Commenting on the rental situation in Saskatoon. (File No. CK. 4132-1)

18) Robert Doell, dated March 26

Commenting on various civic issues. (File No. CK. 150-1)

19) Joanne Sproule, Deputy City Clerk, dated March 19

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 91 Lindsay Drive. (File No. CK. 4352-1)

20) Joanne Sproule, Deputy City Clerk, dated March 20

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 735 Avenue N South. (File No. CK. 4352-1)

21) Joanne Sproule, Deputy City Clerk, dated March 20

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 731 Avenue N South. (File No. CK. 4352-1)

22) Joanne Sproule, Deputy City Clerk, dated March 25

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 869 University Drive. (File No. CK. 4352-1)

23) **Joanne Sproule, Deputy City Clerk, dated March 26**

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 325 Camponi Place. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Heidt, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) **Stephen Hartman, Canadian Federation of Podiatric Medicine, dated March 14**

Providing information with respect to “Best Walking City in Canada” program. (File No. CK. 150-1) **(Referred to Administration for appropriate action.)**

2) **Sheena Rudock, dated March 12**

Commenting on homelessness in Saskatoon. (File No. CK. 750-1) **(Referred to Administration for appropriate action.)**

3) **Vasile Arnaut, A&V Auto Sales, dated March 20**

Commenting on business hardships incurred by 19th Street closures. (File No. CK. 4129-14) **(Referred to Administration for consideration and response to the writer.)**

4) **Kevin Michel, dated March 16**

Suggesting options with respect to the operation of the Crescent Shuttle Buses. (File No. CK. 7300-1) **(Referred to the Budget Committee for further handling.)**

5) **Walter Katelnikoff, Holiday Park Community Association, dated March 17**

Commenting on issues with the intersection of 11th Street West and Avenue P South. (File No. CK. 6320-3) **(Referred to Administration for appropriate action and response to the writer.)**

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6) Michelle Sinay, dated March 25

Commenting on the need for recycling bins by her apartment building. (File No. CK. 7830-5) **(Referred to Administration to respond to the writer.)**

7) Lori Mack, dated March 27

Commenting on the need for a recycling program in Saskatoon. (File No. CK. 7830-5) **(Referred to Administration to respond to the writer.)**

8) Lorraine Ritchie, dated March 26

Commenting on the dangers of the intersection of College and Central Avenues. (File No. CK. 6280-1)) **(Referred to Administration to respond to the writer.)**

9) D. Mario, dated March 27

Commenting on semi-tractors parked in residential neighbourhoods. (File No. CK. 6000-1) **(Referred to Administration to respond to the writer.)**

10) Shane Wurtz, dated March 27

Commenting on traffic issues in and behind the McNally Robinson parking lot. (File No. CK. 6320-1) **(Referred to Administration for appropriate action.)**

11) Eugene Rackel, dated March 28

Commenting on tickets received for animals at large. (File No. CK. 151-5) **(Referred to Animal Services Coordinator to respond to the writer.)**

12) Phyllis Hallatt, Child Find Saskatchewan, dated March 27

Requesting a Child Find Monument at a public site that is frequented by parents and young children. (File No. CK. 4040-1) **(Referred to Administration for consideration.)**

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13) Josh Wood, dated April 1

Expressing concern about the condition of neighbouring property. (File No. CK. 4400-1) **(Referred to Administration for appropriate action and response to the writer.)**

14) S. Baldock, dated March 18

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

15) Jesse Granat, dated April 1

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

16) Heather Desjardins, dated April 1

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

17) Blair Desjardins, dated April 1

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

18) Norm Fisher, dated April 1

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

19) Cathy Padfield, dated April 1

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

20) **Jim Bueckert, dated April 1**

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

21) **Cecil Granat, dated April 1**

Commenting on condo conversions in Saskatoon. (File No. CK. 4132-1) **(Referred to Executive Committee for consideration at the appropriate time.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

E. **PROCLAMATIONS**

1) **Bobbi Shields, The Salvation Army Red Shield Appeal, dated March 11**

Requesting City Council proclaim May as Red Shield Month. (File No. CK. 205-5)

2) **G.J. Kraay, Rotary International District 5550, dated March 13**

Requesting City Council proclaim May 25 to 31, 2008 Rotary Week. (File No. CK. 205-5)

3) **Christine Epp, Volunteer Saskatoon, dated March 13**

Requesting City Council proclaim April 27 to May 3, 2008 as Volunteer Recognition Week. (File No. CK. 205-5)

4) **Norm Campbell, Saskatchewan Parks and Recreation Association Inc., dated March 18**

Requesting City Council proclaim June 2008 as Recreation and Parks Month. (File No. CK. 205-5)

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5) Julie Zepp Rutledge, dated March 22

Requesting City Council proclaim May 4 to 11, 2008 as Naturopathic Medicine Week. (File No. CK. 205-5)

6) Audrey Langhorst, Ukrainian Canadian Congress, dated March 25

Requesting City Council proclaim the week of April 28 to May 3, 2008 as Holodomor Awareness Week, Keep the Flame Alive.

7) Helen Bzdel, dated March 31

Requesting City Council proclaim Sunday, May 4, 2008 as World Laughter Day. (File No. CK. 205-5)

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

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

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

CARRIED.

ENQUIRIES

**Councillor M. Heidt
Fine Revenue - Animal Control Program
(File No. CK. 151-15)**

Would the Administration please report back on the fine revenue going to general revenue vs. the animal control program and what consequences this will have with the program being self supporting.

The City adopted most of the Calgary model in licensing of animals a few years back. Some of us at the time assumed the fine revenue would go back to the program in hope we could finance enhancements as well as get the budget off the mill rate.

**Councillor T. Paulsen
Rental Market as Defined by Canadian Housing and Mortgage Corporation
(File No. CK. 750-1)**

Could the Administration please report on the percentage or number of rental units in Saskatoon that are not included in the primary rental market as defined by the Canadian Mortgage and Housing Corporation.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw 8661

Moved by Councillor Heidt, seconded by Councillor Dubois,

THAT permission be granted to introduce Bylaw No. 8661, being “The Development Plan Amendment Bylaw, 2008, (No. 2)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, seconded by Councillor Hill,

THAT Bylaw No. 8661 be now read a second time.

CARRIED.

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The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Clark,

THAT Council go into Committee of the Whole to consider Bylaw No. 8661

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8661 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Wyant,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT permission be granted to have Bylaw No. 8661 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Paulsen,

THAT Bylaw No. 8661 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.

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Bylaw 8662

Moved by Councillor Heidt, seconded by Councillor Dubois,

THAT permission be granted to introduce Bylaw No. 8662, being "The Zoning Amendment Bylaw, 2008," and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, seconded by Councillor Hill,

THAT Bylaw No. 8662 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Clark,

THAT Council go into Committee of the Whole to consider Bylaw No. 8662

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8662 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Wyant,

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

CARRIED.

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Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT permission be granted to have Bylaw No. 8662 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Paulsen,

THAT Bylaw No. 8662 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Moved by Councillor Heidt,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 9:38 p.m.

Mayor

City Clerk