

Council Chambers
City Hall, Saskatoon, Sask.
Monday, January 14, 2008
at 6:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Clark, Dubois, Heidt, Hill, Lorje, Neault, Paulsen
Penner, Pringle, and Wyant;
City Manager Richards;
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 December 17, 2007, be approved.

CARRIED.

Moved by Councillor Neault, Seconded by Councillor Dubois,

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

CARRIED.

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

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

Committee arose.

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

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 2**

“ADMINISTRATIVE REPORT NO. 1-2008

Section A – COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between December 6 to January 2, 2008
(For Information Only)
(File Nos.: PL. 4355-D, PL. 4350, PL. 4300; CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Discretionary Use

- Application No. 22/07 : 507 Avenue G South
Applicant: Nicholas Walkley
Legal Description: Lot 17, Block 36, Plan E5618
Current Zoning: R2
Proposed Use: Secondary Suite
Neighbourhood: Riversdale
Date Received: December 18, 2007

Rezoning

Application No. Z23/07: Hampton Village North West
Applicant: City of Saskatoon
Legal Description: Lots 18 to 47, Block 973; Lots 158 to 180, Block 979; Lots 1 to 28, Block 982; Lots 1 to 29, Block 984; Lots 1 to 17, Block 985; Lots A and B, Block 979; and Parcel X
Current Zoning: R1A
Proposed Zoning: R1B and RMTN
Neighbourhood: Hampton Village
Date Received: November 30, 2007

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, JANUARY 14, 2008

PAGE 3

Subdivision

- Application No. 95/07: Clarence Avenue/Stonebridge Blvd.
Applicant: Webster Surveys for Dundee Realty Corp.
Legal Description: Lot 1, Block 202, Parcel A, 101390644
Current Zoning: IB
Neighbourhood: Stonebridge
Date Received: December 12, 2007
- Application No. 96/07: Cope Crescent/Cope Crescent
Applicant: Webster Surveys for Dundee Realty Corp.
Legal Description: Lots 2, 3, 4 and 5, Block 197, Parcel A, 101390655
Current Zoning: IB
Neighbourhood: Stonebridge
Date Received: December 12, 2007
- Application No. 97/07: Cope Crescent/Cope Lane
Applicant: Webster Surveys for Dundee Realty Corp.
Legal Description: Lot 4, Block 198, Parcel A, 101390655
Current Zoning: IB
Neighbourhood: Stonebridge
Date Received: December 12, 2007
- Application No. 98/07: 510 Stensrud Road
Applicant: Webb Surveys for City of Saskatoon
Legal Description: Lot B, Block 518, Plan 101874764
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: December 12, 2007
- Application No. 99/07: 610 Stensrud Road
Applicant: Webb Surveys for City of Saskatoon
Legal Description: Lot D, Block 519, Plan 101874764
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: December 12, 2007
- Application No. 100/07: 110 Willowgrove Crescent
Applicant: Webb Surveys for City of Saskatoon
Legal Description: Lot A, Block 518, Plan 101874764
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: December 12, 2007

MINUTES OF REGULAR MEETING OF CITY COUNCIL

MONDAY, JANUARY 14, 2008

PAGE 4

- Application No. 101/07: 1225 Avenue W South
Applicant: Larson Surveys for City of Saskatoon
Legal Description: Block 249, Plan 60S13285
Current Zoning: IL1
Neighbourhood: South West Industrial
Date Received: December 13, 2007

- Application No. 102/07: 117 201-103rd Street East
Applicant: Peters Surveys for William J. Blair
and City Asphalt Paving Ltd.
Legal Description: Lots 1, 2 and Lane, Block 527, Plan 65S02405
Current Zoning: IL1
Neighbourhood: Sutherland Industrial
Date Received: December 14, 2007

- Application No. 103/07: 313 11th Street East
Applicant: Webb Surveys for Louis Barlas
Legal Description: Lot 5, Block 576, Plan 65S07271
Current Zoning: R2
Neighbourhood: Nutana
Date Received: December 18, 2007

- Application No. 104/07: 1139 Avenue J South
Applicant: Webb Surveys for Guy Mercier
Legal Description: Lots 36 and 37, Block F, Plan G1776 and
Lot 59, Block F, Plan 1013347141
Current Zoning: R2
Neighbourhood: Holiday Park
Date Received: December 19, 2007

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Discretionary Use No. 22/07.
2. Plan of Proposed Rezoning No. Z23/07.
3. Plan of Proposed Subdivision No. 95/07.
4. Plan of Proposed Subdivision No. 96/07.
5. Plan of Proposed Subdivision No. 97/07.
6. Plan of Proposed Subdivision No. 98/07.
7. Plan of Proposed Subdivision No. 99/07.
8. Plan of Proposed Subdivision No. 100/07.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 5**

9. Plan of Proposed Subdivision No. 101/07.
10. Plan of Proposed Subdivision No. 102/07.
11. Plan of Proposed Subdivision No. 103/07.
12. Plan of Proposed Subdivision No. 104/07.

**A2) Request For Encroachment Agreement
211 4th Avenue South
Lots 19 and 20, Block 156, Plan C195
File No. PL. 4090-2**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 211 4th Avenue South (Lots 19 and 20, Block 156, Plan C195);
 - 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.

The owner of the property located at 211 4th Avenue South, has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached Real Property Report, portions of the building encroach onto City of Saskatoon Property on 4th Avenue South and onto the lane. These encroachments have likely been in existence ever since building was constructed in 1947. The total area of encroachment is approximately 1.0m² 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 December 10th, 2007.
2. Copy of Real Property Report dated November 26, 2007.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 6**

**A3) Municipal Enterprise Zone
MFD Warehouse Restorations Ltd.
Avenue D North and 23rd Street West (no civic address)
(File No.: PL 4110-34-132; CK. 3500-15)**

- RECOMMENDATION:**
- 1) that City Council approve a five-year tax abatement of the incremental taxes to the owners of the property at Lots 18, 19, and 20, Block 13, Plan G582 (at the intersection of Avenue D North and 23rd Street West) for the construction of a five-unit live-work row house in the Caswell Hill neighbourhood;
 - 2) that the five-year tax abatement be effective in the next taxation year following completion of the project; and
 - 3) that the City Solicitor be requested to prepare the necessary bylaw and agreement.

ADOPTED.

BACKGROUND

In September 2005, MFD Warehouse Restorations Ltd. purchased the T. Eaton warehouse and surrounding site at 211 Avenue D North in the Caswell Hill neighbourhood. MFD has severed a portion of this lot to create a developable parcel immediately south of the warehouse. (See Attachment 1.) The site is located on the northwest corner of the intersection between Avenue D North and 23rd Street West and is currently vacant. (See Attachment 2.) MFD intends to develop a five-unit, live-work, loft-style townhouse development on the site.

This development represents Phase II of a multi-phase development project on the 200 block of Avenue D North. Phase I involved the creation of 25 units of loft-style condominiums in the former T. Eaton building with commercial use on the main floor. The project has been very successful, and the proponent reports that the units have sold out. If Phase II is successful, MFD hopes to proceed with more residential development on adjacent land.

During its December 6, 2007 meeting, the Municipal Enterprise Zone Adjudication Committee considered an application from MFD Warehouse Restorations Ltd. for assistance with this development. The total capital investment for the project is estimated at \$1.8 to \$2.0 million.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 7**

REPORT

Project Description

The proposal involves the construction of five loft-style, live-work spaces in row house format facing 23rd Street West. (See Attachment 3.) As part of the requirements of its discretionary use application, MFD will be constructing sidewalks and curbs along a section of 23rd Street West that currently has none. (See Attachment 4.) Road reconstruction and catch basin modification are also required. Also, MFD is considering undertaking landscaping work to improve the boulevard and is exploring the possibility of self-providing additional public lighting in the area.

Committee Review

MFD Warehouse Restorations Ltd.'s application for incentives under the Municipal Enterprise Zone was made through the City of Saskatoon, City Planning Branch. A thorough review of the application was conducted, and it has been determined that the project warrants consideration for incentives under the Municipal Enterprise Zone.

All required building and plumbing permit fees will be automatically rebated to the owner of the property upon completion of the project (estimated to be \$3,871). MFD Warehouse Restorations Ltd. is also eligible for the following cash incentives: offsite levies, direct service charges, subdivision charges, and discretionary use fees.

Based on Enterprise Zone precedent and the significant costs involved with this project, the Adjudication Committee decided to approve cash incentives for fifty percent of the total estimated eligible costs. The total value of Committee-approved cash incentives is \$39,010.56. City Council approval is not required for these incentives.

A five-year property tax abatement is also being requested. The total value of the tax abatement is estimated to be \$64,700 over five years. The abatement is applied to the incremental tax increase only and is foregone revenue. City Council approval is required for all tax abatements. The Adjudication Committee is recommending that City Council grant the five-year property tax abatement commencing in the next taxation year after completion of the project.

The Adjudication Committee considered the merits and value of the development to the Municipal Enterprise Zone. The Adjudication Committee agrees with the report from the City of Saskatoon, City Planning Branch, and its recommendation to approve this application. This development will add valuable housing stock to the Caswell Hill neighbourhood and will improve conditions on, and around the site. Increased residential activity in South Caswell Hill is desirable in order to help support existing and new commercial operations in the area and to supplant industrial uses which can create land-use conflicts. The Development Plan and Caswell Hill Local Area Plan support the conclusion that industrial uses should be transitioned out in this area.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 8**

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

Incentive Type	Incentive	Eligible Cost	Amount	Approved/ Recommended
<i>Automatic</i>	<i>Automatic Permit Rebate</i>	<i>Building and plumbing permit fees (estimated)</i>	\$ 3,871.00	\$ 3,871.00
<i>Committee Approved</i>	<i>Development Charges</i>	<i>Direct service charges (estimated)</i>	\$ 45,000.00	\$ 22,500.00
		<i>Off-site Levies</i>	\$ 28,141.12	\$ 14,070.56
		<i>Subdivision charges (estimated)</i>	\$ 3,480.00	\$ 1,740.00
	<i>Land Use Fees</i>	<i>Discretionary use fees</i>	\$ 1,400.00	\$ 700.00
<i>Council Approved</i>	<i>Property Tax Abatement</i>	<i>Incremental property tax (\$12,940 x 5 years)</i>	\$ 64,700.00	\$ 64,700.00
Total			\$ 146,592.12	\$ 107,581.56

The City of Saskatoon, City Planning Branch will conduct a follow-up inspection to ensure that the project is completed according to the proposal prior to disbursement of any rebates. The owners of the condominium units will be the beneficiaries of the property tax abatement.

FINANCIAL IMPACT

The above application was first considered by the Enterprise Zone Committee on December 6, 2007. As of December 12, 2007, there is approximately \$307,000 remaining in the Municipal Enterprise Zone account. The above application totals \$42,881.56 in cash incentives and is within the means of the Municipal Enterprise Zone Program.

PUBLIC NOTICE

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

ATTACHMENTS

1. Location Map.
2. Site Photo.
3. Project Rendering.
4. Current Condition of Curb and Sidewalk – Photo.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 9**

- A4) Enquiry – Councillor Paulsen (October 9, 2007)
Rental Units
and
Enquiry – Councillor Clark (October 9, 2007)
Costs of Rental Units
File No.: CK. 750-1; PL. 750-9**

RECOMMENDATION: that the information be received.

EXECUTIVE SUMMARY

This report addresses recent trends in the apartment and condominium stock focusing on changes in the number of units and in the cost of renting. The report finds that there are 632 fewer apartments available since the beginning of 2007 and that the overall cost of renting apartments has increased by 18 percent since 2005.

BACKGROUND

This report addresses two enquiries from Council. The first part of this report addresses the following enquiry made by Councilor Clark during the October 9, 2007, City Council meeting : “Would the Administration please report on any evidence they can find indicating changes to costs of rent in Saskatoon in the past 2 years.”

The second part of this report addresses the following enquiry made by Councilor Paulsen during the October 9, 2007, City Council meeting: “Would the Administration please report on the total number of rental units available in Saskatoon at the start of 2007 and the total number of those rental suites affected by condominium conversion applications thus far in 2007.”

REPORT

Inquiry 1: Average Rent

The City of Saskatoon is not the primary collector of average rental data for the city. The City of Saskatoon relies on the annual Rental Market Survey conducted by the Canada Mortgage and Housing Corporation (CMHC). CMHC has been Canada’s national housing agency for over 60 years.

2006 to 2007 Change in Average Rents

The average monthly rental rate for all types of suites surveyed in October 2007 saw a \$76 (13.6 percent) increase from the October 2006 figure, reaching \$633 monthly. (See Table 1 and Table 2.)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 10**

Bachelor suites experienced an increase of \$41 (10.4 percent) in the average monthly rent, reaching \$436. The average rent for one-bedroom suites saw an increase of \$68 (13.7 percent), increasing to \$565. Two-bedroom suites grew by \$85 (14 percent) or an average rent of \$694. Three-bedroom plus suites increased by \$91 (14.2 percent), resulting in an average rent of \$731. (See Table 1 and Table 2.)

Overall, average rents increased between 10.4 percent to 14.2 percent (depending on bedroom type) between 2006 and 2007.

2005 to 2006 Change in Average Rents

Between 2005 and 2006, increases in average rent were much more moderate compared to the increases experienced during the 2006 to 2007 year, varying from 1.6 percent to 5.6 percent, depending on bedroom type. (See Table 1 and Table 2.)

2005 to 2007 Change in Average Rents

Overall, between 2005 and 2007, average rents increased between 16.6 percent and 18.6 percent, depending on bedroom type. (See Table 1 and Table 2.)

Average Rent Methodology

CMHC conducts a Rental Market Survey (RMS) every year in April and October to estimate the relative strengths in the rental market. Data from these surveys are released approximately two months after the survey is completed (data for the City of Saskatoon is only collected in the October survey). The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent available and vacant unit data for all sampled structures. The survey is conducted by a combination of telephone interviews and site visits and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April to October, and the results reflect market conditions at that time. (CMHC *Rental Market Report*, 2007, p. 19)

Table 1: Private Apartment Average Rents (Dollar)

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	Overall
Fall 2005	\$374	\$478	\$585	\$630	\$536
Fall 2006	\$395	\$497	\$609	\$640	\$557
Fall 2007	\$436	\$565	\$694	\$731	\$633

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
 MONDAY, JANUARY 14, 2008
 PAGE 11**

Data sources: Canada Mortgage and Housing Corporation (CMHC). Fall 2005, 2006 and 2007.
Rental Market Report – Saskatoon.

Table 2: Change in Private Apartment Average Rents (Percent)

	Bachelor Percent	1 Bedroom Percent	2 Bedroom Percent	3+ Bedroom Percent	Overall Percent
2005 to 2006	5.6	4.0	4.1	1.6	3.9
2006 to 2007	10.4	13.7	14.0	14.2	13.6
2005 to 2007	16.6	18.2	18.6	16.0	18.1

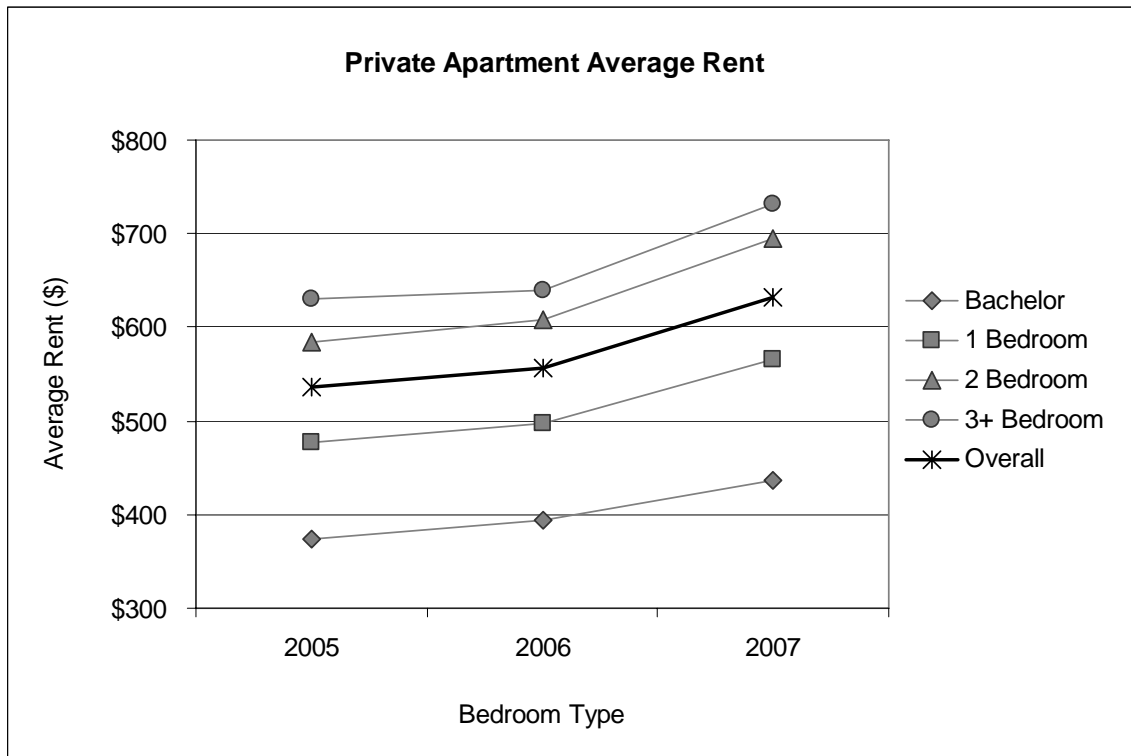


Figure 1: Private Apartment Average Rent by Bedroom Type and Year

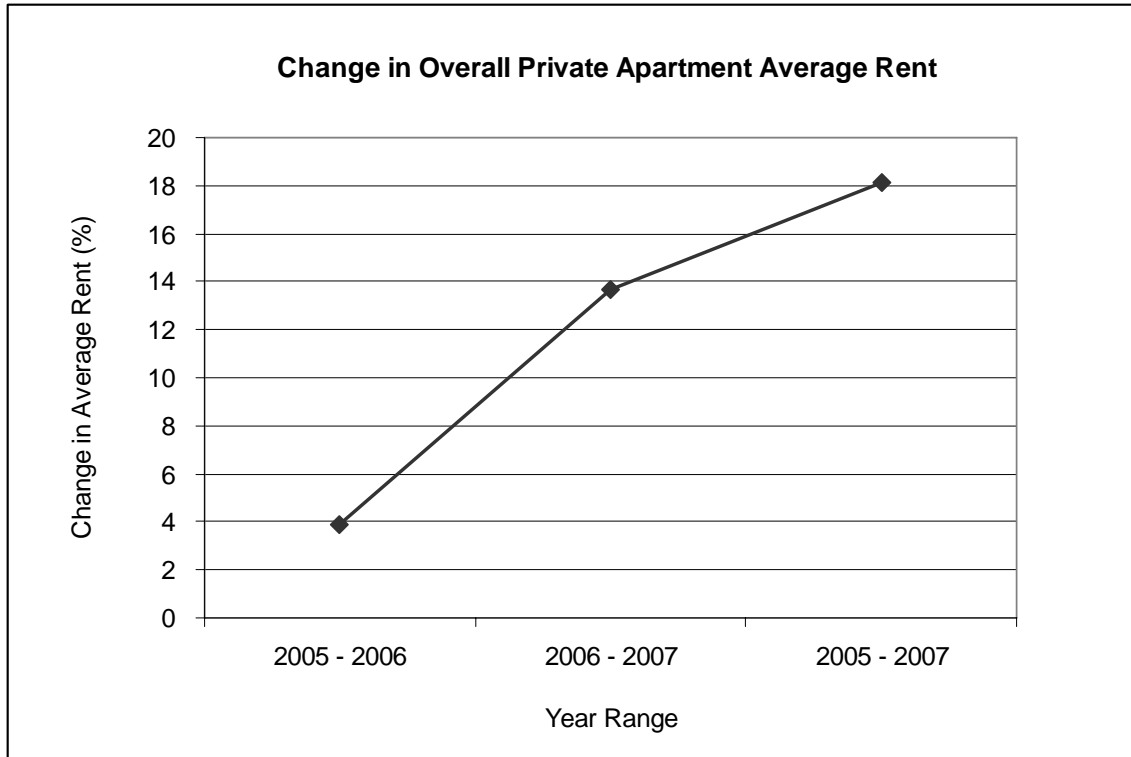


Figure 2: Change in Overall Private Apartment Average Rent (2005 to 2007)

Inquiry 2: Rental Suites Affected by Condominium Conversion Applications

The following data refers to the period of January 2007 to October 2007 and only refers to apartment or townhouse-style buildings and condominiums, including those under construction. Rental units in single family houses, for example, are excluded.

For this report, an apartment or townhouse-style building is defined as a building containing three or more dwelling units constructed for rental purposes and not private ownership of individual units. A condominium is defined as an individual dwelling unit which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house. Refer to the end of this report for additional detail on the methodology used for this analysis.

Apartment Unit Change

At the start of January 2007, there were 20,120 apartment units. At the end of October 2007, there were 19,488 apartment units. During this period, 106 new apartment units were added; however, 678 apartment units were lost to condominium conversions and 60 apartment units were lost to demolition. This resulted in a net decrease of 632 units or 3.4 percent in the apartment unit stock. (See Table 3.) Ninety-two percent (678 units) of the total units lost was due to condominium conversions and the remaining units lost (60 units) were due to demolitions. (See Table 4.)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
 MONDAY, JANUARY 14, 2008
 PAGE 13**

It is important to note that the 106 new apartment units fall under the Centenary Affordable Housing Program (co-funded by federal, provincial and municipal governments) or are part of an addition to a senior's complex. These units are generally not considered an addition to the market apartment stock, but rather an addition to the social and special needs housing stock.

Condominium Unit Change

At the start of January 2007, there were 11,613 condominium units. At the end of October 2007, there were 13,029 condominium units. This resulted in a net increase of 1,416 units or a 12 percent increase in the condominium stock. (See Table 3.) Almost half of the increase in the condominium stock was due to condominium conversions (678 units or 47 percent), while 738 units or 53 percent was new construction. (See Table 4.)

It is important to note that, historically in Saskatoon, approximately 30 percent of condominiums are available to the rental market. If we assume that this trend will continue, an estimated 425 condominium units would be available to the rental market, ultimately resulting in a loss of 207 rental units among the properties considered in this analysis.

Table 3: Rental and Condo Unit Counts (January to October 2007)

	Jan. 2007	Oct. 2007	Percentage Change
Apartment Units	20,120	19,488	-3.4
Condo Units	11,613	13,029	12

Table 4: Overview of Unit Activity (January 2007 to October 2007)

New Apartment Units	106
Apartment Unit Demolitions	60
New Condominium Units	738
Condominium Conversions	678

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 14**

Rental Suites/Condominium Conversion Methodology

Data for condominium conversions, building demolitions, and new construction come from POSSE, the database of the City of Saskatoon, Building Standards Branch. Only Building Permits that were officially issued were included in the count, and any permits applied for, but not issued, were ignored. Unit counts were based solely on apartment and townhouse-style buildings using the following property categories maintained by the City of Saskatoon, Assessment Branch: condo; condo – lowrise; condo – highrise; condo – townhouse lowrise - multi residential; highrise – apartment; townhouse-rowhouse – over three units and mixed - multi residential and other present use.

PUBLIC NOTICE

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

IT WAS RESOLVED: that the matter of the sufficiency and adequacy of affordable and market rental accommodations be referred to the Administration to report to the Executive Committee on possible incentives to increase basic supply and possible partnership initiatives with the provincial and federal governments.

**A5) Application for Condominium Conversion
320 5th Avenue North, Central Business District
M4 Zoning District
Lots 28-31, Block 166, Plan 99SA32572
Applicant: Viking Developments Corp.
(File No.: PL. 4132- 21/07; CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Viking Developments Corp., to convert the existing apartment at 320 5th Avenue North to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be

- identified during the building permit plan review and building inspection process;
- b) confirmation that the proposal conforms with the Zoning Bylaw, based on a surveyed Condominium Plan to be submitted by the applicant;
 - c) confirmation that an Option to Purchase is offered to each tenant in occupancy as of the date of the application, as required by Section 3.4 of the City Council Policy C09-004 (Condominium Approvals);
 - d) confirmation that lease agreements have been offered to 40 long-term tenants, as outlined in the proposal from Viking Developments dated November 2, 2007; and
 - e) that final approval to the application be granted to the applicant once conditions a) to d) are fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that the matter be considered with the speakers on this matter. See Page No. 64.

Section B – CORPORATE SERVICES

B1) Saskatoon Airport Authority
(File No. 1965-1)

RECOMMENDATION: that the Saskatoon Airport Authority (SAA) be granted an extension of the current property tax abatement for three years, or until such time as the Province makes the appropriate changes to legislation to exempt the Saskatoon Airport Authority terminal building from ad valorem property tax and requires the SAA to pay annual grants-in-lieu.

ADOPTED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 16**

BACKGROUND

At the City Council meeting on September 20, 2004, after consideration of a report from the Administration (Administrative Report No. 15-2004) outlining a joint proposal from the Administration and the Saskatoon Airport Authority with respect to the concepts and provisions of moving the airport terminal building from a taxable property to an exempt property required to pay an annual grant-in-lieu, City Council resolved:

“that the Province of Saskatchewan make the appropriate amendments to legislation and/or regulations to exempt the Saskatoon Airport Authority terminal building from ad valorem property tax and to require the Authority to pay annual grants-in-lieu of tax to the local taxing authorities, based on the concepts and provisions outlined in this report.”

Subsequent to the meeting, a request from City Administration was sent to the Province to initiate the above request. In recognition that such a request would take some time to be fully addressed, City Council, at its April 4, 2005, meeting approved a recommendation from the Administration (Administrative Report No. 7-2005) to grant a three-year partial abatement of taxes based on the formula agreed to by the City and the Authority at the beginning of 2005. The abatement was based on the greater of:

- a) Previous year passenger count x \$0.73 (capped at a maximum change of 5% per year);
- b) 1999 taxes incremented annually by the percentage change in the uniform mill rate (and automatically adjusted to recognize the restatement of the mill rate as the result of a periodic reassessments);
- c) \$693,755 (actual taxes levied in 2004).

As noted in part c) of the formula, the annual levy will not be lower than actual taxes for 2004.

As per the attached letter, the SAA continues to meet and communicate with the Province in pursuit of the legislation and regulations to incorporate the concept and the GILT formulas as supported by the City, the Library Board, and the Saskatoon School Boards.

The SAA has determined that the legislation will not be in place for the 2008 taxation year, and may take more than one year to be completed. Therefore, your Administration is supporting the request from the SAA to extend the existing tax abatement agreement for three years (2008-2010), or until such time as necessary for Provincial legislation and regulations to change.

PUBLIC NOTICE

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 17**

ATTACHMENT

1. Letter dated October 31, 2007, from Saskatoon Airport Authority

**B2) Urban Development Agreement
Saskatoon Prairieland Park Corporation
(File No. 1815-9-6; CK. 1815-1)**

- RECOMMENDATION:**
- 1) that City Council approve a contribution to Saskatoon Prairieland Park Corporation not to exceed \$200,000 under the Urban Development Agreement; and,
 - 2) that City Council authorize His Worship the Mayor and the City Clerk to execute the Funding Agreement under the Corporate Seal.

BACKGROUND

The Saskatoon Urban Development Agreement is a five-year (2005-2009), tri-party agreement between the City (\$2.5 million), the Province (\$2.5 million), and Western Economic Diversification (\$5 million). The Management Committee meets on a regular basis to review and recommend approval to various project requests that are consistent with the following priorities:

- community-based approaches to affordable housing, homelessness, and the improvement and renewal of older neighbourhoods in Saskatoon;
- the development of cultural and recreational opportunities to enhance the quality of life in Saskatoon;
- initiatives to support protection of the environmental and address climate change;
- promotion and enhancement of Aboriginal participation in the economy;
- promotion of innovative initiatives to achieve a positive business climate and enhance Saskatoon's competitiveness; and
- the strategic infrastructure needs to achieve the continued physical, social, and economic development of Saskatoon and, in particular, to address the other priority areas.

REPORT

Recently, the Management Committee met and approved a funding request from Saskatoon Prairieland Park Corporation (Prairieland) for a project which includes the construction of a 20,000 square foot multi-purpose centre and new livestock facilities. Prairieland was established in 1886 as an agricultural society and has evolved into a national and international trade show marketplace while continuing to provide support to cultural and community events.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 18**

The total cost of the project is approximately \$5.6 million. The total funding approved under the agreement is \$2,800,000 and will be cost-shared as follows:

Western Economic Diversification	\$2,600,000
City of Saskatoon	200,000

The remainder of the funding will be provided by Prairieland. Your Administration is requesting approval of this project under the Saskatoon Urban Development Agreement with the City's contribution set at \$200,000.

PUBLIC NOTICE

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

Councillor Neault excused himself from discussion and voting on the matter due to a conflict of interest and left the Council Chamber. His Worship the Mayor assumed the Chair in his absence.

IT WAS RESOLVED: that the recommendation be adopted.

Councillor Neault re-entered the Council Chamber and resumed as Chair.

**B3) Benchmarking the Competitiveness of Canada's
Census Metropolitan Areas (CMAs)
(File No. 430-1; CK. 3500-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

City Council, on July 16, 2007, authorized the City of Saskatoon to participate in the Conference Board of Canada's Benchmarking Initiative, through a contribution of \$5,000. The initiative analyzed and benchmarked the features that make Canadian cities attractive to highly-skilled workers and mobile populations. It focused on seven domains: Economy, Health, Society, Housing, Environment, Innovation, and Education. Canada's 27 census metropolitan areas (CMAs) were ranked and graded using 46 indicators. These cities were also ranked against 27 U.S. cities, using 17 indicators.

REPORT

The report has been released and provides summarized information on the results of the rankings, the methodology used to determine the rankings, and the specific CMA rankings for each domain.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 19**

Indicators

The determination of the indicators used for the rankings within each domain evolved over a period of months and met the following criteria:

- 1) The indicator provides valuable information on the performance or status of the particular domain, either as a direct output (e.g. disposable income) or proxy measure (e.g. number of physicians per capita as a proxy for health-care access).
- 2) The indicator data are available for all CMAs and likely to be published in the future
- 3) The data are reliable and timely.

The indicators used for each domain are listed in Attachment I.

The indicators used to compare CMAs with the selected U.S. metropolitan statistical areas (MSAs) varied slightly due to the difficulty in determining consistent measurements and are listed in Attachment II.

Rankings

The rankings were determined using a report card-style of A-B-C-D to assess CMA performance. Overall, the big CMAs (population in excess of 1M) ranked higher than the mid-sized CMAs (population between 250,000 and 750,000) and the small CMAs (population between 100,000 and 250,000). Five of the top six spots in the overall ranking of attractiveness were held by the big cities. Five of the mid-sized CMAs appear in the top half of the overall rankings.

Saskatoon received a “B” grade and ranked 13th overall. Calgary, Toronto and Vancouver all received “A” grades and hold the top three rankings. The following summarizes Saskatoon’s performance in the seven categories:

Domain	Rank	Grade
Economy	9	C
Health	13	C
Society	19	C
Housing	6	A
Environment	22	C
Innovation	16	D
Education	7	B

The report identifies those cities that ranked within the top five and the bottom five for each indicator. Saskatoon ranked within the top five for the following specific indicators:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 20**

Economy

- Personal disposable income growth, 2002-2006 5th
- Employment rate 4th

Society

- Population aged 25-34 3rd
- Growth in population aged 25-34 3rd
- Commuting time 4th

Environment

- Air quality advisory days (tied with six other cities) 1st

Education

- Adult literacy 3rd

Saskatoon ranked within the bottom five for three indicators: 1) Population density where Saskatoon ranked 26th; 2) Crime rate – Criminal Code violations per 100,000 population where Saskatoon ranked 25th; and 3) Maximum average temperature, 1971-2000 where Saskatoon ranked 27th.

In addition to the above ratings, the report makes a few notable comments about Saskatoon.

- While Saskatoon ranked 9th within the Economy domain, it emerged as one of the top three small CMAs.
- Within the Health domain, the smaller CMAs tend to cluster at the bottom of the rankings, with 8 of the 11 scoring in the last 10 places. Most do poorly on the rate of specialist physicians, however, Saskatoon scores well due to our medical school.
- With respect to the Environment domain, Saskatoon ranks near the bottom due to its cold climate, but also as a result of its poor record on water consumption.

Canada-U.S. Rankings

Twenty cities earned an overall “B” grade for attractiveness, including four of Canada’s big cities and one mid-sized city. Saskatoon ranked 30th of the 54 cities compared.

PUBLIC NOTICE

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

ATTACHMENTS

1. City Magnets: Benchmarking the Attractiveness of Canada’s CMAs – Canadian Indicators.
2. City Magnets: Benchmarking the Attractiveness of Canada’s CMAs – Canada–U.S. Comparator Indicators.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 21**

**B4) Canadian Award for Financial Reporting
(File Nos. CK. 1895-3, 150-1 and 100-1)**

RECOMMENDATION: that His Worship the Mayor present to members of the Administration the Government Finance Officer's Association *Canadian Award for Financial Reporting*.

ADOPTED.

REPORT

The Government Finance Officer's Association of the United States and Canada (GFOA) has awarded the *Canadian Award for Financial Reporting* to the City of Saskatoon for its annual financial report. The *Canadian Award for Financial Reporting* program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports. Its attainment represents a significant accomplishment by a government and its management.

The award was based on the City's submission of its 2006 financial statement. The 2007 financial statements will incorporate the same principles included in the 2006 statement, as well as any recommended improvements made by the review committee. The annual report was judged by an impartial Canadian Review Committee to meet the high standards of the program, including demonstrating a constructive "spirit of full disclosure" designed to clearly communicate the municipality's financial story and to motivate potential users and user groups to read the report.

The financial statements were prepared by the Comptroller's Branch of the Corporate Services Department, in conjunction with the Annual Report prepared by the Communications Branch of the City Manager's Office.

The GFOA is a non-profit professional association serving 17,300 government finance professionals in the United States and Canada with offices in Chicago, Illinois, and Washington, D.C.

PUBLIC NOTICE

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

Section D – INFRASTRUCTURE SERVICES

**D1) Enquiry – Councillor M. Neault (May 14, 2007)
Speed Humps – Monck Avenue
(File No. 6350-1; CK. 6320-1)**

RECOMMENDATION: that the speed humps be installed on Monck Avenue between Diefenbaker Drive and Centennial Drive, as outlined in attached Plan No. 250-0012-002r001 (Attachment 1).

ADOPTED.

BACKGROUND

The following enquiry was made by Councillor Neault at the meeting of City Council held on May 14, 2007:

“Would the Administration look at the possibility of installing speed humps on Monck Avenue, similar to the ones on 37th Street.”

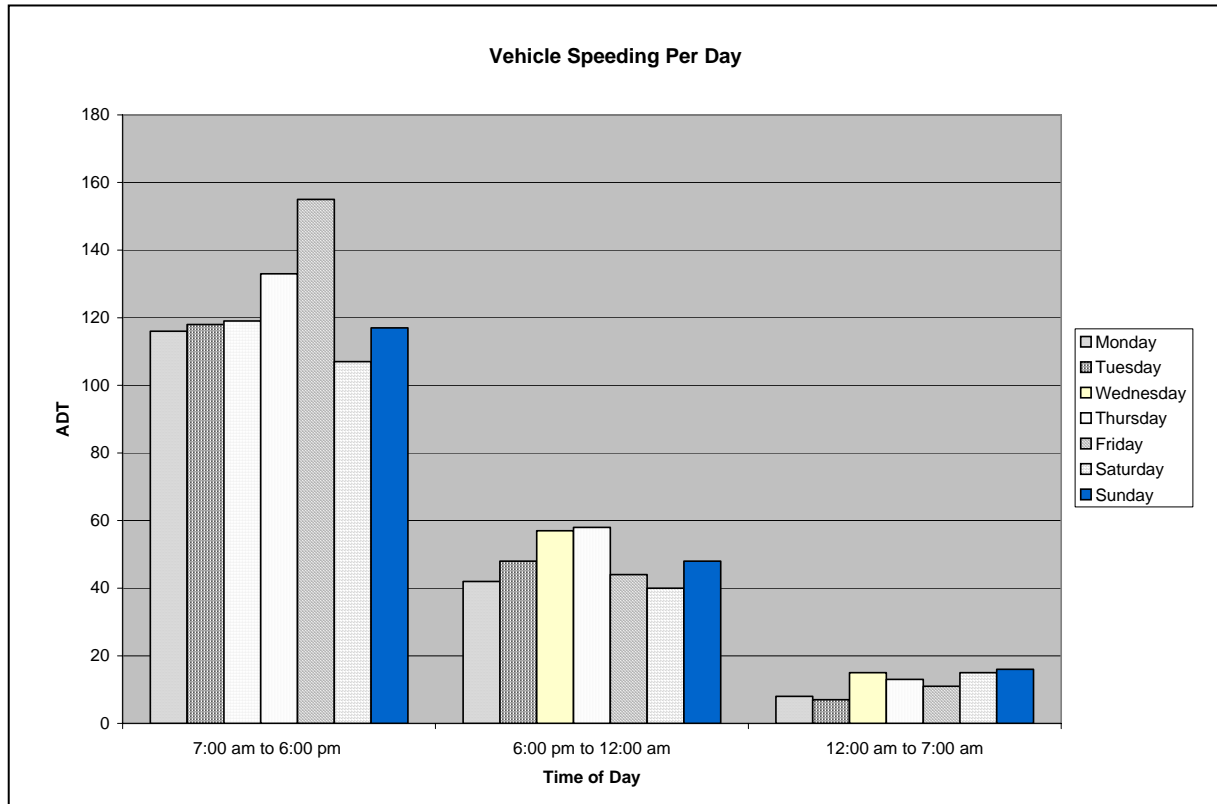
REPORT

Monck Avenue is classified as a local roadway which typically carries traffic volumes of 1,000 to 3,000 vehicles per day, and is on a transit route. The existing speed limit is 50 km/hr. Residential housing lies to the east, with a large buffer zone and land between the houses and the street. The only houses that face Monck Avenue are on the corners of Centennial Drive and Diefenbaker Drive.

Residents have expressed concerns regarding excessive speeding along Monck Avenue and a residence on the corner of Centennial Drive and Monck Avenue has experienced damage due to speeding vehicles. The Administration has reviewed the traffic volume, speed and the collision history to determine the need for traffic calming.

Traffic volume and speed studies to determine the 85th percentile speed (the speed at which 85% of vehicles are traveling) were measured in June 2007. The average daily traffic volume was measured at 500 vehicles per day and the 85th percentile speed was 65 km/hr.

The total number of vehicles exceeding the speed limit at various times throughout the day is illustrated in the following graph.



The majority of the speeding is occurring during normal work hours, 7:00 a.m. to 6:00 p.m., however; an average of approximately 15 vehicles speed during the 12:00 a.m. to 7:00 a.m. time frame.

The collision history report for the last five years indicates that there have been no reported collisions along Monck Avenue.

JUSTIFICATION

Ideally, it is desirable that the 85th percentile speed be no more than 5% above the posted speed limit. In this case, the 85th percentile speed is 30% higher. In addition, speeds greater than 105 km/hr have been recorded on this roadway, indicating that some motorists are intentionally ignoring the posted speed limit.

In order for traffic calming to be considered, the roadway must be classified as a local or collector, with a posted speed limit of 50 km/hr. Monck Avenue meets both of these criteria. Furthermore, Monck Avenue is a wide, straight roadway with no stop or yield controls between Centennial Drive and Diefenbaker Drive; no centre median; and the intersections are spaced further apart than a normal city block. All of these features can lead to speeding problems.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 24**

A survey was conducted to determine the level of support for the installation of speed humps along Monck Avenue. A letter dated November 6, 2007 (Attachment 2) was sent to 40 residents who were considered to be affected. Of the 15 responses received, 86% were in support of the proposal (Attachment 3).

The Administration is recommending that speed humps be installed on Monck Avenue between Diefenbaker Drive and Centennial Drive, as outlined in Plan 250-0012-002r001 (Attachment 1).

FINANCIAL IMPLICATIONS

If approved, the installation of speed humps, estimated at \$25,000, will be installed when funding becomes available in Capital Project 631 - Traffic Safety Improvements.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan No. 250-0012-002r001 - Proposed Speed Bump Locations - Monck Ave;
2. Letter to residents dated November 6, 2007; and
3. Plan showing survey results.

**D2) Enquiry – Councillor B. Dubois (October 9, 2007)
Traffic Safety
(File No. 6280-02; CK. 6320-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

The following enquiry was made by Councillor Dubois at the meeting of City Council held on October 9, 2007:

“Would the Administration report on the solutions for making Lowe Road and Nelson Road in University Heights safer – installing some type of traffic safety calming devices for example.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 25**

REPORT

Infrastructure Services has reviewed the traffic conditions on both Lowe Road and Nelson Road to determine the need for traffic calming.

Traffic calming is the utilization of physical measures to reduce the adverse impact of motor vehicle usage and is often used to enhance pedestrian safety and reduce excessive speeding or excessive traffic volumes as a result of short-cutting.

Both Lowe Road and Nelson Road are classified as local roadways and as such should carry a traffic volume of no more than 3,000 vehicles per day. Field studies indicate that excessive volume is not a concern for either Nelson Road or Lowe Road as the respective volumes are 680 vehicles per day and 1,070 vehicles per day.

The collision history for both Nelson Road and Lowe Road were investigated and as a result, no concerns regarding the safety of the roadways were identified. On average, one collision per year occurs on Lowe Road from Attridge Drive to Nelson Road, and less than 1.5 collisions occur annually on Nelson Road from Attridge Drive to Lowe Road. There have been no collisions reported at the intersection of Lowe Road and Nelson Road.

The posted speed limit on Lowe Road is 60 km/h from city limits to a point 600 metres north of Nelson Road. South of this point, the posted speed limit is 50 km/h. The posted speed on Nelson Road is also 50 km/h, with two 30 km/h school zones. It is advisable that the 85th percentile speeds (the speed at which 85 percent of the vehicles are travelling at or less than) should be within 5% to 10% of the posted speed limit. Therefore, for a 50 km/h speed limit, a speed of up to 55 km/h is considered acceptable, and 33km/h is acceptable for a school zone.

A speed study conducted in May, 2007, indicates that the daily 85th percentile speed along Nelson Road between Berini Drive and Lowe Road is 54.0 km/h. The speed during weekday hours of 08:00-17:00 was closely examined. On average, over 75% of vehicles were travelling over 40km/hr.

As per the analysis, there is evidence that speeding on Nelson Road is occurring during the hours where the school zone speed is in effect (08:00 to 17:00). Outside of these hours, the speed of traffic is considered acceptable. The volume of traffic traversing Nelson Road and Lowe Road is acceptable, and the collision history does not give rise to any specific safety concerns.

As speeding in the school zones on Nelson Road is occurring, despite the current signage and roundabouts, Infrastructure Services will provide a summary of the speed analysis and recommendations to Saskatoon Police Services for enforcement.

PUBLIC NOTICE

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 26**

D3) Communications to Council

From: Debbie Wallace

Date: Undated

Subject: Handicapped Unloading Zone at the Galaxy Theatre

AND

Proposed Disabled Person's Parking Zone

100 block of 20th Street East

(File No. 6120-04; CK. 6145-1)

RECOMMENDATION: that a metered parking stall on the south block face of the 100 block of 20th Street East be replaced with a Disabled Person's Parking Zone.

ADOPTED.

REPORT

At its meeting held on June 25, 2007, City Council considered a communication from Debbie Wallace expressing concerns regarding wheelchair access and suggesting a disabled person's unloading zone at the Galaxy Theatre. Council referred the matter to the Administration for a report.

Infrastructure Services has also received a request from Access Transit to create a pick up and drop off area in the vicinity of the Cineplex Galaxy Theatres. The request is based on the desire to establish a designated and safe loading area for their customers who attend this facility. There have also been inquiries from the public about creating a disabled parking zone to improve access to the movie theatre.

The Administration is recommending that a metered parking stall on the south block face of the 100 block of 20th Street East be replaced with a Disabled Person's Parking Zone, as shown on Plan No.210-0040-003r005 (Attachment 1). The proposed location offers parallel parking along with the closest access point to the main doors of the Cineplex Galaxy Theatre.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan 21 -0040-003r005

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 27**

**D4) Proposed Stop Sign Installation at McPherson Avenue and 9th Street
(File No. 6280-2; CK. 6280-1)**

RECOMMENDATION: that stop signs be installed for eastbound and westbound vehicles at the intersection of McPherson Avenue and 9th Street as shown on attached Plan No. 211-0046-001.

REPORT

Infrastructure Services has received a request to review the existing traffic control at the intersection of McPherson Avenue and 9th Street. Currently there are stop signs for northbound and southbound traffic on McPherson Avenue, giving right-of-way to 9th Street. According to attached Plan No. 211-0046-001 (Attachment 1), 9th Street has priority over Melrose Avenue and Eastlake Avenue, but must stop at Victoria Avenue and Broadway Avenue. McPherson Avenue has priority over all streets except 9th Street. Both streets are considered local streets. A review of the five-year collision history has identified seven collisions, five of which were right-angle. Right-angle collisions are usually indicative of a motorist not paying attention to the right-of-way rule or to existing signing.

According to Policy C07-007, Traffic Control – Use of Stop and Yield Signs, a stop sign is warranted at an intersection where a unique problem is found to be susceptible to correction by use of the stop sign. At the intersection of McPherson Avenue and 9th Street, all five collisions were either in the northbound or southbound direction, and the motorist failed to obey the existing traffic control devices. This may be due to the motorist having the right-of-way on the entire stretch of McPherson Avenue from 11th Street and, therefore, not paying attention to the controls on 9th Street.

The Administration is recommending that the existing stop signs on McPherson Avenue be realigned for eastbound and westbound traffic.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 211-0046-001.

IT WAS RESOLVED: 1) that stop signs be installed for eastbound and westbound vehicles at the intersection of McPherson Avenue and 9th Street as shown on attached Plan No. 211-0046-001; and

2) that the Administration be requested to submit a report on collision data in the area related to the connection of 9th Street and the Idylwyld Freeway on ramp.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 28**

**D5) Proposed Disabled Person's Parking Zone
(File No. 6120-04; CK. 6145-1)**

RECOMMENDATION: that a Disabled Person's Parking Zone be installed in front of 1010 – 20th Street West.

ADOPTED.

Infrastructure Services has received a request from a business owner at 1010-20th Street West for the installation of a Disabled Person's Parking Zone in front of their business, as shown on Plan No. 210-0042-001r005 (Attachment 1). There are customers who have physical impairments such that direct access to the front of the centre is required.

The loading zone conforms to City guidelines with respect to Disabled Person's Parking Zones, and no fee is assessed for its installation.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 210-0042-001r005.

**D6) Proposed Disabled Person's Parking Zone
(File No. 6120-04; CK. 6145-1)**

RECOMMENDATION: that a Disabled Person's Parking Zone be installed in front of 1009 Avenue D North.

ADOPTED.

REPORT

Infrastructure Services has received a request from the resident of 1009 Avenue D North for the installation of a Disabled Person's Parking Zone in front of the residence, as shown on Plan No. 210-0038-019r001 (Attachment 1). The resident has a physical impairment such that direct access to the front of their home is required.

The loading zone conforms to City guidelines with respect to Disabled Person's Parking Zones, and no fee is assessed for its installation.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 29**

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 210-0038-0019r001

**D7) Proposed Disabled Person's Parking Zone
(File No. 6120-04; CK. 6145-1)**

RECOMMENDATION: that a Disabled Person's Parking Zone be installed in front of 119 Brown Crescent.

ADOPTED.

REPORT

Infrastructure Services has received a request from the resident of 119 Brown Crescent for the installation of a Disabled Person's Parking Zone in front of the residence, as shown on Plan No. 210-0058-004r001 (Attachment 1). The resident has a physical impairment such that direct access to the front of their home is required.

The loading zone conforms to City guidelines with respect to Disabled Person's Parking Zones, and no fee is assessed for its installation.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 210-0058-004r001

**D8) Proposed General Loading Zone
(File No. 6145-1)**

RECOMMENDATION: that a five minute General Loading Zone be installed on the north side of the 900 Block of Main Street.

ADOPTED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 30**

Infrastructure Services has received a request from the Condominium Association located at 921 Main Street, for the installation of a five minute General Loading Zone in front of their building, on the north side of the street, as shown on Plan No. 210-0047-008r001 (Attachment 1).

The loading zone conforms to City guidelines with respect to Loading Zones and the applicant agrees to pay the \$300 plus G.S.T. installation fee.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan No. 210-0047-008r001.

**D9) Renewal Taxicab Loading Zone Stands
File No. 6145-1**

RECOMMENDATION: that City Council approve the renewal of Taxicab Loading Zone Stands by Saskatoon Radio Cab and United Cabs Limited, for the period January 1, 2008 to December 31, 2008.

ADOPTED.

REPORT

City of Saskatoon Traffic Bylaw No. 7200 provides for Taxicab Loading Zone Stands by recommendation from Infrastructure Services to City Council.

The following taxicab firms require renewal of the Taxicab Loading Zone Stands noted below for the period of January 1, 2008 to December 31, 2008.

<u>Saskatoon Radio Cab</u>	<u>2008</u>
The Bus Depot (23 rd Street) – 2	\$ 3,500.00
	\$ 3,500.00 (plus GST)
<u>United Cabs Limited</u>	<u>2008</u>
Sheraton Hotel (Spadina Cres.)	\$ 1,750.00
Bessborough Hotel (Spadina Cres.)	\$ 1,750.00
Midtown Plaza (1 st Avenue) – 2	\$ 3,500.00
Radisson Hotel (20 th Street)	\$ 1,750.00
Patricia Hotel (2 nd Avenue)	\$ 1,750.00
	\$10,500.00 (plus GST)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 31**

Rates for taxicab stands are set out in Traffic Bylaw 7200 and are consistent with current parking meter rates. The renewal requests have been reviewed, and no problems have been experienced with these Taxicab Loading Zone Stands in the past year; therefore, renewal is recommended. It should also be noted that there are no changes in location, occupant, fee, or total number of Taxicab Loading Zones from the previous year.

PUBLIC NOTICE

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

**D10) Proposed Parking Meter Installation
200 Block of 4th Avenue North
(File No. 6120-1; CK. 6120-3)**

- RECOMMENDATION:**
- 1) that the five minute loading zone area on the 200 Block of 4th Avenue North be replaced with a standard size five minute loading zone and 11 metered parking stalls; and
 - 2) that the 11 new parking meters offer a maximum 90 minute time limit from 09:00 to 18:00, Monday to Saturday.

ADOPTED.

REPORT

Canada Post has recently sold and vacated the building known as the Post Office located at 202 4th Avenue North. The property contains a five minute loading zone which runs the length of the property line along the 200 Block of 4th Avenue North. With the transformation of the property to a typical commercial office building, it is appropriate to reduce the loading zone to a standard size and install 11 parking meters.

Redesigning the parking allocation along this block will be consistent with the other downtown blocks that contain metered parking and loading zones. In order to coincide with the existing parking meters on the 200 Block of 4th Avenue North, the Administration is recommending a maximum 90 minute parking limit from 09:00 to 18:00, Monday to Saturday.

As detailed in the attached plan (Attachment 1), the installation of the additional parking meters will require the realignment of the existing traffic signs on this street.

PUBLIC NOTICE

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 32**

ATTACHMENT

1. Plan 210-0040-011r006.

**D11) Proposed Parking Meter Installation
Auditorium Avenue
(File No. 6120-1; CK. 6120-3)**

- RECOMMENDATION:**
- 1) that a five minute loading zone on Auditorium Avenue be replaced with a metered parking stall; and
 - 2) that the parking meter offer a maximum two-hour time limit from 09:00 to 18:00, Monday to Saturday.

ADOPTED.

REPORT

A building located at 210 Idylwyld Drive South, known as the Midtown Village, has recently been demolished and converted into a surface parking lot. The demolition of the building provides the opportunity to remove a five minute loading zone on Auditorium Avenue and replace it with an additional parking meter.

Removal of the loading zone and the installation of a metered parking stall is a more appropriate use of the street considering no buildings currently exist on this portion of the block face. In order to coincide with the existing parking meters on Auditorium Avenue, it is recommended that the additional parking meter offer a maximum two hour parking limit from 09:00 to 18:00, Monday to Saturday.

As detailed in the attached drawing (Attachment 1), the installation of the additional parking meter will also require the realignment of the existing parking meters and traffic signs on this street.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan 21-0040-021r002

**D12) Proposed Parking Meter Installation
Parking on Main Street
(File No. 6120-1; CK. 6145-1)**

RECOMMENDATION: 1) that two metered parking stalls be installed on the north block face of the 500 block of Main Street; and

2) that the parking meters offer a maximum two hour time limit, effective from 09:00 to 18:00, Monday to Saturday.

ADOPTED.

REPORT

A request has been made by a commercial business located at 527 Main Street, and supported by the Broadway Business Improvement District, to have metered parking stalls installed on the street adjacent to their property. This area is currently posted with a two-hour parking restriction, while the remaining commercial section of the 500 block of Main Street contains four metered parking stalls.

It is the Administration's opinion that the installation of parking meters will be more effective in creating parking stall turnover in this area; therefore, it is recommended that two metered parking stalls be added to the north block face of the 500 block of Main Street as shown on Plan 210-0046-007r005 (Attachment 1). In order to coincide with the existing parking meters on Main Street, the additional parking meters will offer a maximum two hour parking limit, effective from 09:00 to 18:00, Monday to Saturday.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan 210-0046-007r005

Section F – CITY MANAGER

**F1) 19th Street Connections and Pathways
River Landing Phase II
(File No. CC. 4130-2 and SPR 4129-14; CK. 4129-14)**

RECOMMENDATION: that the information be received.

ADOPTED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 34**

BACKGROUND

At the meeting of August 13, 2007, City Council approved a recommendation to re-tender the 19th Street reconfiguration, pathways, and parking project. Following a review of the design by Administration, officials from Stantec Consulting Ltd., and KDL Consulting (an independent construction cost estimator) the project was re-tendered with a December 18, 2007, deadline.

REPORT

The City received two tenders as follows (excluding GST):

Graham Construction & Engineering Inc.	\$7.43M
SaskCon Repair Services Ltd.	\$5.38M

Combining the SaskCon Repair Services Ltd. low tender bid with the costs of purchasing the required property and the construction costs which have occurred to date, the complete project cost will be approximately \$7.3M which is within the new budget established for this project. Work already completed on 19th Street and area includes the replacement and relocation of underground utilities and the temporary re-surfacing of the roadway.

Construction will begin in May 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.

**F2) River Landing Destination Centre Consultation Process
(File No. CC. 4130-2 & SPR and CK. 4129-15)**

- RECOMMENDATION:**
- 1) that City Council approve the consultation process as outlined in this report; and,
 - 2) that City Council endorse the principles as outlined in Attachment 1, as ones the Administration should follow.

ADOPTED.

The original South Downtown Plan called for a mixture of uses including a public facility that would function as a destination attraction and include inside space for public use. A site has been reserved, which is the area surrounding the present Persephone Theatre, which could house a potential Destination Centre. Council may wish to initiate a process involving public consultation that will lead to the development of the Destination Centre.

This report recommends a planning and consultation process that is designed to provide for public input and engagement in determining a concept for the Centre, while ensuring the process is timely and fiscally responsible in its structure.

Process Objectives

The following objectives have been generated to guide the planning and consultation process for the destination centre. The process should be one that provides for:

Engagement and Accountability

The process should provide for genuine community input and help create sense of community ownership for the preferred concept. Accountability is required for the process and the end product.

Economy

The process should be as economic as possible - limiting initial expenditures until there is confidence in a preferred concept.

Timeliness

Timeliness is important in maintaining community confidence and in “getting the job done”.

Structure

Steering Committee and Mandate

Council should appoint a nine person volunteer steering committee comprised of one member of Council, one member from the MVA, representatives from the business community, tourism, arts, cultural and heritage sectors, and First Nations.

A staff person with the City of Saskatoon should be appointed as project manager and act as a resource to the committee to ensure the project moves along. This is a part-time assignment.

An architect should be contracted to assist with the concept plans. This individual should be aware that the final design for this project would be subject to a competitive Request for Proposals.

The Committee shall be tasked by Council to make a recommendation on a preferred outline concept for the Destination Centre including uses, size, capital cost and potential funding sources, preliminary operating costs, how the Centre should be operated, and an implementation schedule. The Committee should complete this work within four months of its inception and provide a progress report to Council once a month.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 36**

Rather than starting from a blank sheet and inviting the public to provide any and all ideas that may not withstand the simplest of criteria, City Council could establish a set of preliminary design and operating principles that set minimum standards and parameters that would guide the work of the Committee and the subsequent public input. As an example, the Design Parameters for the Abbotsford Museum and Art Gallery are included (Attachment 1). Council could also add other principles such as those relating to operations and funding.

Proposed Process

A four-stage process is recommended.

Stage 1: Initial Consultation

Prepare and conduct a first round of consultations by inviting ideas from the public. This will involve the following material:

- Simple site and potential building footprint plans (potential size of building etc. not a detailed design).
- A site issues and opportunities analysis (views, location relative to theatre, trails, etc.).
- Summarize intent of site in the River Landing plan.
- Provide photos and examples of similar buildings from other communities.

Create and use a simple “workbook”. Use the above material on boards for an Open House.

Consultation in this stage would include:

- An Open House with boards displaying the above information and possible PowerPoint presentation of other similar centres.
- Questionnaire.
- Establish interactive web site (as part of the City’s/River Landing site).

Stage 2: Concept Development

In Stage 2, the Steering Committee will oversee the preparation of up to three concept options for the building, drawing on the Stage 1 public input.

This work will include an operating concept, design concept (not detailed), proposed uses, order-of-magnitude capital budget, proposed funding sources, and an outline of operating budgets and arrangements.

Stage 3: Final Consultation

A second Open House will be undertaken – this time over two days. The Open Houses will showcase the three identified options and invite public input. Questionnaires will be handed out plus an online questionnaire will be utilized.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 37**

Stage 4: Report to Council

This is the final stage of work for the Committee. The public response to the options in Stage 3 will be considered and a preferred option prepared and recommended in a report to City Council. The report will also be a “road map” for Council recommending how the project can be developed. This plan could be made available to the public in a display at City Hall prior to Council’s consideration.

PUBLIC NOTICE

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

ATTACHMENT

1. Abbotsford Cultural Centre Museum and Art Gallery, Part 3.1: AMAG Overview Design Parameters.

**F3) Sale of Parcel “Y”, River Landing Phase I
Lake Placid River Landing Inc.
(File No. CC 4130-2 and SPR 4129-13; CK. 4129-3)**

- RECOMMENDATION:**
- 1) that the attached agreement with Lake Placid River Landing Inc. for the sale and development of Parcel “Y”, River Landing be approved; and,
 - 2) that His Worship the Mayor and City Clerk be authorized to execute the agreement.

ADOPTED.

BACKGROUND

At its September 17, 2007, meeting, and following a two-stage Expression of Interest/Request for Proposals process, City Council directed Administration to negotiate an agreement with Lake Placid Developments Inc. for the sale of Parcel “Y” River Landing Phase I and the development of an “Urban Village”. The proposed development includes new residential, restaurant, retail, boutique hotel, office space, and a plaza that incorporates a reflecting pond and ice surface.

Administration has met with officials from Lake Placid on several occasions and has agreed to the terms outlined in this report. The final proposal and design will be subject to the regulatory approval process by both the City of Saskatoon and the Meewasin Valley Authority.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 38**

Lake Placid's financial information (Attachment 1) submitted as part of the Request for Proposals process as well as an additional letter provided by Montrose Mortgage Ltd. (Attachment 2) is included.

REPORT

The main terms of the sale agreement (Attachment 3) are as follows:

1. Purchaser - Lake Placid River Landing Inc.
2. Sale Price - \$4.765M (as per the Request for Proposals).
3. Deposit - Lake Placid is to pay an initial deposit of \$100,000 payable on execution of the sale agreement. A second deposit of \$150,000 will be paid concurrently with Lake Placid filing its application for DCD1 approval.
4. Conditions Precedent to Transfer of the Land - the closing date for the sale (i.e. the date the land would be transferred to Lake Placid) is to be 20 business days after Lake Placid having fulfilled the following conditions precedent:
 - (a) DCD1 approval by Council pursuant to s. 65 of *The Planning and Development Act, 2007* (including entering into a DCD1 Development Agreement);
 - (b) approval by the Meewasin Valley Authority under s. 20 of *The Meewasin Valley Authority Act*;
 - (c) approval under the South Downtown Local Area Design Plan (architectural controls); and,
 - (d) the issuance of a building permit for the footings and foundations of the development.

The agreement would also provide that Lake Placid must diligently pursue all of the above approvals and the building permit. On the closing date (20 days after obtaining all of the above), Lake Placid is to pay the balance of the purchase price and the land would be transferred.

In the event that Lake Placid does not obtain the above approvals and permit by October 31, 2008 (or any agreed upon extension), and provided that it has been diligent in pursuing the approvals, the deposit would be refunded to Lake Placid and the agreement would be at an end. If Lake Placid did not complete the sale for any other reason, it would forfeit the deposit and the agreement would be at an end.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 39**

5. Construction Requirement - the construction requirement is as follows:

On or before June 30, 2009, Lake Placid shall, as verified by the City, complete all excavation required for the construction of the development as indicated in the documentation filed by Lake Placid in support of its application for a building permit. The agreement also provides for agreed upon extensions of the above date.

In the event Lake Placid did not comply with the construction requirement, the City has a 90-day option to re-purchase the site. The re-purchase price is \$4.765M less any amount paid by the City to pay out and discharge any encumbrance registered against the title and any amount required to return the land to the state it was in on the closing date.

The City is entitled to register an Interest (caveat) against the title with respect to its option to purchase but would agree to postpone that registration to any registration against the title to secure Lake Placid's financing.

6. No Sale Until Completion - The agreement provides that Lake Placid will not sell or transfer its interest in the land or change its control without the prior consent of the City with the following exceptions:

- (a) sale or transfer to a subsidiary or affiliate of Lake Placid; or,
- (b) sale or transfer of a partial interest, not exceeding 49%, in the development to a joint venturer, co-owner, partner or other entity which has entered into a business relationship with Lake Placid for the construction, development, leasing or ownership of the development.

7. LEED Equivalency - The agreement acknowledges that Lake Placid would not be applying for LEED (Leadership in Energy and Environmental Design) accreditation for the building. However, Lake Placid will ascertain what the LEEDs criteria for the development would be and will undertake to use reasonable efforts to construct the development to a standard that would match the minimum certification level had the development been submitted for accreditation.

PUBLIC NOTICE

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

ATTACHMENTS

- 1) River Landing Parcel "Y" – Request for Proposal from Lake Placid Group of Companies dated August 30, 2007.
- 2) Letter dated December 12, 2007, from Dale Anda, Montrose Mortgage (Calgary).
- 3) Memorandum of Sale between The City of Saskatoon and Lake Placid River Landing Inc.

LEGISLATIVE REPORT NO. 1-2008

Section B – OFFICE OF THE CITY SOLICITOR

**B1) New Impounding Bylaw
(File No. CK. 5300-1)**

- RECOMMENDATION:**
- 1) that the towing of illegally parked vehicles from private property not be included in The Impounding Bylaw at this time; and
 - 2) that this issue be reviewed by the Administration in one year's time, and a further report prepared for City Council.

ADOPTED.

At the meeting of City Council held on November 5, 2007, Council considered Bylaw No. 8640, The Impounding Bylaw, 2007. Bylaw No. 8640 specifically excludes authority to impound vehicles which are illegally parked on private property. The exception is privately owned shopping centre property where written permission has been provided by the owner of the property to City Council to do parking enforcement. The Administration promised a further report solely on the issue of impounding from private property for Council's consideration.

The issue of impounding from private property was raised as an enquiry by Councillor Heidt in 2006. The question was whether the City had authority to extend The Impounding Bylaw to allow for the towing of vehicles parked illegally on private property. At the time, there were concerns expressed about the capacity of the impound lot and therefore, Councillor Heidt had agreed to put his enquiry on hold until such time as a new impound lot was established. The new lot is scheduled to become a reality this winter.

Clause 8(2)(j) of *The Cities Act* provides that:

- “8(2) A city has the power to make bylaws respecting the enforcement of bylaws made pursuant to this or any other Act, including any or all of the following:
- (j) remedying contraventions of bylaws, including providing for moving, seizing, impounding, immobilizing, selling, destroying or otherwise dealing with or disposing of any type of real or personal property, including animals; ...”

Section 20 of The Traffic Bylaw No. 7200 specifically prohibits parking on private property without the consent of the owner. The City could have authority, in accordance with Clause 8(2)(j) to impound a vehicle in order to remedy this contravention of Bylaw No. 7200. Accordingly, the City does have jurisdiction to amend The Impounding Bylaw, if it so wishes to allow for the impounding from private property when a vehicle is parked without the consent of the owner.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 41**

The City has not, in the past, impounded illegally parked vehicles on private property. Enforcement has been limited to issuing tickets. While private property owners will, no doubt, want the City to impound illegally parked vehicles from their property, there are a number of issues from the City's perspective, for City Council to consider.

Liability

Once the City takes possession and control of a vehicle, it becomes responsible for its safe keeping. The Risk Management Office receives numerous claims each year for vehicle damage occurring during the impounding process. In many instances, the damage results from the towing company. In others, the damage results from vandalism that occurs while a vehicle is stored in the impound lot.

The current towing contracts appear to contain inadequate insurance and indemnity clauses. In addition, there is inadequate recording and documentation of damage to a vehicle when it enters the lot in order to defend these claims. Further, there is less than satisfactory security at the existing impound facility, thereby increasing the number of claims received.

Mechanisms can be put in place to limit or reduce the amount of claims received. The towing contracts and procedures can be updated, as can the security program for the new impound lot. However, the fact remains that the City is liable for any claims, and not the private property owner who has asked for the impounding.

Cost Recovery

Numerous tickets for parking on private property without the consent of the owner are issued by the Commissionaires each year. These tickets are issued on a complaint basis only. In order to defend these tickets in Court, the complainant owner, property manager or other person responsible for the property must be willing to testify in Court as to their relationship to the property and the circumstances surrounding the ticket. The experience of the City Solicitor's Office and Parking Enforcement is that, for various reasons, a significant number of these tickets are cancelled at the request of the complainant property owner.

If the City tows a vehicle from private property and later learns from the complainant that the vehicle was towed in error, there will be costs associated with the impounding that the City must attempt to collect. The City will already have incurred the towing costs, impounding fee and perhaps some storage costs. The vehicle owner will be unwilling to pay the costs as the vehicle was towed in error. The City would then be required to attempt to recover the costs from the private property owner who requested that the vehicle be towed. Because of the large number of "cancelled tows" and the lack of any special enforcement mechanism, this will be an expensive and time-consuming activity.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 42**

If impounding from private property was desired, City Council could consider asking for an amendment to *The Cities Act* which would allow towing charges and damages on “cancelled tows” to be added to the property tax of the property owner requesting the tow. We could also look at a policy of only towing in certain circumstances (e.g. the vehicle had been ticketed but had still not been moved after a certain period of time).

Summary

With the establishment of a new, much larger, impound lot, there is less concern about the capacity to hold vehicles. It is our understanding that the new lot is approximately 2½ times the size of the existing lot. However, the City is embarking on a number of new initiatives this winter, including new parking enforcement provisions and new snow removal procedures, which will involve the impounding of vehicles. In addition, Bylaw No. 8460 generally permits the impounding of vehicles in a wider variety of situations. Until we have some experience with these initiatives, it is impossible to determine how the City’s lot capacity and existing parking enforcement resources will be affected. As well, we require time to make the necessary amendments to towing contracts, etc., to reduce the City’s liability. For these reasons, the Administration is recommending that impounding from private property not be included in Bylaw No. 8460 at this time. It is recommended that the issue be revisited in a year’s time after some experience with respect to the other initiatives has been gathered.

This report is a joint effort of the City Solicitor’s Office and the Infrastructure Services Department.

PUBLIC NOTICE

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

**B2) Discounted Bus Pass Program
(File No. 1905-5-2; CK. 1905-7)**

RECOMMENDATION: that City Council consider Bylaw No. 8655.

ADOPTED.

At City Council’s meeting of December 17, 2007, it resolved that a new rate for the Discounted Bus Pass Program be approved effective January 1, 2008.

Enclosed for Council’s consideration is The Transit Fares Amendment Bylaw, 2008. The Bylaw sets out the new rate for the Discounted Bus Pass Program.

Members of the Transit Services Branch have reviewed the Bylaw.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 43**

PUBLIC NOTICE

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

ATTACHMENT

1. Proposed Bylaw No. 8655.

REPORT NO. 1-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

- 1. Proposed Study to Address Outstanding Recommendations
in the Nutana Local Area Plan
(Files CK. 4110-1 and PL. 4110-11-3)**

RECOMMENDATION: that the direction of Council issue.

IT WAS RESOLVED: that the matter be considered with the speakers on this matter. See Page No. 74.

- 2. Proposed Transfer from Community Services Department Plan Review and
Inspection Service Stabilization Reserve to the Affordable Housing Reserve
(Files CK. 750-4 and 1815-1)**

RECOMMENDATION:

- 1) that approval be granted for a one-time transfer of \$400,000 from the Community Services Department Plan Review and Inspection Service Stabilization Reserve to the Affordable Housing Reserve to support housing initiatives identified in the 2008 Housing Business Plan; and
- 2) that the Administration continue to have ongoing discussions with the Saskatoon and Region Home Builders' Association pertaining to this issue.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated November 2, 2007, with respect to the Year-End Report from the Building Standards Branch.

City Council, at its meeting held on December 3, 2007, adopted Recommendations 1), 2) and 4) of the above report. Your Committee had deferred consideration of Recommendation 3) of the above report for further discussion with the Saskatoon and Region Home Builders' Association.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 44**

Your Committee has now reviewed this matter further with the Administration and has received a presentation from Mr. Alan Thomarat, CEO, Saskatoon and Region Home Builders' Association. Mr. Thomarat expressed opposition to moving money out of the Community Services Department Plan Review and Inspection Stabilization Reserve at this time to allow for further review based on this year's activity and to provide opportunities to look at areas for improvement in the building permit and inspection program, including turnaround times. He also addressed issues relating to funding for affordable housing and input on the housing plan.

With reference to the November 2, 2007 report, the Administration has advised that the balance of the Plan Review and Inspection Service Stabilization Reserve will be closer to \$2,500,000. In further discussions with your Committee and Mr. Thomarat, given the expanded staffing and operating costs within the Building Standards Branch, the Administration will be submitting a further report to recommend that the maximum limit in the reserve, as set out in Policy C03-003, be raised from \$600,000 to \$900,000. The Administration presented revised projections for the Plan Review and Stabilization Reserve using the proposed maximum limit of \$900,000 and indicated that at current construction activity levels, an increase to building permit fees would not be required until 2012. Attached is a copy of the revised Community Services Department Plan Review and Inspection Service Stabilization Reserve Sufficiency Report, based on estimates for 2007.

Following review of this matter, your Committee is supporting the transfer from this reserve to support housing initiatives identified in the 2008 Housing Business Plan. Your Committee is also recommending that the Administration continue to have ongoing discussions with the Saskatoon and Region Home Builders' Association on possible improvements to the building permit and inspection programs.

**3. Immigration Project – Update Report
(Files CK. 100-10 and RR 115-2 and LS 220-48)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated November 15, 2007, providing an update on the above matter.

Your Committee has reviewed this report with the Administration, including the formation of the steering committee with representation from the Federal, Provincial and Municipal Governments, meetings with existing service providers and stakeholders in the community, and development of a public communications campaign. Your Committee has been further advised that a community forum will be held in March, 2008, to increase awareness and understanding of immigration and the positive contribution of immigrants and newcomers to our community and to assist in the process of the development of the action plan for immigration.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 45**

Your Committee is forwarding this report to City Council as information.

**4. Enquiry – Councillor B. Pringle (November 6, 2006)
Sound Attenuation
(File No. CK. 375-2)**

RECOMMENDATION: that the new traffic noise attenuation warrant and priority rating system as described in the December 19, 2007 report of the General Manager, Infrastructure Services Department be adopted.

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

REPORT NO. 1-2008 OF THE ADMINISTRATION AND FINANCE COMMITTEE

**1. Annual Status Report – Downtown Housing Incentives Program
(File No. CK. 750-4)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated December 10, 2007 forwarding the Annual Status Report on the Downtown Housing Incentive Program.

Your Committee has reviewed this report with the Administration and is pleased that the report indicates this program is having the desired impact in the downtown area.

**2. Amendments to Downtown Housing Incentives Policy
(File No. CK. 750-4)**

RECOMMENDATION: that City Council approve the following amendments to City of Saskatoon Policy C09-032 (Downtown Housing Incentives):

- a) replace Section 4.1(e) and stipulate that excepting the rebate for existing taxes paid during construction, incentives under this policy come into effect following completion of construction, and in the case of property tax abatements, in the first taxation year following project completion;

- b) remove clauses and statements under Section 4.2 that relate to the timing of incentives now covered by Section 4.1(e);
- c) amend the program headings in Section 4.2;
- d) replace the term “exemption” with the term “abatement” throughout the policy; and
- e) add a clause to Section 4.2.1 requiring that projects approved under this section remain as Unrestricted Residency developments for the duration of the five-year abatement.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated December 14, 2007 containing recommendations regarding amendments to the Downtown Housing Incentives Policy C09-032.

Your Committee has reviewed the proposed amendments with the Administration and supports the recommendations provided.

3. Incentive Program Audit – Amendments to Municipal Enterprise Zone Policy
(File No. CK. 3500-15)

- RECOMMENDATION:** that the following amendments to City of Saskatoon Policy A09-031 (Municipal Enterprise Zone) be approved:
- a) replace the term “exemption” with the term “abatement” throughout the policy;
 - b) add a clause to Sections 3.1 and 3.2 stipulating that projects that are in tax arrears with the City of Saskatoon are not eligible for incentives under the program;
 - c) remove all references to the Amusement Tax Rebate;
 - d) remove the requirement in Section 3.3 (“Property Tax Abatement”) that the applicant meet minimum job creation criteria and all other eligibility requirements within one year of approval;
 - e) remove the sentence in Section 3.5 (“Façade Appearance Grant”) which states that this incentive may be applied in addition to the Façade Grant Program;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 47**

- f) amend the list of properties eligible for Relocation Assistance/Land Exchange (Section 3.9) to update the list and reflect changes in property use and ownership; and
- g) amend Section 5c) to include the requirement that applicable building permits must be closed prior to incentive payments being made.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated December 3, 2007 containing recommendations regarding proposed amendments to the Municipal Enterprise Zone Policy A09-031.

Your Committee has reviewed this report with the Administration and supports the recommendations provided.

REPORT NO. 1-2008 OF THE LAND BANK COMMITTEE

1. **Request to Sell City-Owned Property**
Lots 6 to 10, Block 970; Lots 1 to 11; Block 971; Lots 1 to 33, Block 972, Lots 1 to 17, Block 973; and Lots 2 to 14, Block 974 all in Plan 101907659; and Lots 15 to 32, Block 974; and Lots 1 to 12, Block 975 all in Plan 101928034
Greenfield Crescent and Terrace and West Hampton Boulevard
Hampton Village Neighbourhood
(File No. CK. 4215-1)
-

- RECOMMENDATION:**
- 1) that the Land Branch be authorized to sell 109 lots in the Hampton Village Neighbourhood, as outlined in the attached report;
 - 2) that any of the lots which are not sold through the lot-draw process be placed for sale over-the-counter on a first-come, first-served basis; and
 - 3) that the Land Branch Manager be authorized to administer development controls for the 109 lots in accordance with the criteria outlined in the attached report.

ADOPTED.

Attached is a report of the General Manger, Community Services Department dated December 7, 2007 forwarding information and recommendations regarding lot pricing and development controls in the Hampton Village Neighbourhood.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 48**

Your Committee has reviewed this report with the Administration and supports the lot pricing and development controls, as outlined in the report.

**2. Lease of City-Owned Property
Outdoor Advertising
Billboard Structures
(File No. CK. 4225-1)**

- RECOMMENDATION:**
- 1) that billboard leases be for a maximum term of five years with an annual lease fee for each poster face, payable in advance as follows:

2008 - \$2,110 per 10 ft. x 20 ft. poster face;
2009 - \$2,215 per 10 ft. x 20 ft. poster face;
2010 - \$2,325 per 10 ft. x 20 ft. poster face;
2011 - \$2,440 per 10 ft. x 20 ft. poster face;
2012 - \$2,560 per 10 ft. x 20 ft. poster face;
 - 2) that all billboard leases contain a cancellation clause allowing the City to terminate the lease upon 60 days notice; and
 - 3) that any terminated billboard leases shall result in a pro-rated refund to the lessee.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated December 7, 2007 regarding lease fees for billboards.

Your Committee has reviewed this report with the Administration and supports the proposed fees and cancellation clause, as outlined therein.

REPORT NO. 2-2008 OF THE LAND BANK COMMITTEE

**1. Lot Allocation Policy and
Sale of Residential Lots in
Hampton Village and Willowgrove
(File No. CK. 4110-36)**

RECOMMENDATION: that City Council support Option 3 in the report of the General Manager, Community Services Department dated December 7, 2007, as follows:

- 1) that there be no change to the Lot Allocation Policy at this time and that the Administration report to the Land Bank Committee in six months' time; and
- 2) that the Administration be authorized to sell an additional 20 residential lots in Hampton Village and 62 residential lots in Willowgrove to the Builders Initiative Group.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated December 7, 2007 with respect to the above matter.

Your Committee has reviewed the matter with the Administration and is supporting Option 3 as outlined in the above report.

REPORT NO. 1-2008 OF THE EXECUTIVE COMMITTEE

**1. Appointment to District Planning Commission
(File No. CK. 175-10)**

RECOMMENDATION: that Mr. John Waddington be appointed to the District Planning Commission as the City of Saskatoon and RM of Corman Park joint appointee, to the end of 2010.

ADOPTED.

The District Planning Commission is comprised of nine members, of which four are appointed by Saskatoon City Council, four are appointed by the RM of Corman Park Council, and one is appointed jointly by City Council and the RM Council.

The appointment will be put forward to the RM Council at its January 14, 2008 meeting.

**2. Appointment to Cultural Diversity and Race Relations Committee
(File No. CK. 225-40)**

RECOMMENDATION: that Ms. Evelyn Peters be appointed to the Cultural Diversity and Race Relations Committee to the end of 2008, to replace Mr. Alon Zack.

ADOPTED.

The above appointment is necessary to replace Mr. Alon Zack, who has resigned from the Committee.

**3. Pleasant Hill Revitalization Project
(File No. CK. 4131-31)**

RECOMMENDATION:

- 1) that the General Manager of Community Services be authorized to conduct the necessary remediation of the City of Saskatoon lane and a portion of the Grace Adam Metawewinihk Park just north of St. Mary's School to a Canadian Council of Ministers of the Environment (CCME) residential standard;
- 2) that the cost of the remediation be drawn from the Capital Reserve for the Pleasant Hill Revitalization project; and
- 3) that the Pleasant Hill Community Association and St. Mary's School be advised of the project.

ADOPTED.

Your Committee has considered and supports the following report of the General Manager, Community Services Department dated November 29, 2007:

“BACKGROUND

Throughout 2007, the Community Services Department has been working to implement the adopted Pleasant Hill Revitalization Concept Plan. (See Attachment 1.) A key step in the implementation has been the environmental screening of the land to ensure it is clean to residential standards.

During the summer of 2007, environmental Phase I screening was conducted on both the former Patrick Wolfe properties and surrounding land which comprises the Pleasant Hill Revitalization area. Phase I screening involves an extensive record search to identify the historical and former use of land to determine the probability of soil contamination. If the

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 51**

results of the Phase I screening point to a probability of contamination, then a Phase II screening is conducted. Phase II screening involves soil sampling and testing of the suspect sites.

During the Phase I screening, it was noted that a dry cleaning operation existed at the corner of 20th Street and Avenue P in the 1950's (Affinity Credit Union site). Subsequently, a Phase II soil test was conducted on the City of Saskatoon lane and a portion of the Grace Adam Metawewinihk Park just north of St. Mary's School.

REPORT

During August 2007, Seacor Environmental Inc. was contracted to conduct a Phase II environmental screening of the lane behind the former dry cleaning site, as well as the north-west corner of the Grace Adam Park

Seacor Environmental Inc. has obtained lab results which indicate the presence of dry cleaning fluid Perchloroethylene (PERC) in three test holes located in both the City of Saskatoon lane and in the park. (See attachment 2). Further test holes were drilled and soil samples obtained to determine the extent of the fluid contamination.

The results indicate that the contamination levels are above the CCME residential standards.

Excavation and soil replacement is the most effective method of ensuring that the site is cleaned to residential standards. The land affected is expected to be redeveloped for a low density multiple unit dwelling (Parcel A) according to the Pleasant Hill Revitalization Concept Plan. Remediation is expected to cost approximately \$68,000, and will take four to five months to complete. The remediation can be undertaken during the winter months.

The contamination affects a portion of the Grace Adam Park where playground equipment is currently located. According to Seacor Environmental Inc., the entire play structure will need to be removed and stored until the remediation process is completed.

The cost to remove and store the playground equipment and reinstall it in the spring is estimated at \$98,700. (See Attachment 3.) The total cost of the remediation project is estimated to be \$166,700.

The Community Services Department is investigating the cost effectiveness of drilling more test holes to further refine the contaminated area and lower the excavation costs.

OPTIONS

The option not to proceed with site remediation does not exist. Once an area is screened and the results are known, the results dictate that action must be taken. The screening was conducted on land owned by the City of Saskatoon as part of a redevelopment plan. The intended use of this land is for a residential development. It will need to be remediated regardless of whether it is a development parcel or left as a playground/park.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The City of Saskatoon has received approval for funding assistance through the Urban Development Agreement (UDA) for the Pleasant Hill Revitalization project. The UDA funding did not include costs for environmental remediation. However, on February 26, 2007, City Council approved a distribution of revenue from the Land Bank Program (Willowgrove Land Development Project) of \$2.0 Million dollars to cover the City of Saskatoon's commitment to the UDA Agreement. To date, \$1.7 million has been spent to assemble the parcels identified in the Pleasant Hill Redevelopment Concept Plan. Another seven parcels are currently being negotiated. As this remediation effort is required in order to proceed, your Administration is proposing to fund these costs from the unspent funds in the capital project. Further funding allocation will be requested in the future to complete the land assembly and bring the land servicing costs to current pricing levels.

PUBLIC NOTICE

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

ATTACHMENTS

1. Pleasant Hill Revitalization Concept Plan
2. Site of Remediation – Grace Adam Park
3. Breakdown of Costs to Dismantle, store and Re-install Playground Structure.”

**4. Restorative Action Program (RAP)
(File No. CK. 5000-1)**

<u>RECOMMENDATION:</u>	1) that the 2008 and future years Operating Budgets contain the following provisions for the City's participation in an expanded Restorative Action Program:
	2008 - \$15,000
	2009 - \$50,000 (\$30,000 end load on three locations operational in 2008 plus \$5,000 for new east-side site to be opened on September 1, 2009)
	2010 - \$60,000 ongoing allocation for four fully operational sites

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 53**

- 2) that this report be referred to the Budget Committee for consideration during the 2008 Operating Budget process.

ADOPTED.

City Council, at its meeting held on April 30, 2007, received a presentation from the John Lake Bully Busters, and referred the matter of bullying to the Administration to report to the Mayor's Committee on Neighbourhood Safety.

During its review of the matter, the Mayor's Committee on Neighbourhood Safety became aware of the Restorative Action Program (RAP) that was developed through a local Rotary Club at Mount Royal Collegiate, which now includes Bedford Road Collegiate and which has proven to be very successful. The Executive Committee was requested to consider whether the City could become a funding partner for this beneficial program, provided that the program would expand over time to include a site or sites on the east side of the city.

The following is a report of the General Manager, Community Services Department providing further details regarding the RAP:

"Your administration first met with the Restorative Action Program Community Partnership Committee (RAP Committee) on September 24, 2007. This group is responsible for the Restorative Action Program currently offered at Mount Royal Collegiate and Bedford Collegiate. The purpose of the RAP Committee is to create a long-term sustainability partnership and plan to both maintain and expand the Restorative Action Program (RAP). The intent is that this be a community-based effort.

Membership on this RAP Committee consists of: Rotary Club representatives; representatives from both school divisions; coordinator of the Regional Intersectoral Committee; United Way; representatives from the Provincial Departments of Community Resources and Employment, Saskatchewan Learning; and Chief Weighill. I was welcomed to the Committee as a City of Saskatoon representative.

The fiscal year for the RAP projects is September 1 to August 31. The current operating plan is as follows:

1. Two schools are already operating until August 2008; namely, Mount Royal Collegiate and Bedford Road Collegiate.
2. Plan to add one school during the 2008 – 2009 fiscal year – E.D. Feehan.
3. Plan to add another school during the 2009 - 2010 fiscal year. In light of the Mayor's Committee on Neighbourhood Safety's interest to have this program take on a city-wide perspective, the RAP Committee is prepared to commit to have this fourth school on the east side of the river. Options discussed were Nutana, Oskayak, Holy Cross, Walter Murray, Centennial, and St. Joseph.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
 MONDAY, JANUARY 14, 2008
 PAGE 54**

A proposed three-year revenue budget has been prepared for this proposed expansion with suggested funding from the following partners:

Table 1

Partners	2007 – 2008	2008 – 2009	2009 – 2010
Number of program sites	2	3	4
Community Initiatives Fund	43,000	50,000	50,000
Rotary	15,000	15,000	15,000
United Way		10,000	10,000
School Boards	50,000	75,000	100,000
City of Saskatoon	5,000*	45,000	60,000
Other community groups	17,000	10,000	10,000
Totals	131,000	205,000	255,000

* Represents funding from general application to the Community Assistance Grants.

The cost to operate a program in one location is approximately \$65,000 assuming the host provides the building and certain administration services in-kind.

The benefits of this program have been proven when delivered at a limited number of sites and under a very localized and “hands on” governance style. The challenge of the group now is to sustain not only the funding required for an expanded number of sites, but also the governance and direction of the program. This process will and should take time to undertake the necessary due diligence to ensure that the vision and effectiveness of the program remains sound as the group proceeds with its proposed expansion plans.

Because the City’s fiscal year and the RAP project fiscal year are offset by nine months, the provisions to the City’s operating budget will be different than the figures shown in Table 1. If the Executive Committee were to recommend participation in the RAP Project to a maximum of four locations, the provisions in the City’s operating budget would be as follows:

- 2008 - \$15,000
- 2009 - \$50,000 (\$30,000 end load on three locations operational in 2008 plus \$5,000 for new site opened on September 1, 2009)
- 2010 - \$60,000 ongoing allocation for four fully operational sites.

Presumably, the \$5,000 funding for the new site would be conditional upon this site being opened and being located on an east-side location. Also, ongoing funding for four sites could be made conditional on the funding being allocated to two sites on the west side and two sides on the east side.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 55**

Attached are copies of the following documents:

- a) Restorative Action Program Overview
- b) Restorative Action Program – Issue paper

Your Committee is pleased to submit the above recommendation for the expanded operation of the program.”

His Worship the Mayor assumed the Chair.

Moved by Councillor Neault, Seconded by Councillor Pringle,

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) Vanessa Thomas, Rock 102 FM, dated December 11

Requesting that City Council proclaim August 22 to 24, 2008 as Cruise Week; requesting 1st Avenue between 20th and 22nd Street; 2nd & 3rd Avenues between 20th and 23rd Streets and 21st and 22nd Streets between 1st and 4th Avenues be closed on Sunday, August 24, 2008 from 6 a.m. to 6 p.m.; requesting use of the Community Stage or Showmobile on Sunday, August 24, 2008; requesting permission to hang four large cross-street banners on 22nd Street with installation to take place the week of August 7, 2008 and remain up until August 25, 2008; and requesting large garbage cans to be spread out over the downtown area during the event. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve the proclamation as set out above, and the City Clerk be authorized to sign the proclamation, in standard form, on behalf of City Council;
 - 2) that the requests for street closures, Community Stage or Showmobile use, banners and garbage cans be approved subject to administrative conditions.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

- 1) *that City Council approve the proclamation as set out above, and the City Clerk be authorized to sign the proclamation, in standard form, on behalf of City Council;*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 56**

- 2) *that the requests for street closures, Community Stage or Showmobile use, banners and garbage cans be approved subject to administrative conditions.*

CARRIED.

2) Nona Kirzinger, Saskatoon Housing Initiatives Partnership, dated December 13

Submitting invoice for renewal of annual business membership for 2007/2008 in the amount of \$106.00. (CK 225-41)

- RECOMMENDATION:**
- 1) that the 2007/2008 Saskatoon Housing Initiatives Partnership membership fee of \$106.00 be paid; and
 - 2) that Councillor Dubois be reappointed to the Saskatoon Housing Initiative Partnership as City Council's representative.

Moved by Councillor Wyant, Seconded by Councillor Hill,

- 1) *that the 2007/2008 Saskatoon Housing Initiatives Partnership membership fee of \$106.00 be paid; and*
- 2) *that Councillor Dubois be reappointed to the Saskatoon Housing Initiative Partnership as City Council's representative.*

CARRIED.

3) V. Romancia, dated December 22

Providing suggestions with respect to proposed expansion of Frances Morrison Library. (File No. CK. 650-1)

- RECOMMENDATION:** that the information be received and forwarded to the Library Board.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT the information be received and forwarded to the Library Board.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 57**

4) Shelley LePoudre, dated December 31

Expressing concerned about proposed lighting in Briarwood. (File No. CK. 6300-1)

RECOMMENDATION: that the matter be referred to the Saskatoon Environmental Advisory Committee.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

THAT the matter be referred to the Saskatoon Environmental Advisory Committee.

CARRIED.

5) Nicole Gantner, dated January 6

Expressing concern about provisions in Waste Bylaw No. 8310 regarding waste collection for condominiums. (File No. CK. 7830-3)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Heidt, Seconded by Councillor Wyant,

THAT the letter be referred to the Administration to report to the Administration and Finance Committee.

CARRIED.

6) T.R. Scrace, dated January 7

Commenting on the proposed Milroy condo conversion. (File No. CK. 4132-1)

7) Orville and Anne Pollard, dated January 8

Commenting on the proposed Milroy condo conversion. (File No. CK. 4132-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 58**

RECOMMENDATION: that the letters be considered with Clause A5 of Administrative Report No. 1-2008 and items A4 to A7 of Communications to Council.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT the letters be considered with Clause A5 of Administrative Report No. 1-2008 and items A4 to A7 of Communications to Council.

CARRIED.

8) Paulette Edin, SaskTel Saskatchewan Jazz Festival, dated January 7

Requesting that the time that music can be amplified under the Noise Bylaw be extended until 11:00 p.m. during the SaskTel Saskatchewan Jazz Festival to be held June 20 to 29, 2008.

RECOMMENDATION: that the request to extend the time that music can be amplified under the Noise Bylaw until 11:00 p.m. during the SaskTel Saskatchewan Jazz Festival, June 20 to 29, 2008 be granted.

Moved by Councillor Penner, Seconded by Councillor Lorje,

THAT the request to extend the time that music can be amplified under the Noise Bylaw until 11:00 p.m. during the SaskTel Saskatchewan Jazz Festival, June 20 to 29, 2008 be granted.

CARRIED.

C. INFORMATION ITEMS

1) Julie Gregorash, dated December 18

Commenting on City Council's recent decision not to purchase the Barry Hotel. (File No. CK. 4020-1)

2) Leona Theis and Murray Fulton, undated

Submitting copy of letter sent to YWCA providing bus tickets. (File No. CK. 1905-4)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 59**

3) Chris, dated December 19

Commenting on rental costs in Saskatoon. (File No. CK. 750-1)

4) Sharon Henricks, dated December 20

Commenting on transit services. (File No. CK. 7300-1)

5) Ursula Scholl, dated December 18

Commenting on transit services and the homeless. (File Nos. CK. 1905-4 & 750-1)

6) Jay Adolf, dated December 20

Commenting on recent situation involving the SPCA. (File No. CK. 151-13)

7) Darrel Hyggen, dated December 21

Commenting on recent situation involving the SPCA. (File No. CK. 151-13)

8) Cash Driedger, dated December 26

Commenting on the SPCA. (File No. CK. 151-13)

9) Ivar Moen, undated

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

10) Dejun Li, undated

Requesting support for the Miss World Pageant. (File No. CK. 205-1)

11) Erin Heffernan, dated December 24

Commenting on issues with watermain breaks on Broadway Avenue. (File No. CK. 7820-5)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 60**

12) Aaron Balon, dated December 28

Commenting on the need for an indoor skate park for winter months. (File No. CK. 5500-8)

13) Gaetan Royer, dated December 30

Commenting on Tax Freedom Day. (File No. CK. 205-5)

14) Doreen McLellan, undated

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

15) Gene Patrick, dated January 3

Commenting on garbage collection and recycling. (File No. CK. 7830-5)

16) Lawrence Cannon, dated January 5

Commenting on Saskatoon transit. (File No. CK. 150-1)

17) Gwen Klotz, dated January 8

Commenting on harassment and violence in the workplace. (File No. CK. 4500-1)

18) Joanne Sproule, Deputy City Clerk, dated December 18

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 3422 Arnhem Street. (File No. CK. 4352-1)

19) Joanne Sproule, Deputy City Clerk, dated December 20

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 1414 Fletcher Road. (File No. CK. 4352-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 61**

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) Angela Wyma, Tourism Saskatoon, dated December 10

Submitting the 2008 Operating and Capital Budget for Tourism Saskatoon. (File No. CK. 1711-1)
(Referred to Administration for further handling.)

2) Garett Dmytrowich, dated December 14

Requesting information with respect to sanding/plowing during snow removal. (File No. CK. 6290-1) **(Referred to Administration to respond to the writer.)**

3) Sean Goulet, dated December 18

Expressing concern about alley behind 23rd Street West. (File No. CK. 6295-1) **(Referred to Administration to respond to the writer regarding the feasibility of closing the lane.)**

4) Sherri Turta, dated December 21

Requesting the walkway between Stone Court and Fairlight Drive be closed. (File No. CK. 6295-1) **(Referred to the Administration to respond to the writer.)**

5) Luciene Pool, dated December 22

Commenting on notification of snow removal. (File No. CK. 6290-1) **(Referred to Administration to respond to the writer.)**

6) Lisa Fraser and Melva Hnidv, dated December 24

Requesting an update on the parking situation at Luther Special Care Home. (File No. CK. 6120-1) **(Referred to Administration to respond to the writer.)**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 62**

7) K.C. Turner, dated January 1

Commenting on the need for fencing around a recycle centre and postering. (File Nos. CK. 4188-1 & 185-6) (**Referred to Administration for consideration.**)

8) Andrew Vancha, dated January 4

Commenting on highrises in downtown Saskatoon. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

E. PROCLAMATIONS

1) Susan Saville, John Howard Society of Saskatchewan, dated December 19

Requesting that City Council proclaim February 10 to 16, 2008 as John Howard Week. (File No. CK. 205-5)

2) Stephen Bell, BNI, dated December 23

Requesting that City Council proclaim the first week of February 2008 as International Networking Week.

3) Leslie Rea, Canadian Institute of Public Health Inspectors, dated December 27

Requesting that City Council proclaim January 14 to 20, 2008 as Environmental Public Health Week. (File No. CK. 205-5)

4) Darcia Evans, Psychological Society of Saskatchewan, dated January 2

Requesting that City Council proclaim February as 2008 Psychology Month.

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 Heidt, 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.

HEARINGS

- 4a) Proposed Development Plan Amendment
DCD6 Blairmore Regional Retail
820 Hart Road – Blairmore Suburban Centre Neighbourhood
Applicant: SmartCentres
Proposed Bylaw No. 8647
(File No. CK. 4110-37)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8647.

Attached are copies of the following:

- Proposed Bylaw No. 8647;
- Report of the General Manager, Community Services Department dated November 20, 2007 recommending that the proposed Development Plan Amendment be approved;
- Report of the Municipal Planning Commission dated December 5, 2007 advising that the Commission supports the proposed amendment; and
- Notice that appeared in the local press under dates of December 29, 2007 and January 5, 2008.”

His Worship the Mayor opened the hearing.

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 64**

Mr. Brad Sylvester, Chair, Municipal Planning Commission, advised that the Commission is in support of the proposed Development Plan Amendment.

Mr. Mike Gillman, proponent, advised that he was present in the gallery to answer questions of Council.

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 Lorje, Seconded by Councillor Penner,

THAT the submitted report be received.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Lorje, Seconded by Councillor Wyant,

THAT Council consider Bylaw No. 8647.

CARRIED.

COMMUNICATIONS TO COUNCIL – CONTINUED

A. REQUESTS TO SPEAK TO COUNCIL

The City Clerk distributed copies of letters from the following regarding Clause A5, Administrative Report No. 1-2008:

- Helen Weigel, dated January 10, requesting permission to address Council; and*
- Barbara Henderson, submitting additional information to go with her previous request to speak, Item A5.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 65**

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT Clause A5, Administrative Report No. 1-2008 and Items A4 – A7 of Communications to Council be brought forward and that Martin Been, Barbara Henderson, Patricia Tonseth, Helen Weigel, and Douglas Hodson be heard.

CARRIED.

“ADMINISTRATIVE REPORT NO. 1-2008

**A5) Application for Condominium Conversion
320 5th Avenue North, Central Business District
M4 Zoning District
Lots 28-31, Block 166, Plan 99SA32572
Applicant: Viking Developments Corp.
(File No.: PL. 4132- 21/07; CK. 4132-1)**

RECOMMENDATION:

- 1) that the direction of City Council issue, with respect to the application submitted by Viking Developments Corp., to convert the existing apartment at 320 5th Avenue North to a condominium; and
- 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that the proposal conforms with the Zoning Bylaw, based on a surveyed Condominium Plan to be submitted by the applicant;
 - c) confirmation that an Option to Purchase is offered to each tenant in occupancy as of the date of the application, as required by Section

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 66**

3.4 of the City Council Policy C09-004
(Condominium Approvals);

- d) confirmation that lease agreements have been offered to 40 long-term tenants, as outlined in the proposal from Viking Developments dated November 2, 2007; and
- e) that final approval to the application be granted to the applicant once conditions a) to d) are fulfilled to the satisfaction of the General Manager, Community Services Department.

PROPOSAL

An application has been submitted by Viking Developments Corp. requesting approval for a condominium conversion involving an apartment building containing 156 residential units, consisting of 38 one-bedroom suites, 114 two-bedroom suites and 4 penthouse units. This building is commonly referred to as the Milroy Apartments and is located at 320 5th Avenue North (Lots 28-31, Block 166, Plan 99SA32572) within the Central Business District. (See Attachment 1.)

This application has been made in accordance with City Council Policy C09-004 (Condominium Approvals), prior to the recent amendments to the policy made on November 19, 2007. The applicant provided three months written notice to tenants on June 27, 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.

The Community Services Department is recommending that the direction of City Council issue with regard to this proposal.

BACKGROUND

The Legislative framework for condominium conversions is contained in Section 10(5) of *The Condominium Property Act, 1993* which states as follows:

“On application for a certificate pursuant to clause (1)(b), the local authority shall direct the issue of the certificate if it is satisfied that:

- a) separate occupation of the proposed units will not contravene any Development Plan or Zoning Bylaw;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 67**

- b) any consent or approval required pursuant to a Zoning Bylaw or Interim Development Control Bylaw has been given in relation to the separate occupation of the proposed units;
- c) the construction of any buildings, and the division of the buildings and lands into units for separate occupation will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstances of the case and the public interest;
- d) the requirement to designate parking spaces pursuant to Section 11 has been or will be complied with; and
- e) where the application relates to the conversion of existing premises used for apartments, flats or tenements into units:
 - i) the conversion will not significantly reduce the availability of rental accommodation in the area;
 - ii) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
 - iii) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The Government of Saskatchewan recently approved changes to *The Condominium Property Regulations*, requiring that the local authority complete a form each time it approves a condominium plan, including a conversion. The form sets out the above-noted criteria under *The Condominium Property Act, 1993*, and requires the local authority to indicate that each one of the requirements has been considered prior to approving the Condominium Plan.

The City of Saskatoon has had a policy in place for condominium conversions since 1982. Over that period, the policy has been amended on a number of occasions, most recently on November 19, 2007. The purpose of City of Saskatoon Policy CO9-004 (Condominium Approvals) is:

“To ensure orderly conversion to condominiums without significantly reducing the availability of rental accommodation or causing undue hardship on tenants, and to delegate Council’s approval authority for all condominium applications to the Development Officer except in limited cases as contained herein.”

As stated earlier, this conversion application for the Milroy Apartments has been made prior to the recent amendments to the policy. The criteria of the policy (see Attachment 2.) under which this application has been made is as follows:

- a) Applications containing 100 units or less can be approved by the Administration;
- b) City Council must approve conversion applications containing more than 100 units;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 68**

- c) When the vacancy rate for rental accommodation is less than three percent, and the site to be converted contains more than 100 units, City Council will review the application to determine whether the conversion would significantly reduce the availability of rental accommodation in the city;
- d) Applicants for condominium conversions must provide three months notice to building tenants prior to making an application;
- e) Each tenant who resides in the building at the time of the application must receive a reasonable opportunity to purchase a unit in the converted building;
- f) The minimum requirements of the National Building Code (NBC), the *Uniform Building and Accessibility Standards Act*, and the City Building Bylaw must be met in terms of critical life safety aspects (i.e. exit lights, fire safety, ventilation, etc.);
- g) The applicant will supply a professional report concerning the critical life safety aspects of the building, and what work must be done to meet the requirements; and
- h) Any tenant in the building, at the time of the application, may stay in the building for up to 24 months.

DISCUSSION

At least three months prior to making application for conversion, the applicant is required to provide written notice to tenants. The applicant has provided a copy of the notice dated June 27, 2007. The written notice does include a statement advising tenants of Clause 3.11 Protection of Existing Tenants, and 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. Also included in the notice is a statement advising tenants that Viking Developments Corp. will focus marketing efforts of the condominium units to investors who will leave the units in a rental pool. (See Attachment 3.)

During its August 13, 2007 meeting, City Council considered letters from Mr. Martin Been and Mr. Eric Flogan, as well as, a petition signed by 111 of the tenants of the Milroy requesting that the proposed conversion be prevented on the basis that currently the Milroy offers apartment living for senior citizens who live on a fixed income, as well as working-class people who would not be able to afford the purchase of a condominium. City Council passed a motion the information be received and forwarded to the Administration. (See Attachment 4.)

The applicant provided the attached letter dated November 2, 2007, outlining their proposal to address the concerns of the tenants. Briefly, the applicant advised that they held an information meeting with the tenants on Tuesday, October 30, 2007. Tenants representing 58 suites were in attendance. The applicant proposes to retain ownership of 40 suites for the purpose of offering longer-term tenants a lease agreement for one year with the tenant having the option to extend the lease for three additional periods of one year for a total of four years. Rents would be based on

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 69**

market rates for similar suites in the downtown core. The applicant proposes forming a rental review committee with representatives from the long-term residents to establish rental rates three months prior to the start of any new term. (See Attachment 5.)

It should be noted that the applicant's proposed four-year lease arrangement for forty suites will not be enforceable by the City of Saskatoon. Once final condominium approval is issued, which may be sometime in 2008, the City of Saskatoon has no enforcement action to take.

Vacancy Rates

With regard to vacancy rates and the availability of rental accommodation, the Community Services Department offers the following information for City Council's consideration:

Table 1 shows the number of units in Saskatoon converted annually from rental to condominium status over the past ten years, compared with the annual vacancy rate, as reported by Canadian Mortgage and Housing (CMHC).

Table 1

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Converted Units/Year	42	237	132	65	29	226	0	252	75	301	1517*
Vacancy Rate %	1.0	1.0	1.0	1.75	2.9	3.75	4.5	6.25	4.5	3.2	0.6**

* So far in 2007, the Development Services Branch has received applications to convert a total of 1,517 units.

** CMHC surveys rental vacancy rates in October each year. The October 2007 city-wide rate is shown in Table 1 as 0.6 percent.

In 2001, there were a total of 79,285 dwelling units in the City of Saskatoon, of all types, with 29,960 units (37.8 percent) being rental units. In 2006, there were 84,405 dwelling units in the city, with 30,430 units (36 percent) being rental units.

During the period from 1997 to 2006, there was an average annual condominium conversion rate of 136 units per year. Over this ten year period, a total of 1,359 units were converted.

So far in 2007, applications to convert 1,517 units have been received. This represents approximately five percent of the 2006 rental housing stock.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
 MONDAY, JANUARY 14, 2008
 PAGE 70**

In 2007, the Community Services Department looked at the occupancy of buildings converted over the past ten years. It was found that about 30 percent of the units had been purchased by investors and were placed back into the rental market. This means that it is conceivable that approximately 455 of the 1,517 conversion units that have been applied for in 2007 could remain as rental units as a result of these market forces.

Table 2 shows the number of units in Zone 1 (Central) converted annually from rental to condominium status over the past five years, compared with the annual vacancy rate as reported by CMHC. Zone 1 (Central) is the CMHC survey zone which contains the Central Business District in which the subject property is located. The zone includes all of the Central Business District, the City Park neighbourhood, the Central Industrial District, the Caswell Hill neighbourhood, as well as the majority of Riversdale neighbourhood, and a small portion of the King George neighbourhood. The eight units converted in 2006 were located in City Park. The conversion applications for 473 units in 2007 represent 239 units located in the City Park neighbourhood, 156 units located in the Central Business District, and 78 units in the Central Industrial District.

Table 2

Year	2002	2003	2004	2005	2006	2007
Converted Units/Year	0	0	0	0	8	473*
Vacancy Rate %	2.6	2.0	2.5	4.6	4.7	1.0

* So far in 2007, the Development Services Branch has received applications to convert a total of 473 units in Zone 1 (Central), which includes the subject 156 units.

** CMHC surveys rental vacancy rates in October each year. The October 2007 Zone 1 (Central) rate is shown in Table 2 as 1.0 percent

In 2006, there were a total of 2,107 dwelling units of all types located in the Central Business District with 1,678 units (approximately 80 percent) being rental units. The subject application for 156 units represents approximately nine percent of the rental housing stock located within the Central Business District. Considering the applicants proposal to retain 40 units for rental purposes over the next four years, the balance of the 116 units represents approximately seven percent of the rental housing stock in the Central Business District.

Option to Purchase

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.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 71**

In the event that City Council approves the conversion, the applicant would be required to present the Option to Purchase to tenants as a condition of approval.

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 following:

- 1) The critical life safety deficiencies noted in the Professional Review Report are corrected;
- 2) No work is to be done prior to obtaining a building permit; and
- 3) Drawings in support of a building permit must be signed and sealed by the respective design professionals.

Zoning Bylaw

The site is zoned M4 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that parking and building setback requirements are satisfied, with the exception of a canopy which extends beyond the front property line. The applicant has advised that it is their intent to apply for a building permit and alter the canopy to conform to the Bylaw.

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.

Tenant Hardship

Tenants of the Milroy Apartments have expressed concern with the proposed conversion, as the rental market is characterised by decreasing vacancy rates and increasing rents. In the case of the Milroy Apartments, the hardship of displacement may be particularly challenging given the demographic and household characteristics of a number of the tenants.

The applicant for this conversion is proposing to retain 40 units and offer them for rent to the longer-term tenants of the Milroy Apartments for up to four years. In the view of the Administration, this is a reasonable proposal to address the displacement challenges faced by those residents of the Milroy who may be most affected by a conversion of the building.

OPTIONS

City Council's options are to approve the application subject to the recommended administrative conditions, approve the application subject to additional conditions or deny the application.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 72**

PUBLIC NOTICE

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

ATTACHMENTS

1. Preliminary Site Plan.
2. City of Saskatoon Policy C09-004 (Condominium Approvals) – prior to amendments made on November 19, 2007.
3. Written Notice to Tenants from Viking Development Corp., dated June 27, 2007.
4. Letters from Mr. Been and Mr. Flogan and petition signed by 111 tenants of the Milroy opposing the proposed condominium conversion.
5. Letter from Viking Development Corp. dated November 2, 2007 outlining lease proposal for forty long-term tenants.

A4) Martin Been, dated January 6

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)

A5) Barbara Henderson, dated January 8

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)

A6) Patricia Tonseth, dated January 8

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)

A7) Douglas Hodson, MacPherson Leslie & Tyerman, dated January 8

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)”

Pursuant to earlier resolution, Items B6 and B7 of Communications to Council were brought forward.

“B6) T.R. Scrace, dated January 7

Commenting on the proposed Milroy condo conversion. (File No. CK. 4132-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 73**

B7) Orville and Anne Pollard, dated January 8

Commenting on the proposed Milroy condo conversion. (File No. CK. 4132-1)”

Mr. Martin Been, resident of the Milroy Apartments, spoke in opposition of the proposed condominium conversion of the Milroy indicating rental availability concerns. He submitted additional information to Council.

Ms. Barbara Henderson, resident of the Milroy Apartments, spoke in opposition of the proposed condominium conversion of the Milroy indicating that it will create hardship for the current residents.

Ms. Patricial Tonseth, resident of the Milroy Apartments, spoke in opposition of the proposed condominium conversion of the Milroy.

Ms. Helen Weigel, resident of the Milroy Apartments, spoke in opposition of the proposed condominium conversion of the Milroy.

Mr. Douglas Hodson, legal counsel for Viking Developments Corp., reviewed the application of the proposed conversion and outlined the measures that Viking Developments Corp. is prepared to take to address the concerns of the tenants.

Moved by Councillor Pringle, Seconded by Councillor Hill,

THAT the application submitted by Viking Developments Corp. to convert the existing apartment complex at 320 – 5th Avenue North be denied due to a low rental vacancy rate and to prevent significant hardship on the part of the residents.

YEAS: Councillors Clark, Hill, Lorje and Pringle 4

NAYS: His Worship the Mayor, Councillors Dubois, Heidt, Neault, Paulsen, Penner, and Wyant 7

DEFEATED.

Moved by Councillor Heidt, Seconded by Councillor Penner,

1) that the application submitted by Viking Developments Corp., to convert the existing apartment at 320 5th Avenue North to a condominium be approved subject to the following conditions;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 74**

- a) *completion of the necessary building repairs/modifications as required by City Council Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
 - b) *confirmation that the proposal conforms with the Zoning Bylaw, based on a surveyed Condominium Plan to be submitted by the applicant;*
 - c) *confirmation that an Option to Purchase is offered to each tenant in occupancy as of the date of the application, as required by Section 3.4 of the City Council Policy C09-004 (Condominium Approvals);*
 - d) *confirmation that enforceable lease agreements have been offered to a minimum of 46 long-term tenants, and entered into for those which accept as outlined in the proposal from Viking Developments dated November 2, 2007, with a 30-day cancellation clause for tenants in the lease;*
 - e) *that final approval to the application be granted to the applicant once conditions a) to d) are fulfilled to the satisfaction of the General Manager, Community Services Department; and*
- 2) *that the Administration advise Council as to the status of the long-term tenants.*

YEAS: His Worship the Mayor, Councillors Dubois Heidt, Lorje, Neault, Paulsen, Penner, and Wyant 8

NAYS: Councillors Clark, Hill and Pringle 3

CARRIED.

COMMUNICATIONS TO COUNCIL – CONTINUED

The City Clerk distributed copies of letters from the following regarding Clause 1, Report No. 1-2008 of the Planning and Operations Committee:

- *Gillian Black, member of BILD, dated January 14, requesting permission to address Council.*
- *Mark Bobyn, President, Nutana Community Association, January 14, requesting permission to address Council.*
- *David Glaze, BILD, dated January 14, submitting comments.*
- *Elisabeth Schultke, dated January 10, submitting comments.*

Moved by Councillor Dubois, Seconded by Councillor Wyant,

THAT Clause 1, Report No. 1-2008 of the Planning and Operations Committee be brought forward and that Gillian Black and Mark Bobyn be heard.

CARRIED.

“REPORT NO. 1-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

**1. Proposed Study to Address Outstanding Recommendations
in the Nutana Local Area Plan
(Files CK. 4110-1 and PL. 4110-11-3)**

RECOMMENDATION: that the direction of Council issue.

Your Committee, at its meeting held on November 27, 2007, during consideration of the 2007 Local Area Planning Status Report, resolved, in part, that the Administration provide a further report outlining the details of what would be included in the proposed study to address the seven outstanding recommendations in the Nutana Local Area Plan. The status report was forwarded to City Council as information on December 3, 2007.

Attached is the report of the General Manager, Community Services Department dated December 18, 2007, with respect to the Terms of Reference and funding for the proposed study to address the outstanding recommendations in the Nutana Local Area Plan. Your Committee is forwarding this matter to City Council for consideration.”

Ms. Gillian Black, member of the Broadway Initiative for Liveable Development (BILD), spoke in favour of the proposed study to address outstanding recommendations in the Nutana Local Area Plan and asked Council to approve the funds to make the project possible.

Mr. Mark Bobyn, President, Nutana Community Association, asked that Council support the initiative to address the outstanding recommendations in the Nutana Local Area Plan.

Moved by Councillor Dubois, Seconded by Councillor Wyant,

- 1) *that the Terms of Reference for a study to address outstanding recommendations in the Nutana Local Area Plan (LAP) be approved; and*
- 2) *that the General Manager of Community Services be authorized to spend up to \$30,000 towards the study funded from the LAP Implementation Capital Budget in 2008.*

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

The City Clerk distributed copies of letters from the following regarding Clause 4, Report No. 1-2008 of the Planning and Operations Committee:

- *Ken Esler, dated January 13, requesting permission to address Council.*
- *Ken Esler and P. Nykiforuk, dated January 14, submitting comments.*

Moved by Councillor Dubois, Seconded by Councillor Pringle,

THAT Clause 4, Report No. 1-2008 of the Planning and Operations Committee be brought forward and that Ken Esler be heard.

CARRIED.

“REPORT NO. 1-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

**4. Enquiry – Councillor B. Pringle (November 6, 2006)
Sound Attenuation
(File No. CK. 375-2)**

RECOMMENDATION: that the new traffic noise attenuation warrant and priority rating system as described in the December 19, 2007 report of the General Manager, Infrastructure Services Department be adopted.

City Council, at its meeting held on January 22, 2007, referred the above matter to the Administration for a report to your Committee. Attached is a report of the General Manager, Infrastructure Services Department dated December 19, 2007, with respect to a proposed new traffic noise attenuation warrant and priority rating system.

Your Committee has reviewed the report with the Administration and has received presentations from residents requesting sound attenuation near their homes. Following consideration of this matter, your Committee is supporting the above recommendation of the Administration.”

Mr. Ken Esler asked that the sound attenuation wall near Highlands Crescent be extended for one block. He provided Council with a petition containing approximately 28 signatures who have expressed concern regarding the noise problem in the area.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 77**

Moved by Councillor Dubois, Seconded by Councillor Pringle,

THAT the new traffic noise attenuation warrant and priority rating system as described in the December 19, 2007 report of the General Manager, Infrastructure Services Department be adopted.

CARRIED.

Moved by Councillor Paulsen, Seconded by Councillor Lorje,

THAT the matter of sound attenuation be referred to the Operating Budget.

CARRIED.

A. REQUESTS TO SPEAK TO COUNCIL – CONTINUED

1) Alan Thomarat, dated December 21

Requesting permission to address City Council with respect to land servicing, lots and affordable housing. (File No. CK. 4131-1)

RECOMMENDATION: that Alan Thomarat be heard.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT Alan Thomarat be heard.

CARRIED.

Mr. Alan Thomarat, Executive Director, Saskatoon & Region Homebuilders' Association, Inc., spoke regarding land servicing, lot availability and affordable housing. He provided Council with a copy of his presentation.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT the matter be referred to the Land Bank Committee and the builders be invited to attend.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 78**

2) Angela Hosni, dated December 31

Requesting permission to address City Council with respect to street parking issues. (File No. CK. 6120-1)

RECOMMENDATION: that Angela Hosni be heard.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT Angela Hosni be heard.

CARRIED.

Ms. Angela Hosni spoke regarding the lack of courtesy in neighbourhoods for residential parking in front of personal residences.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT the information be received.

CARRIED.

3) Carl Heinbigner, dated January 2

Requesting permission to address City Council with respect to security cameras at the bus mall. (File No. CK. 5000-1)

RECOMMENDATION: that Carl Heinbigner be heard.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT Carl Heinbigner be heard.

CARRIED.

Mr. Carl Heinbigner suggested that security cameras be placed at the downtown transit mall.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

1) that the information be received; and

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 79**

- 2) *that Mr. Heinbigner be provided a copy of the upcoming report regarding security at the transit mall.*

CARRIED.

4) Martin Been, dated January 6

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)

DEALT WITH EARLIER. SEE PAGE NO. 64.

5) Barbara Henderson, dated January 8

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)

DEALT WITH EARLIER. SEE PAGE NO. 64.

6) Patricia Tonseth, dated January 8

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)

DEALT WITH EARLIER. SEE PAGE NO. 64.

7) Douglas Hodson, MacPherson Leslie & Tyerman, dated January 8

Requesting permission to address City Council with respect to the proposed condo conversion of The Milroy apartment block. (File No. CK. 4132-1)

DEALT WITH EARLIER. SEE PAGE NO. 64.

UNFINISHED BUSINESS

- 9a) Notice of Motion – Councillor B. Pringle
Snow and Ice Program
(File No. CK. 6290-1)

REPORT OF THE CITY CLERK:

“The following Notice of Motion given by Councillor Pringle at the meeting of City Council held on December 3, 2007, was deferred at the December 17, 2007 meeting of City Council to this meeting.

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

“THAT in the City’s 2007/2008 ‘Snow and Ice Program’, our focus continue to be on education, encouragement and expectation that residents clean their own sidewalks, and that no financial penalties be handed out until we are in a position to have support available to those residents who physically can not do their own, and do not have access to someone who can assist.””

Moved by Councillor Pringle, Seconded by Councillor Wyant,

THAT in the City’s 2007/2008 ‘Snow and Ice Program’, our focus continue to be on education, encouragement and expectation that residents clean their own sidewalks, and that no financial penalties be handed out until we are in a position to have support available to those residents who physically can not do their own, and do not have access to someone who can assist.

DEFEATED.

ENQUIRIES

**Councillor B. Pringle
Traffic Flow
Circle Drive and Preston Avenue South
(File No. CK. 6320-1)**

Would the Administration please look at the traffic flows at the corner of Circle Drive and Preston Avenue, with the view to adjust the traffic lights if and necessary for smooth flow both North and South, and East and West.

**Councillor B. Pringle
Yield Signs
McPherson/Isabella and McPherson/Hilliard
(File No. CK. 6280-1)**

Would the Administration please look at the potential of placing yield signs at the corners of McPherson and Isabella, and McPherson and Hilliard, in order to slow down the traffic on McPherson as residents are very concerned about safety of their children.

MOTIONS

Councillor Neault gave the following Notice of Motion at the meeting of City Council held on December 17, 2007:

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

“THAT City Council cancel the free Crescent Shuttle and transfer the equipment and operating funds to Access Transit.”

Moved by Councillor Neault, Seconded by Councillor Dubois,

THAT City Council cancel the free Crescent Shuttle and transfer the equipment and operating funds to Access Transit.

IN REFERRAL

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the matter be referred to the Administration to report to Operating Budget.

CARRIED.

GIVING NOTICE

Councillor Hill gave the following Notice of Motion:

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

‘THAT the policy with respect to approval of condominium conversion applications be changed so that all decisions, regardless of total units, come to Council for approval.’”

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaws 8647

Moved by Councillor Neault, seconded by Councillor Pringle,

THAT permission be granted to introduce Bylaw No. 8647, being “The Development Plan Amendment Bylaw, 2008” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Neault, seconded by Councillor Hill,

THAT Bylaw No. 8647 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Neault, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider Bylaw No. 8647

CARRIED.

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

Committee arose.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 83**

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

That while in Committee of the Whole, Bylaw No. 8647 was considered clause by clause and approved.

Moved by Councillor Neault, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Neault, Seconded by Councillor Clark,

THAT permission be granted to have Bylaw No. 8647 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Neault, Seconded by Councillor Wyant,

THAT Bylaw No. 8647 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.

Bylaws 8655

Moved by Councillor Neault, seconded by Councillor Pringle,

THAT permission be granted to introduce Bylaw No. 8655, being "The Transit Fares Amendment Bylaw, 2008" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Neault, seconded by Councillor Hill,

THAT Bylaw No. 8655 be now read a second time.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 84**

The bylaw was then read a second time.

Moved by Councillor Neault, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider Bylaw No. 8655

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8655 was considered clause by clause and approved.

Moved by Councillor Neault, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Neault, Seconded by Councillor Clark,

THAT permission be granted to have Bylaw No. 8655 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Neault, Seconded by Councillor Wyant,

THAT Bylaw No. 8655 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.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JANUARY 14, 2008
PAGE 85**

Moved by Councillor Neault,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 10:35 p.m.

Mayor

City Clerk