



**PUBLIC AGENDA  
STANDING POLICY COMMITTEE ON FINANCE**

**Monday, February 9, 2015, 2:00 p.m.**

**Council Chamber, City Hall**

**Committee:**

**Councillor T. Paulsen, Chair, Councillor A. Iwanchuk, Vice-Chair, Councillor C. Clark, Councillor R. Donauer, Councillor E. Olauson, His Worship Mayor D. Atchison (Ex-Officio)**

**Pages**

- 1. CALL TO ORDER**
- 2. CONFIRMATION OF AGENDA**
- 3. ADOPTION OF MINUTES**
  - 3.1 Minutes of Regular Meeting of the Standing Policy Committee on Finance held on January 5, 2015.**
- 4. UNFINISHED BUSINESS**
- 5. COMMUNICATIONS (requiring the direction of the Committee)**
  - 5.1 Delegated Authority Matters**
  - 5.2 Matters Requiring Direction**
  - 5.3 Requests to Speak (new matters)**

## 6. REPORTS FROM ADMINISTRATION

### 6.1 Delegated Authority Matters

- 6.1.1 **Request to Sell City-Owned Property - Evergreen Neighbourhood (File CK. 4215-1, AF. 4214-1 and LA. 4131-28)** 6 - 10

#### Recommendation

1. That the Director of Saskatoon Land be authorized to sell nine multi-family parcels (Parcels II, JJ, KK, LL, MM, NN, OO, PP, Plan 102137633 on Baltzan Boulevard, and Akhtar Bend; and Parcel QQ, Plan 102145159 on Marlatte Crescent) in the Evergreen neighbourhood through a public tender process with reserve bid prices;
2. That if the parcels are not sold through the tender process, they be placed for sale over-the-counter on a first-come, first-served basis;
3. That the Director of Saskatoon Land be authorized to make minor adjustments to the approved pricing that may be necessary to account for changes in servicing costs and lots being returned after purchase; and
4. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

- 6.1.2 **Cost Sharing Agreement - Rosewood Neighbourhood (File No. AF. 4131-1, LA. 4131-27 and CK. 4110-40)** 11 - 17

#### Recommendation

1. That the City of Saskatoon enter into the final agreement required to implement cost sharing among developers in the Rosewood neighbourhood as outlined in the February 9, 2015 report of the CFO/General Manager, Asset & Financial Management Department; and
2. That the City Solicitor be requested to review and approve the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

- 6.1.3 **Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 - 410 5th Avenue North (File No. CK. 4351-014-013 and PL. 4350-Z18/14)** 18 - 26

The report of the General Manager, Community Services was considered by the Standing Policy on Planning, Development & Community Services at its meeting held on January 5, 2015. The Committee resolved, in part, that a copy of this report be referred to the Standing Policy Committee on Finance for information.

#### Recommendation

That the information be received.

6.1.4	<b>Quarterly Report - 2014 Year-end Builder and Developer Lot Supply (File No. CK. 4110-1, AF. 4131-1, 4125-1 and LA. 4110-1)</b>	27 - 34
	<b>Recommendation</b>	
	That the information be received	
6.1.5	<b>Renewal of Lease Agreement at 88 King Street - Transportation &amp; Utilities Department - Construction &amp; Design and Public Works (File No. CK. 520-1, LA. 4235-012-1 and TS. 500-1)</b>	35 - 37
	<b>Recommendation</b>	
	1. That the Lease Agreement renewal between the City of Saskatoon and the Saskatchewan Transportation Company for a portion of the building located at 88 King Street for a term of two years (March 1, 2015 to February 28, 2017), based on the terms as set out in the report of the General Manager, Transportation & Utilities Department, dated February 9, 2015, be approved; and	
	2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.	
6.2	<b>Matters Requiring Direction</b>	
6.2.1	<b>Property Realized Reserve Withdrawal (File No. CK. 1815-1 and AF. 1815-3)</b>	38 - 39
	<b>Recommendation</b>	
	That the Standing Policy Committee on Finance recommend to City Council that \$885,992.32 be withdrawn from the Property Realized Reserve to fund miscellaneous land development and related sales costs incurred during the period December 1, 2013, to November 30, 2014, be approved.	
6.2.2	<b>Property Tax Liens 2014 (File No. CK. 1920-3 and AF. 1920-3)</b>	40 - 55
	<b>Recommendation</b>	
	That the Standing Policy Committee on Finance recommend that City Council instruct the City Solicitor to take the necessary action under provisions of <i>The Tax Enforcement Act</i> with respect to properties with 2014 tax liens.	

- 6.2.3 2015 Budget Approval - Business Improvement Districts (File No. CK. 1905-5, AF. 1680-2, 1680-3, 1680-4 and 1680-5) 56 - 67**

**Recommendation**

That the Standing Policy Committee on Finance recommend to City Council:

1. That the 2015 budget submissions from the Partnership, Broadway Business Improvement District, Riversdale Business Improvement District, the Sutherland Business Improvement District, and the 33rd Street Business Improvement District be approved; and
2. That the City Solicitor be requested to prepare the 2015 Business Improvement District Levy Bylaws for submission to City Council for consideration at the same meeting that the Mill Rate Bylaws are presented.

- 6.2.4 Contract Award Report - August 1 to December 31, 2014 Contracts between \$50,000 and \$75,000 (File No. CK. 1000-1 and AF. 1000-1) 68 - 70**

**Recommendation**

That the report of the CFO/General Manager, Asset and Financial Management Department, dated February 9, 2015, be forwarded to City Council for information.

- 6.2.5 Annual Status Report - Non-Policy Tax Incentive Agreements (File No. CK. 1965-1, AF. 1964-1 and 1600-1) 71 - 72**

**Recommendation**

That the report of the CFO/General Manager, Asset and Financial Management Department, dated February 9, 2015, be forwarded to City Council for information

- 6.2.6 2015 Annexation (Boundary Alteration) - Tax Implications and Options (File No. AF. 4020-1 and CK. 4060-1) 73 - 77**

**Recommendation**

That the Standing Policy Committee on Finance recommend to City Council that no new mitigation or transitional tax measures be taken except for those used in past practice.

- 6.2.7 Purchasing Review Request for Proposal - Award of Contract (File No. CK. 1000-5 and SO. 197.3549) 78 - 80**

**Recommendation**

That the Standing Committee on Finance recommend to City Council:

1. That The Procurement Office be awarded the contract to conduct a purchasing review for the City of Saskatoon to a maximum cost of \$100,000.00; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and City Clerk be authorized to execute the agreement under the Corporate Seal.

**6.2.8 Baydo Development Corporation - 412 Willowgrove Square Boulevard Streetscaping (File No. CK. 4131-26, AF. 4214-1 and LA. 4125-10)**

81 - 87

**Recommendation**

That the Standing Policy Committee on Finance recommend to City Council:

1. That the Administration be authorized to proceed with payment of \$123,247.18 plus GST to Baydo Development Corporation for the City of Saskatoon's share of expenses incurred to construct the sidewalk and other landscaping amenities in the boulevard adjacent to 412 Willowgrove Square; and
2. That the City Solicitor be directed to prepare a Maintenance Service Agreement delineating maintenance responsibilities for this development between Baydo Development Corporation, City of Saskatoon and the 412 Willowgrove Square Condominium Association.

**6.2.9 Standards & Poor's Canadian Ratings - City of Saskatoon (File No. CK. 1500-4 and AF. 1500-4)**

88 - 99

**Recommendation**

That the report of the CFO/General Manager, Asset and Financial Management Department, dated February 9, 2015, be forwarded to City Council for information.

7. URGENT BUSINESS
8. MOTIONS (notice previously given)
9. GIVING NOTICE
10. ADJOURNMENT

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## Request to Sell City-Owned Property – Evergreen Neighbourhood

### Recommendation

1. That the Director of Saskatoon Land be authorized to sell nine multi-family parcels (Parcels II, JJ, KK, LL, MM, NN, OO, PP, Plan 102137633 on Baltzan Boulevard, and Akhtar Bend; and Parcel QQ, Plan 102145159 on Marlatte Crescent) in the Evergreen neighbourhood through a public tender process with reserve bid prices;
2. That if the parcels are not sold through the tender process, they be placed for sale over-the-counter on a first-come, first-served basis;
3. That the Director of Saskatoon Land be authorized to make minor adjustments to the approved pricing that may be necessary to account for changes in servicing costs and lots being returned after purchase; and
4. That the City Solicitor be requested to prepare the appropriate agreement and that his Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

### Topic and Purpose

The intent of this report is to obtain approval to sell nine multi-family parcels in the Evergreen neighbourhood through a public tender process.

### Report Highlights

1. Nine multi-family parcels in Evergreen are proposed to be sold via public tender process with reserve bid prices ranging from \$1,316,250 to \$5,412,800.
2. The multi-family parcels will be sold through a public tender process. The parcels will be awarded to the highest bidder upon determination of proper adherence to tender protocol.
4. The parcels will be subject to the architectural controls for multi-family. As with all Saskatoon Land's multi-family parcels in Evergreen, these parcels will be subject to architectural evaluation process.

### Strategic Goal

This report supports the long-term strategy of increasing revenue sources and reducing reliance on residential property taxes under the Strategic Goal of Asset and Financial Sustainability.

### Background

City Council, at its meeting on June 1, 2009, approved the Evergreen neighbourhood Concept Plan. Nine multi-family parcels in Phase 8 have been serviced, priced, and are ready to be tendered in January 2015.

## **Report**

### **Multi-Family Parcels and Pricing**

Saskatoon Land is requesting approval to price and sell nine multi-family parcels, which are shown on Attachment 1 within the red dashed borders.

Reserve bid prices for five group townhouse parcels, one street townhouse parcel, and three apartment-style housing parcels has been determined using a comparable analysis of pricing for similar parcels in the Saskatoon market, and the unique site and situational characteristics of each parcel. Each of the parcels within the tender will be advertised with a reserve bid price. The Administration recommends that a price range of \$930,000 to \$995,000 per acre be used to establish the reserve bids.

Proposed parcel prices are outlined in Attachment 2. Reserve bid prices for these sites have been determined using a comparable analysis of pricing for similar group townhouse, street townhouse and apartment style condo parcels in the Saskatoon market. The average price per acre is \$970,600 and the total proposed sales revenue for the parcels is \$26.92M.

### **Tender Award**

Tenders will be awarded to the highest bidder over the reserve bid price. If there is any uncertainty regarding the bids received, the appropriate reports and recommendations will be presented to City Council. Parcels that do not sell through the tender process will be made available for sale over-the-counter on a first-come, first-served basis from Saskatoon Land.

### **Multi-family Architectural Controls**

As with all multi-unit dwelling sites within the Evergreen neighbourhood, these sites will be subject to an architectural review process based on Architectural Controls for Multi-family Dwelling Districts 2013.

### **Options to the Recommendation**

The only option would be to not proceed with the sale of land at this time.

### **Public and/or Stakeholder Involvement**

These sites are consistent with the approved Neighbourhood Concept Plan. No public and/or stakeholder involvement is required.

### **Communication Plan**

Notice of the public tender will be advertised in The StarPhoenix a minimum of two Saturdays prior to the tender, pursuant to City Council Policy C09-006, Residential Lot Sales – General Policy, and will be posted on the City of Saskatoon’s website under “L” for Land for Sale.

### **Financial Implications**

Proceeds from the sale of this land will be deposited into the Evergreen Neighbourhood Land Development Fund.

**Other Considerations/Implications**

There are no policy, privacy or CPTED implications or considerations.

**Due Date for Follow-up and/or Project Completion**

There is no due date for follow-up and/or project completion required.

**Environmental Implications**

The environmental incentive programs previously approved for use in the Evergreen neighbourhood will continue to be used. These environmental incentives are specific to covering administrative costs for registering projects as Energy Star or LEED certified, and will apply to all multi-family townhouse parcels in this phase.

Environmental implications stemming from the design of the Evergreen neighbourhood have been presented in previous reports to City Council.

**Public Notice**

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

**Attachments**

1. Evergreen Multi-Family Tender Map
2. Evergreen Phase 8 Multi-Family Price Listing

**Report Approval**

Written by: Clayton Waldbauer, Planner 16  
Reviewed by: Frank Long, Director of Saskatoon Land  
Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management Department

Evergreen Multi-Family Phase 8 Pricing.docx



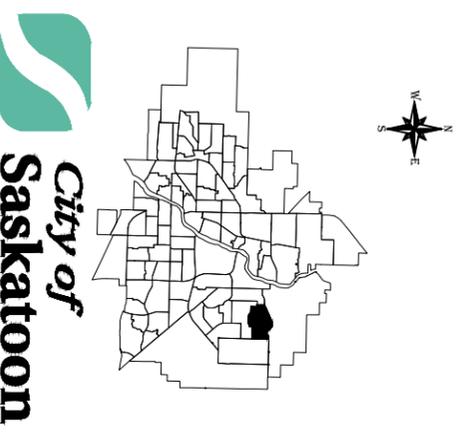
**EVERGREEN**

Multi-Family Tender Map

Parcels II, JJ, KK, LL, MM, NN, OO, PP, & QQ



- Legend:**
- 1234 Civic Addresses
  - Previous Development
  - Residential Care Home Type II
  - Multi-Family Parcels
  - Medium-High Density Multi-Family Parcels
  - Low-Medium Density Multi-Family Parcels
  - Lots with no roof slope req.
  - Easement 1.5m
  - Easement 3m
  - Easement 5m
  - City Water & Sewer
  - Concrete Swale
  - Proposed Bus Stop
  - Mail Boxes
  - Existing Chain Link Fence
  - Decorative Fence
  - Corner Garage Location
  - Garage Location
  - Walk-out Units
  - Transitional Units
  - Concrete Pad
  - Fire Hydrant
  - Temporary Water Circulator
  - Transformer(2.0m x 2.0m)
  - Utility Pedestal (2.75m x 2.0m)
  - Light Standard
  - Utility Corridor
  - 138KV Overhead Power Line



**City of Saskatoon**

AF - Saskatoon Land - December 2014

Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.

## Evergreen Phase 8 Multi-Family Price Listing

<b>Block</b>	<b>Area (ac)</b>	<b>Price/acre</b>	<b>Total</b>
Parcel II	4.32	\$ 950,000.00	\$ 4,104,000.00
Parcel JJ	3.05	\$ 930,000.00	\$ 2,836,500.00
Parcel KK	3.21	\$ 950,000.00	\$ 3,049,500.00
Parcel LL	2.33	\$ 995,000.00	\$ 2,318,350.00
Parcel MM	5.44	\$ 995,000.00	\$ 5,412,800.00
Parcel OO	2.5	\$ 995,000.00	\$ 2,487,500.00
Parcel PP	1.35	\$ 975,000.00	\$ 1,316,250.00
Parcel NN	3.51	\$ 975,000.00	\$ 3,422,250.00
Parcel QQ	173.41 (linear metres)	\$11,400/linear metre	\$ 1,976,800.00
Average Price Per Acre		\$970,600.00	
Total Projected Sales Revenue			\$26,923,950.00

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## Cost Sharing Agreement – Rosewood Neighbourhood

### Recommendation

1. That the City of Saskatoon enter into the final agreement required to implement cost sharing among developers in the Rosewood neighbourhood as outlined in this report; and
2. That the City Solicitor be requested to review and approve the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

### Topic and Purpose

This report outlines a proposed Cost Sharing Agreement that will formalize the equitable sharing of costs related to neighbourhood improvements borne by the various ownership groups involved in the development of Rosewood.

### Report Highlights

1. The Rosewood neighbourhood is being developed by a partnership of landowners, including the City of Saskatoon, Boychuk Investments, Rosewood Lands Inc., Vantage Development Corporation, Casablanca Holdings Inc., and Glenn Chuback.
2. The Rosewood ownership group intends to sign an agreement to formalize the sharing of costs related to the development of the Rosewood neighbourhood. The proposed cost sharing agreement distributes costs based on proportional ownership and/or shared flankage.

### Strategic Goal

The proposed cost sharing agreement is necessary for development of the Rosewood neighbourhood, and supports the long-term strategy of increasing revenue sources and reducing reliance on residential property taxes, under the strategic goal of Asset and Financial Sustainability.

Revenues generated by the development of the Rosewood neighbourhood also support the four-year priority of providing revenue to fund new capital expenditures, including core services such as fire halls, roadways, and underground services, under the strategic goal of Asset and Financial Sustainability.

### Background

The Rosewood Neighbourhood Concept Plan (Attachment 1) was approved by City Council at its meeting on May 20, 2008, and sets out land uses within the neighbourhood, including various forms of housing, commercial sites, transportation routes, and public spaces within the neighbourhood.

A Land Exchange Agreement between the City of Saskatoon (City), Boychuk Investments, Rosewood Lands Inc., Lakewood Estates Inc., Casablanca Holdings Inc.,

and Glenn Chuback was approved by City Council on May 28, 2012. The land exchange distributed net developable land among owners on a proportional basis according to gross land ownership percentages as agreed upon by all parties. It is noted that the land held by Lakewood Estates Inc. at the time of the land exchange agreement has since been sold to Vantage Development Corporation and a number of existing Rosewood ownership groups.

In a report from the General Manager, Community Services Department, dated May 2, 2012 to the Land Bank Committee, which outlined the land exchange agreement, a commitment was made by Saskatoon Land to report on the details of the proposed cost sharing agreement at a future committee date. The proposed cost sharing agreement is the subject of this report.

## **Report**

### Rosewood Ownership Group

The Rosewood neighbourhood is being developed by a partnership of landowners, including the City of Saskatoon, Boychuk Investments, Rosewood Lands Inc., Vantage Development Corporation, Casablanca Holdings Inc., and Glenn Chuback.

### Rosewood Cost Sharing Agreement

The landowners within the Rosewood neighbourhood have committed to entering into land exchange and cost sharing agreements to equitably distribute developable lands within the neighbourhood and to share agreed upon development costs. The costs to be shared are specified in Table 1, Attachment 2, and are categorized on the basis of boundary improvements, area improvements, and utility relocations.

Once finalized, the Cost Sharing Agreement identifies the neighbourhood improvements which are cost shared and details the mechanisms by which actual costs are recovered or paid out.

## **Options to the Recommendation**

The only option would be to not proceed with the cost sharing agreement.

## **Public and/or Stakeholder Involvement**

Public and/or stakeholder involvement is not required.

## **Financial Implications**

The proposed Cost Sharing Agreement will facilitate equitable distribution of costs related to development of the Rosewood neighbourhood based on proportional land ownership and/or proportional benefit. The Cost Sharing Agreement will ensure that improvement costs within Rosewood are shared equitably as agreed upon by all owners.

The final cost of all shared improvements will be based on actual costs incurred and is, therefore, not known at this time. Estimates have been calculated for all anticipated

neighbourhood improvements and outlined in the Rosewood neighbourhood pro-forma. Further improvements may be identified as neighbourhood development proceeds.

**Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations, and a communication plan is not required.

**Due Date for Follow-up and/or Project Completion**

Additional follow-up is not required.

**Public Notice**

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

**Attachments**

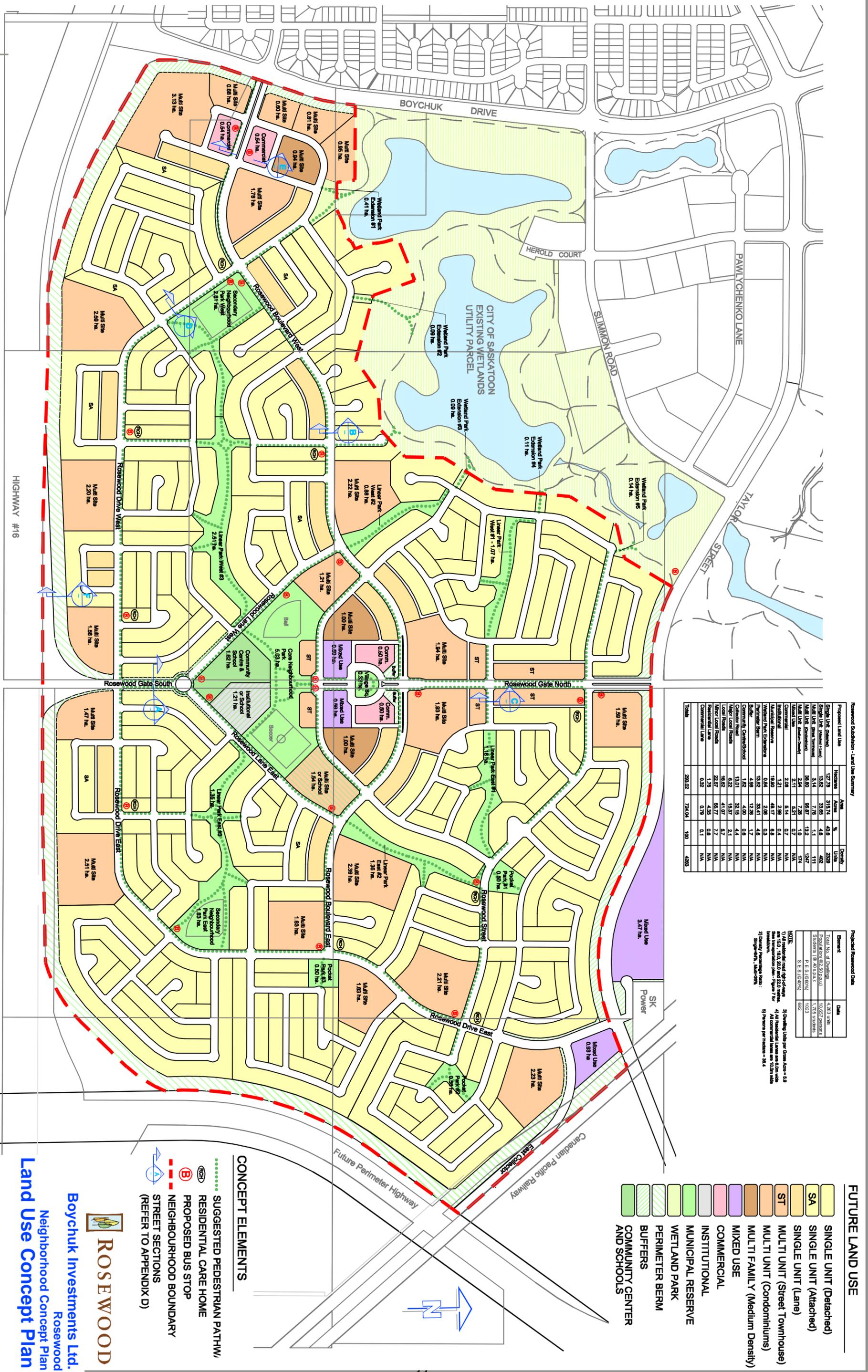
1. Original Rosewood Neighbourhood Concept Plan
2. Rosewood Neighbourhood Cost Sharing Overview (October 23, 2014)

**Report Approval**

Written by: Matt Grazier, Senior Planner, Saskatoon Land  
Reviewed by: Frank Long, Director of Saskatoon Land  
Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial  
Management Department

Rosewood Cost Sharing Agreement.docx

UMA AECOM



Rosewood Subdivision - Land Use Summary

Proposed Land Use	Area	%	Density
Single Unit (Detached)	122.78	31.8%	4.8
Single Unit (Attached)	13.82	3.8%	4.8
Multi Unit (Street Townhouse)	3.14	0.9%	1.1
Multi Unit (Condominium)	38.90	10.8%	19.47
Multi Unit (Medium Density)	2.94	0.8%	1.74
Mixed Use	2.11	0.6%	N/A
Commercial	2.99	0.8%	N/A
Municipal Reserve	18.90	5.3%	N/A
Wetland Park	49.17	13.8%	N/A
Perimeter Park	13.92	3.9%	N/A
Perimeter BERM	4.88	1.4%	N/A
Community Centre/School	1.82	0.5%	N/A
Collector Road	13.01	3.7%	N/A
Major Local Road	8.22	2.3%	N/A
Local Road	18.82	5.3%	N/A
Other Local Road	22.57	6.4%	N/A
Residential Lane	1.78	0.5%	N/A
Commercial Lane	0.32	0.1%	N/A
<b>Totals</b>	<b>293.02</b>	<b>79.0%</b>	<b>4.28</b>

Projected Rosewood Data

Element	Data
Estimated Units	4,283 units
Total No. of Dwellings	10,657 persons
Population (at 50 DPA)	1,705 students
Students (at 80 DPA)	1,023
P.E. St. (at 80 DPA)	1,023
S.E. St. (at 80 DPA)	1,023

NOTE:  
 1) All residential road right-of-way are 15.0, 18.0, 20.0 and 22.0 metres  
 2) All residential lanes are 6.0m wide  
 3) Density Percentage Ratio = 100%  
 4) All commercial lanes are 12.0m wide  
 5) Persons per hectare = 38.4  
 6) Density Percentage Ratio = 38.4

- FUTURE LAND USE**
- SINGLE UNIT (Detached)
  - SINGLE UNIT (Attached)
  - SINGLE UNIT (Lane)
  - MULTI UNIT (Street Townhouse)
  - MULTI UNIT (Condominiums)
  - MULTI FAMILY (Medium Density)
  - MIXED USE
  - COMMERCIAL
  - INSTITUTIONAL
  - MUNICIPAL RESERVE
  - WETLAND PARK
  - PERIMETER BERM
  - BUFFERS
  - COMMUNITY CENTER AND SCHOOLS

- CONCEPT ELEMENTS**
- SUGGESTED PEDESTRIAN PATHW/  
RESIDENTIAL CARE HOME
  - PROPOSED BUS STOP
  - NEIGHBOURHOOD BOUNDARY
  - STREET SECTIONS  
(REFER TO APPENDIX D)



**Boychuk Investments Ltd.**  
 Rosewood  
 Neighborhood Concept Plan  
**Land Use Concept Plan**

Figure - 5

### Rosewood Cost Sharing Overview (October 23, 2014)

The Rosewood owners/developers have agreed in principle to cost share certain improvements within the Rosewood Neighbourhood. Improvements are identified under three categories. Within each category a cost sharing method is presented for purpose of establishing a cost sharing model.

#### ***Boundary Improvements***

Where a municipal improvement is shared between two or more adjoining owners/developers with the cost to be in proportion of the benefitting frontage/flankage of each owner/developer divided by the total frontage/flankage benefitting from the improvement.

#### ***Area Improvements***

Where a municipal improvement is constructed or is to be constructed by one owner/developer which provides a benefit to all owners/developers and the cost is shared in proportion to the percentage of land each owner/developer owns within the neighbourhood. Each owner/developer's land percentage used shall be based on the percentages identified in Table 1 below.

**Table 1 – Rosewood Property Ownership Allocation**

Owner/Developer	Area (ha)	Ownership (%)
<b>COS</b>	41.332	14.166
<b>Boychuk</b>	67.047	22.979
<b>Rosewood Land Inc.</b>	43.731	14.988
<b>Vantage</b>	5.659	1.939
<b>Chuback</b>	2.582	0.885
<b>Casablanca</b>	131.428	45.044
<b>Total</b>	<b>291.779</b>	<b>100.00</b>

#### ***Utility Relocations***

Where an existing utility was an impediment to the development of the Rosewood Neighbourhood, the costs associated with the relocation of the impeding utility shall be shared in proportion to the percentage of land each owner/developer owns within the neighbourhood based on the percentages identified in Table 1. ***This provision is not applicable to the City of Saskatoon.***

#### **1. *Boundary Improvements Sub-categories***

##### **1.1 *Shared Direct Servicing Costs – Multiple Owners***

This includes the direct servicing costs where there is a shared benefitting frontage or flankage between two or more owners/developers, including but not limited to costs associated with water mains, sanitary sewer mains, storm sewer mains, grading, sidewalks, paving and street lighting.

### **1.2 Shared Direct Servicing Costs – Municipal Reserve Frontage**

This includes the direct servicing costs for the shared right-of-way adjacent to all Municipal Reserve Parcels within the neighbourhood. In these instances, 50% of the total direct servicing cost shall be incurred by the benefitting owner/developer and 50% of the total direct servicing cost shall be split proportionally amongst all owner/developers based on the ownership percentages identified in Table 1.

## **2. Area Improvements Sub-categories**

### **2.1 Village Square Improvement**

This includes the costs above the contribution from the parks and recreation levy associated with the design and construction of the Rosewood Village Square and surrounding streetscaping enhancements.

### **2.2 Arterial Buffer Enhancement**

This includes the costs associated with tree plantings along the municipal buffers/berms which flank Taylor Street and Boychuk Drive.

### **2.3 Neighbourhood Entrance Signage**

This includes the costs associated with the funding for two neighbourhood entrance signs as shown in Schedule A – Figure 1.

### **2.4 Neighbourhood Entrance Streetscaping, Roundabout and Masonry Fencing**

This includes the cost of streetscaping and masonry fences at the neighbourhood entrances as shown in Schedule A – Figure 1 and the streetscaping enhancement cost associated with the Rosewood Gate South roundabout.

## **3. Utility Relocations Sub-categories**

### **3.1 Pipeline Relocation**

This includes the cost of relocating the SaskEnergy gas line as shown in Schedule A – Figure 1. ***This provision is not applicable to the City of Saskatoon.***

### **3.2 Powerline Relocation**

This includes the cost of relocating the SaskPower power line as shown in Schedule A – Figure 1. ***This provision is not applicable to the City of Saskatoon.***

# ROSEWOOD COST SHARING Map

Schedule A - Figure 1

## Cost Sharing Legend

### Boundary Improvements

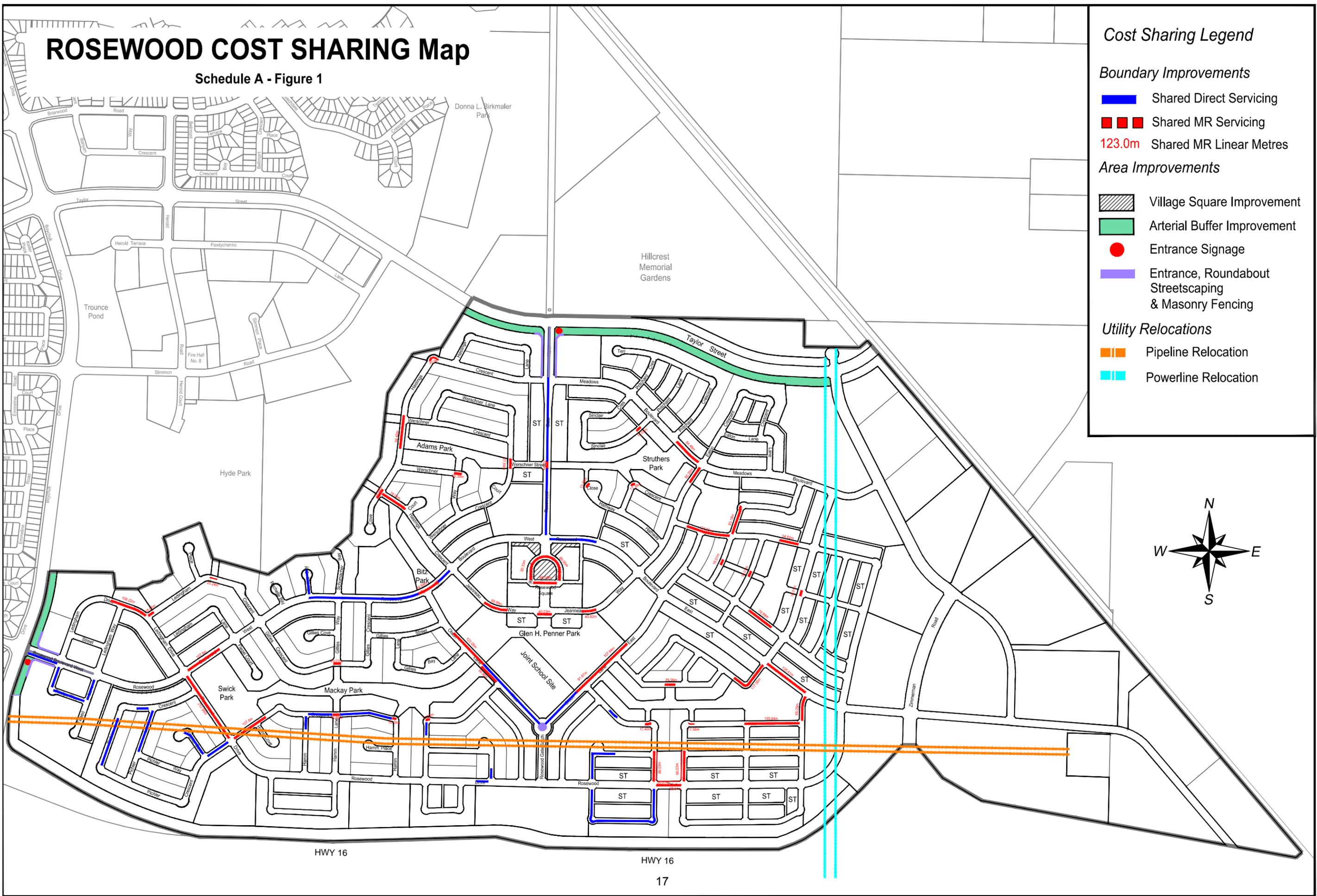
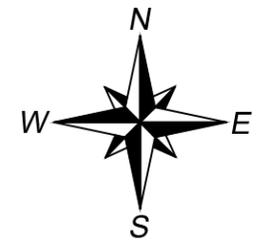
- █ Shared Direct Servicing
- █ Shared MR Servicing
- 123.0m Shared MR Linear Metres

### Area Improvements

- Village Square Improvement
- Arterial Buffer Improvement
- Entrance Signage
- Entrance, Roundabout Streetscaping & Masonry Fencing

### Utility Relocations

- Pipeline Relocation
- Powerline Relocation



HWY 16

HWY 16

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## **Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5<sup>th</sup> Avenue North – Approval for Advertising**

### **Recommendation**

1. That the advertising, in respect to the proposed amendment to Zoning Bylaw No. 8770, be approved;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed amendment to Zoning Bylaw No. 8770; and
3. That the City Solicitor be requested to prepare the required bylaw to amend Zoning Bylaw No. 8770.
4. That a copy of this report be referred to the Standing Policy Committee on Finance for information.

### **Topic and Purpose**

The purpose of this report is to request approval to advertise the applications that have been submitted to re-designate 410 5<sup>th</sup> Avenue North from “High-Density Residential” to “Special Area Commercial” on the Official Community Plan – City Park Land Use Policy Map and to rezone it from M3 – General Institutional Service District to B5 – Inner-City Commercial Corridor District. These amendments provide for a greater mix of uses in a future redevelopment of the property.

### **Report Highlights**

1. A land use policy change and rezoning of 410 5<sup>th</sup> Avenue North are proposed.
2. This proposal will support a greater mix of potential land uses in a high-density form that supports the City Centre Plan and Growth Plan to Half a Million.

### **Strategic Goal**

This application supports the Strategic Goal of Sustainable Growth. The rezoning will enable increased density and a greater mix of potential uses along a major corridor in our City Centre, supporting emerging directions in the Growth Plan to Half a Million.

### **Background**

The subject property, located at the southern boundary of City Park and adjacent to Downtown, is currently developed as a surface parking lot. It served as staff parking for the Saskatoon Police Service until their new headquarters opened in summer 2014. Saskatoon Land is exploring options for sale of the property.

## **Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5<sup>th</sup> Avenue North – Approval for Advertising**

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### **Report**

#### Official Community Plan Amendment

An amendment to the Official Community Plan – City Park Land Use Policy Map is required to re-designate 410 5<sup>th</sup> Avenue North from “High-Density Residential” to “Special Area Commercial” to accommodate the proposed rezoning (see Attachment 1).

#### Zoning Bylaw Amendment

A rezoning from M3 – General Institutional Service District to B5 – Inner-City Commercial Corridor District is proposed. The current M3 zoning permits a wide range of institutional, office, and community activities, as well as medium- and high-density residential uses. The proposed B5 zoning permits many of these same uses in a medium- to high-density form, in addition to a wide range of commercial uses.

The B5 District will enable a greater mix of uses in a high-density area of our City Centre. Commercial uses could be established under the zoning that would serve the convenience and amenity of area residents and contribute to the City Centre as being a desirable place for more people to live, work, and play.

#### City Centre Plan

This property falls within the City Centre Plan (Plan) area, endorsed by City Council on December 16, 2013. The Plan’s vision includes fostering a vibrant mix of uses in the City Centre, which the proposed B5 zoning supports.

#### Growth Plan to Half a Million

The proposed amendments identify this site in the context of a major corridor redevelopment, which promotes increased density and mixed uses along strategic corridors in Saskatoon. The upcoming Growth Plan to Half a Million has identified a set of major corridors which could support new growth and a potential Bus Rapid Transit (BRT) system, of which 25<sup>th</sup> Street East is being considered as a prime candidate for a BRT route. Greater density and mixed uses are to be encouraged along BRT routes to increase viability of public transit.

It is understood that Saskatoon Land will be offering this site as a mixed-use development opportunity. The Planning and Development Division supports this rezoning request on that basis.

#### Potential Redevelopment of the Site

It is the opinion of the Planning and Development Division that a single-use building is not the best use of this site and would not demonstrate the potential benefits that mixed uses can yield along this major corridor.

This site offers unique opportunities to achieve several public objectives if offered as a mixed-use site. Such opportunities include:

- Partnering with the Community Service Village to expand their offices;
- The possibility of a Food Store in our City Centre;

## **Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5<sup>th</sup> Avenue North – Approval for Advertising**

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- Structured parking within walking distance to employment, retail, and other services and amenities within our City Centre;
- Supporting BRT and a potential transit station at this location;
- Providing high-density housing in our City Centre; and
- Inclusion of other commercial and community uses that serve the convenience and amenity of area residents.

### City Park Local Area Plan

The City Park Local Area Plan (LAP), adopted by City Council on April 26, 2010, recommends that guidelines for land use changes included in that report be considered by Planning and Development for any rezoning in City Park. Relevant guidelines that were considered in this rezoning are included in Attachment 2.

### Comments from Other Divisions

No concerns were identified through the administrative referral process that precludes this application from proceeding to the public hearing. Please refer to Attachment 3 for complete comments.

### **Options to the Recommendation**

The Standing Policy Committee (SPC) on Planning, Development and Community Services (PDCS) could decline to approve the required advertising for the proposed amendment to Zoning Bylaw No. 8770. Further direction would be required.

### **Public and/or Stakeholder Involvement**

A public information meeting related to these amendments was held on November 13, 2014, at Le Relais Community Centre, with notice provided to property owners within 75 metres of the site, as well as the City Park Community Association. Seven members of the general public attended, as well as the Ward 1 Councillor.

Discussion centered around Saskatoon Land's plans for sale of the site, the range of uses possible under B5 zoning, differences in building height and form between M3 and B5, and existing parking and access issues in the area. See Attachment 4 for more details.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications. A communication plan is not required at this time.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021.

## **Proposed Official Community Plan Amendment and Proposed Rezoning from M3 to B5 – 410 5<sup>th</sup> Avenue North – Approval for Advertising**

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If the request is approved, the application will be advertised, and a date for a public hearing will be set. Planning and Development will notify all property owners within a 75 metre buffer of the proposed site of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. Notice boards will be placed on the site.

### **Attachments**

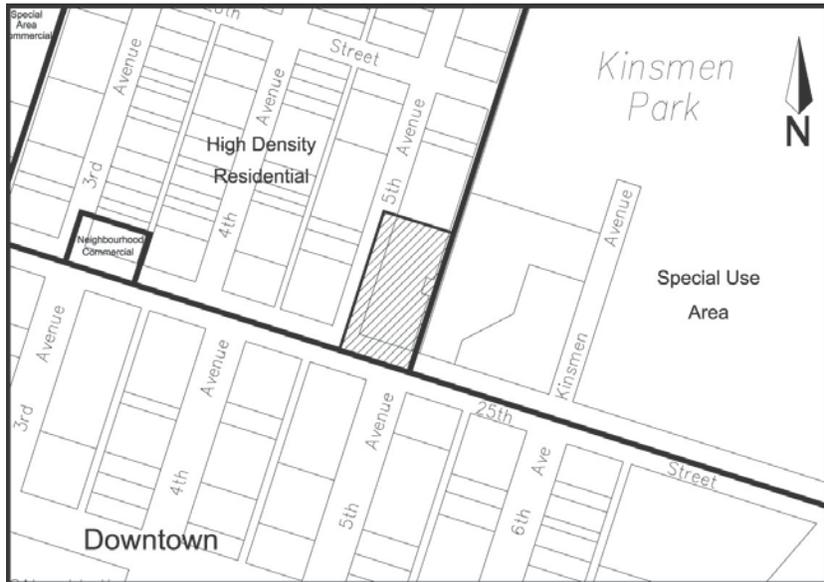
1. Location Maps
2. Considerations for Land Use Changes – City Park Local Area Plan
3. Comments from Other Divisions
4. Community Engagement Summary

### **Report Approval**

Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/PDCS – Proposed OCP Amendment and Proposed Rezoning from M3 to B5 – 410 5<sup>th</sup> Avenue North – Approval for Advertising/ks

**Location Maps**

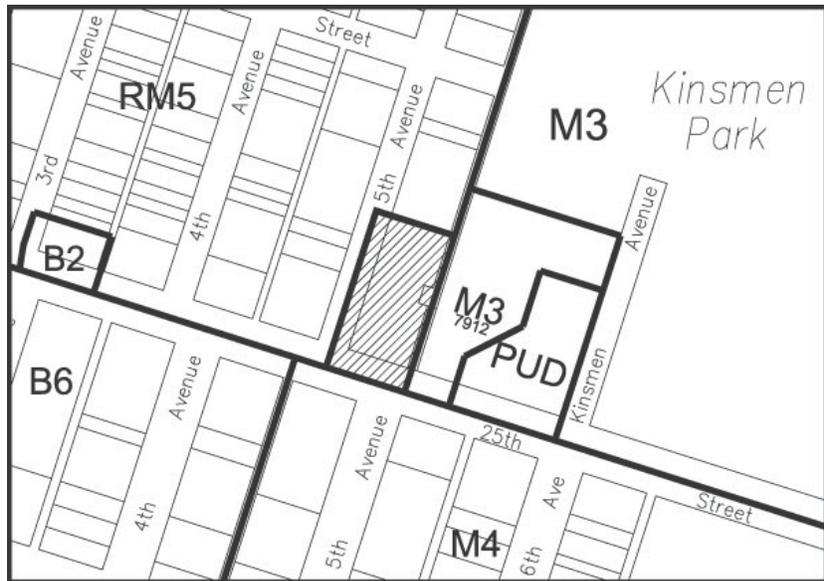


PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN  
CITY PARK LAND USE POLICY MAP

 From High Density Residential to Special Area Commercial

 City of Saskatoon

File No. OCP17-2014



PROPOSED REZONING

 From M3 to B5

 City of Saskatoon

File No. RZ18-2014

### Considerations for Land Use Changes – City Park Local Area Plan

The following guidelines are from Section 1.10 (page 68) of the City Park Local Area Plan (LAP). The LAP recommends that these guidelines be used in evaluating applications for rezoning applications in the City Park neighbourhood.

Not all guidelines from Section 1.10 are relevant to the application to rezone 410 5<sup>th</sup> Avenue North; however, those that are applicable are discussed below.

<b>Guideline for Land Use Changes</b>	<b>Comment</b>
<i>Considerations for Residential Land Use</i>	
Infill developments should be compatible in scale, massing, and function with the predominant housing in the area.	Residential development in this area is high density in nature, with adjacent building ranging from approximately 10 to 20 floors.
The predominant residential land use pattern should be retained with changes complementing the existing pattern.	Adjacent land uses are high-density residential and institutional in nature. The current zoning of this property provides for residential and institutional uses. B5 zoning provides for similar uses, in addition to commercial. Existing RM5 residential zoning will not be affected by this rezoning.
Conservation of existing trees is important, particularly where it is practical and where safety will not be compromised.	A future developer of this property will be required to retain and protect existing trees in the City right-of-way as per Urban Forestry requirements.
<i>Considerations for Development Standards</i>	
Building design shall be consistent with the existing neighbourhood character.	The existing character of this area is high density in nature, which is supported by B5 zoning.
Parking shall be provided as the development occurs. Sites closer to Saskatoon City Hospital, or other multiple-unit dwellings, will experience more parking pressure.	A development proposal in the B5 District requires parking to be provided on-site for residential and institutional uses, as per the Zoning Bylaw.
Screening and location of parking: Parking should be encouraged to be located in the rear yards and should be adequately screened.	A future developer of this property should consider this in the design of a development proposal.
Traffic: Shall not negatively affect neighbouring sites.	A future development proposal may necessitate a Traffic Impact Study at the permit stage.

## Comments From Other Divisions

### Transportation and Utilities Department

The proposed Zoning Bylaw No. 8770 amendment, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. No driveways or access to 25<sup>th</sup> Street will be permitted.

*Planning and Development Comment:* The applicant acknowledges and understands this condition.

2. Both the existing and proposed zoning have required fire flows of 220 L/s. The water model shows available fire flow adjacent to this parcel would be approximately 90 L/s. It is recommended that the developer hire a professional engineer to calculate the actual required fire flow (based on acceptable fire codes) for the development to determine if the available fire flow is adequate. If the required fire flow is more than what is available, upgrades to the water system or changes to the building specifications may be required.

*Planning and Development Comment:* Because there is no specific development proposal for this site, actual required fire flow cannot be calculated at this time. Any requirements for water system upgrades or changes to building specifications must be addressed by the developer of the site at the detailed design and development stage. The applicant acknowledges and understands this condition.

3. There is insufficient sanitary sewer capacity in the storm sewer system adjacent to the proposed development. A storm pipe will need to be extended from 26<sup>th</sup> Street to this site to capture internal drainage. Alternatively, connection to the adjacent storm sewer with provision for onsite storm water storage for a two-year storm event may be considered. All costs would be the responsibility of the developer.

*Planning and Development Comment:* This requirement must be complied with at the detailed design and development stage of a specific development proposal. The applicant acknowledges and understands this condition.

4. The adjacent sanitary sewer capacity appears to be sufficient for this development.
5. Upon future subdivision, offsite levies will be payable on this site based on City Council approved rates at that time. By way of illustration only, the cost based on the 2014 rates, plus approximate inflation for 2015, amount to \$175,108.05.

## COMMUNITY ENGAGEMENT SUMMARY

### PUBLIC INFORMATION MEETING FOR PROPOSED REZONING and OCP AMENDMENT 410 5<sup>TH</sup> AVENUE NORTH

**Applicant:** Saskatoon Land  
**File:** PL 4350 – Z18/14; PL 4115 – OCP17/14

#### **Project Description**

A public information meeting was held regarding a proposed rezoning of 410 5<sup>th</sup> Avenue North (City Park) from M3 – General Institutional Service District to B5 – Inner City Commercial Corridor District, and a related amendment to the Official Community Plan – City Park Land Use Policy Map from “High-Density Residential” to “Special Area Commercial.”

The meeting was held at Le Relais Community Centre on November 14, 2014, at 7:00 p.m.

#### **Community Engagement Strategy**

##### Purpose:

To inform and consult. Residents were provided with an overview of the applicant’s proposal and provided the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted following the meeting.

##### Form of community engagement used:

Public Information Meeting – Residents are provided an opportunity to listen to a presentation by the applicant, participate in a question and answer session, and speak directly with the applicant and/or City staff following the formal portion of the meeting. City staff were in attendance to provide an overview of the rezoning process and the next steps following the meeting.

##### Level of input or decision making required from the public:

Comments, concerns, and opinions were sought from the public.

##### Who was involved:

- Internal stakeholders: The standard referral process was followed and relevant internal divisions of the City were contacted for comments. Councillor Hill was also contacted.
- External stakeholders: A Public Notice (attached) was sent to property owners within a 75 metre radius of the subject site in advance of the meeting (a total of 306 notices). The City Park Community Association was also provided notice. Seven members of the general public attended the meeting, in addition to Councillor Hill.

#### **Summary of Community Engagement Feedback**

Following introductory remarks of the rezoning process by City staff and an overview of the proposed rezoning by the applicant, a question and answer period and general discussion followed. Concerns raised, questions, and general points of discussion related to:

- The types of uses permitted in the B5 District and how they compared to the M3 District.
- General support expressed for the potential of commercial and greater mixing of uses.
- Clarification of where else B5 zoning is in place in Saskatoon, the present character of those areas, and the appropriateness of B5 zoning in this location.

- The maximum height in the B5 District (approx. 25 floors) versus the M3 District (approx. 12 floors).
- New development may obstruct existing views from residential buildings.
- This is already a high-density area, and something high density in nature may be developed on this site today under the current zoning.
- There are existing parking pressures in the area with proximity to Downtown, City Hospital, and the high density of the area.
- The existing parking lot is currently being used as a cut-through for traffic from the rear lane. With development of the site, this informal access between the street and lane would be eliminated, compounding access issues in the area. Access to and from 25<sup>th</sup> Street is restricted with one-way streets in the immediate area, and the rear lane not accessing the 25<sup>th</sup> Street at all.
- How does Saskatoon Land intend to sell this property? (through Request for Proposal or tender).
- How does either method of sale control what is eventually built there?
- What else would control what is built here? (Zoning requirements).
- Requirements for protection and retention of mature trees in City right-of-way.
- Landscaping and green space requirements.

No comment sheets were received following the meeting, and to date, no formal comments have been received by our office.

### Next Steps

ACTION	ANTICIPATED TIMING
Planning and Development seeks approval to advertise the application in accordance with the Public Notice Policy from the Standing Policy Committee on Planning, Development and Community Services.	January 5, 2015
Planning and Development prepares and presents to Municipal Planning Commission (MPC). MPC reviews proposal and recommends approval or denial to City Council.	January 6, 2015
Public Notice - Community Consultant, Ward Councillor, as well as all participants that attended the public information meeting will be provided with direct notice of the Public Hearing, as well as all residents who were notified previously. A notification poster sign will be placed on site. Advertisements prepared and placed in <u>The StarPhoenix</u> , City Page (as per the City's Public Notice Policy).	January 10 to 16, 2015
Public Hearing – Public Hearing conducted by City Council, with opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received by City Council.	January 26, 2015
Council Decision - may approve or deny proposal.	January 26, 2015

**Prepared by:** Brent McAdam, Planner, Planning & Development  
November 26, 2014

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# Quarterly Report – 2014 Year-end Builder and Developer Lot Supply

## Recommendation

That the information be received.

## Topic and Purpose

This report provides information on builder and developer inventory levels for residential and industrial land in Saskatoon.

## Report Highlights

1. Land developers in Saskatoon have 580 residential lots in inventory. There is a healthy builder inventory of 1,246 residential lots.
2. Land developers in Saskatoon are projected to completely service 1,561 single-family lots in 2015.
3. Land developers and builders have approximately 127 acres of multi-family land in inventory, which can potentially accommodate approximately 3,100 dwelling units.
4. Estimates of current builder/developer serviced land inventory levels could accommodate population growth in excess of 4%.
5. There is a healthy supply of vacant industrial land held by recent industrial land purchasers.
6. The Administration is considering deferral of some planned land development capital investments in 2015 if current inventory levels persist.

## Strategic Goal

Measuring serviced land supply on an ongoing basis ensures sufficient inventory is available to accommodate new employment and housing growth in Saskatoon's economy. This supports the long-term strategy of increasing revenue sources and reducing reliance on residential property taxes under the Strategic Goal of Asset and Financial Sustainability.

## Background

The Land Bank Committee, at its meeting held on March 18, 2011, resolved, in part:

“that the Administration be requested to provide a quarterly update on the Builder and Developer Inventory Report.”

## Report

### Residential Lot Inventory

This report identifies single-family and multi-family inventory held by homebuilders and land developers, as well as projected single-family lot availability by neighbourhood for 2015 from major land developers in Saskatoon. In addition, this report also identifies

industrial inventory held by Saskatoon Land and recent purchasers of industrial land in the city's industrial growth areas.

Figure 1 (Attachment 1) identifies historic new single-family, two-family and multi-family dwelling units per year from 1996 to December 31, 2014.

### Single-Family Inventory

Table 1 identifies single-family lot inventory held by homebuilders and land developers as of January 1, 2015. All lots held by developers are ready for home construction and are available for immediate purchase.

Table 1: Single-Family Inventory, January 1, 2015

Neighbourhood	Builder Inventory	Developer Inventory		Totals
		City	Private	
Stonebridge	260	0	0	260
Hampton Village	25	3	0	28
Evergreen	380	96	0	476
Rosewood	202	17	165	384
Willowgrove	6	0	0	6
Willows	1	0	0	1
Briarwood	5	0	4	9
Kensington	365	236	56	657
Arbor Creek	2	0	0	2
Westview	0	3	0	3
<b>Totals</b>	<b>1,246</b>	<b>355</b>	<b>225</b>	<b>1,826</b>

Table 2 identifies the new single-family lot availability projected for 2015.

Table 2: Projected Residential Lot Availability, 2015

Neighbourhood	City		Dream		Other Developers		Totals		
	Mar-June	July-Dec	Mar-June	July-Dec	Mar-June	July-Dec	Mar-June	July-Dec	
Rosewood	0	0	0	0	100	185	100	185	
Aspen Ridge	0	378	0	0	0	0	0	378	
Parkridge	174	0	0	0	0	0	174	0	
Brighton	0	0	411	0	0	0	411	0	
Kensington	0	268	0	0	0	0	0	268	
<b>Totals</b>	<b>174</b>	<b>646</b>	<b>411</b>	<b>0</b>	<b>100</b>	<b>185</b>	<b>685</b>	<b>831</b>	
<b>Total - 2015</b>								<b>1,516</b>	

Saskatoon Land anticipates holding lot draws in 2015 for:

- 174 lots within the Parkridge neighbourhood extension area;
- 378 single-family lots in the first phase of the Aspen Ridge neighbourhood; and
- the balance of Phase 2 and a portion of Phase 3 in the Kensington neighbourhood, which cumulatively includes 268 single-family lots.

In total, 820 single-family lots are currently planned to be offered for sale via lot draw process by Saskatoon Land throughout 2015. Actual lots released throughout 2015 will depend on current inventory absorption.

The projected residential lot availability as shown in Table 2 is an adjustment from the Three-Year Land Development Report, released in November 2014. The projected lot availability in the Three-Year Land Development Report was to release 2,025 lots in 2015, however, due to increased levels of builder and developer inventory, adjustments were made by major land developers to push back the lot availability in the Elk Point neighbourhood from 2015 to 2016.

The Monthly Building Permit Report indicates that as of 2014 year end, building permits were issued for 1,066 single-family dwelling units and 133 two-family dwelling units. By comparison, in 2013, building permits were issued for 1,183 single-family dwelling units and 192 two-family dwelling units. Year over year, this is a decrease of approximately 10% in new single-family dwelling units and 31% in two-family dwelling units.

Saskatoon Land began producing a quarterly builder and developer inventory report in 2011. Figure 2 (Attachment 1) shows the single-family inventory levels held by builders and developers since 2011.

### Multi-family Inventory

Table 3 identifies the multi-family inventory held by home builders and land developers as of January 1, 2015.

Table 3: Multi-family Inventory, January 1, 2015

Neighbourhood	Builder Inventory		Developer Inventory				Totals	
	Acres	Possible Dwelling Units	City		Private		Acres	Possible Dwelling Units
			Acres	Possible Dwelling Units	Acres	Possible Dwelling Units		
Stonebridge	13.29	577	0	0	14.43	296	27.72	873
Willowgrove	2.03	81	0	0	0	0	2.03	81
Hampton Village	7.58	114	0	0	0	0	7.58	114
Blairmore Suburban Ctr	4.05	243	0	0	0	0	4.05	243
Lakewood Suburban Ctr	3.82	152	0	0	0	0	3.82	152
Rosewood	9.99	150	0	0	4.38	78	14.37	228
Evergreen	26.65	433	31.32	727	0	0	57.97	1,160
Kensington	6.96	241	0	0	2.65	40	9.61	281
<b>Totals</b>	<b>74.37</b>	<b>1,991</b>	<b>31.32</b>	<b>727</b>	<b>21.46</b>	<b>414</b>	<b>127.15</b>	<b>3,132</b>

Note: The average density of development indicated in Table 3 is approximately 22 units per acre. This ranges from 15 units per acre for most group townhouse sites to 40 units per acre for three-storey buildings to 60 units per acre for M3 lands in the Blairmore Suburban Centre and Stonebridge.

According to the Monthly Building Permit Report, as of December 31, 2014, building permits were issued for a total of 1,350 residential units on multi-family sites. By comparison, at the same time in 2013, building permits for 1,330 units on multi-family sites had been issued. Year over year, this is an increase of approximately 2% in multi-family dwelling units in the city.

Figure 3 (Attachment 1) shows multi-family inventory levels held by builders and developers since 2011. It also indicates that while multi-family builder inventory levels have remained relatively constant, in recent years there has been a sharp decline in multi-family inventory levels held by developers. The downward trend is largely due to a high multi-family absorption rate in 2010 and 2011, following a brief contraction in 2009.

The upward trend since the end of 2013 is due to servicing work that has been completed within the construction schedule. This inventory is expected to be sold and allocated to builders in the near future. The downward trend in multi-family developer inventory since August 2014 indicates a recent Saskatoon Land multi-family tender within the Evergreen neighbourhood, and concurrently the downward trend in multi-family builder inventory indicates a strong number of building permits issued for medium density multi-family sites within the city throughout 2014.

#### Population Growth Rates

Table 4 demonstrates the potential population growth rate which can be accommodated based on current builder and developer single-family and multi-family inventories and planned single-family lot availability for 2015.

Table 4: 2014 Residential Availability and Potential Population Growth Rates

Land Use Type	# of Dwelling Units	Potential Pop. Increase	Potential Pop. Growth Rate
Single-Family Inventory (Builder/Developer)	1,826	5,113	1.99%
Multi-Family Inventory (Builder/Developer)	3,132	6,890	2.68%
<b>Current Inventory – Total</b>	<b>4,958</b>	<b>12,003</b>	<b>4.67%</b>

Note: Based on a calculation of 2.8 persons per single-family dwelling and 2.2 persons per multi-family dwelling unit. A base population of 257,300 was used, which represents the City's December 31, 2014, population projection.

#### Industrial Land Inventory

Table 5, on the following page, identifies industrial land inventory held by Saskatoon Land and recent purchasers in the Marquis and Southwest Industrial areas (as of January 1, 2015).

Table 5: Industrial Inventory, January 1, 2015

Neighbourhood		Vacant Sites (Sold/Optioned)		Unsold Sites (Inventory)		Total
		IL	IH	IL	IH	
Marquis Industrial	No. of sites	32	37	8	0	77
	Area (ac)	68.57	85.44	12.51	0	166.52
Southwest Industrial	No. of sites	7	0	6	0	13
	Area (ac)	7.01	0	4.84	0	11.85
<b>Total No. of Vacant Sites</b>						<b>90</b>
<b>Total Area (ac)</b>						<b>178.37</b>

Note: IL denotes Light Industrial Zoning District, IH denotes Heavy Industrial Zoning District.

As indicated in Table 5, there are 178.37 acres of industrial land held by developers or recent purchasers.

Saskatoon Land anticipates completing servicing for approximately 115 acres of industrial land in the Marquis Industrial area in 2015. In addition, Saskatoon Land anticipates offering approximately 21 acres of heavy industrial land for sale via public tender in early 2015. The timing and amount of future industrial land offered for sale via public tender in 2015 will be determined based on a review of industrial land market demand.

The absorption rate within industrial areas remains steady. Since the August 15, 2014, Builder and Developer Lot Supply Quarterly Report, permits have been issued for six parcels, totalling approximately 11.6 acres within the Marquis Industrial area.

#### Adjustments to Planned 2015 Land Development Capital Investments

The approved 2015 Land Development Capital Budget included a total of \$147.8 million in projects. To accommodate a moderation of single-family lot absorption in 2014 and rising inventory levels noted in this report, the Administration is revisiting planned capital investments for the 2015 servicing season.

Should these indicators continue on their current trend, eight projects totalling \$29.57 million will be deferred by the Administration until inventory levels decline and demand levels increase. This prudent risk management will not significantly impact potential lot availability this year and the projects being recommended for deferral will still proceed to the design and tender document ready stage. This will allow the Administration to move forward on the projects and respond to changes in demand quickly should lot absorption and new home construction levels increase throughout 2015.

#### **Due Date for Follow-up and/or Project Completion**

This report is produced by Saskatoon Land on a quarterly basis. A quarterly report will be tabled at the May 4, 2015, Standing Policy Committee on Finance.

**Public Notice**

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

**Attachment**

1. Report Figures.

**Report Approval**

Written by: Ian Williamson, Planner 16

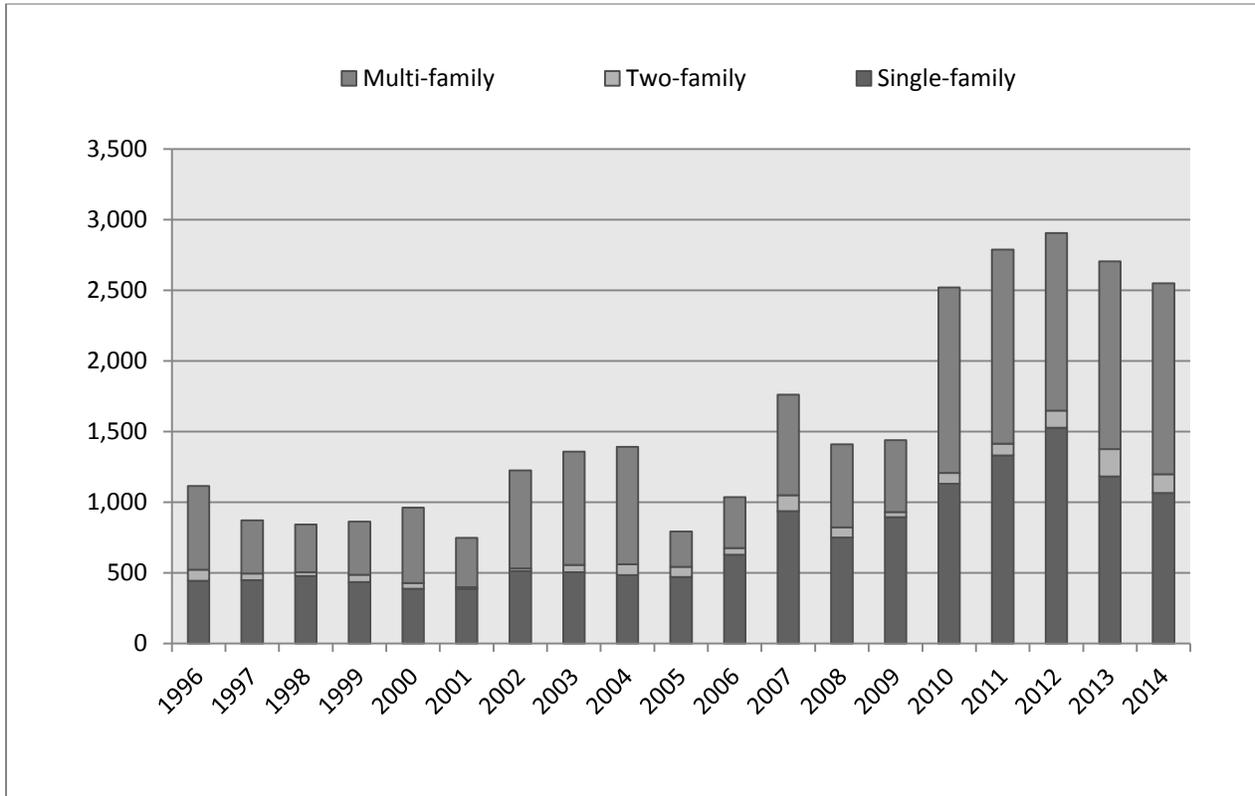
Reviewed by: Frank Long, Director of Saskatoon Land

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management  
Department

Builder Developer Quarterly Report (2014 Year-end).docx

REPORT FIGURES

Figure 1: New Dwelling Units by Building Classification in Saskatoon, 1996 to 2014



Source: City of Saskatoon, Building Standards, Monthly Building Permit Report

Figure 2: Single-family Builder and Developer Inventory Levels, 2011 to Current

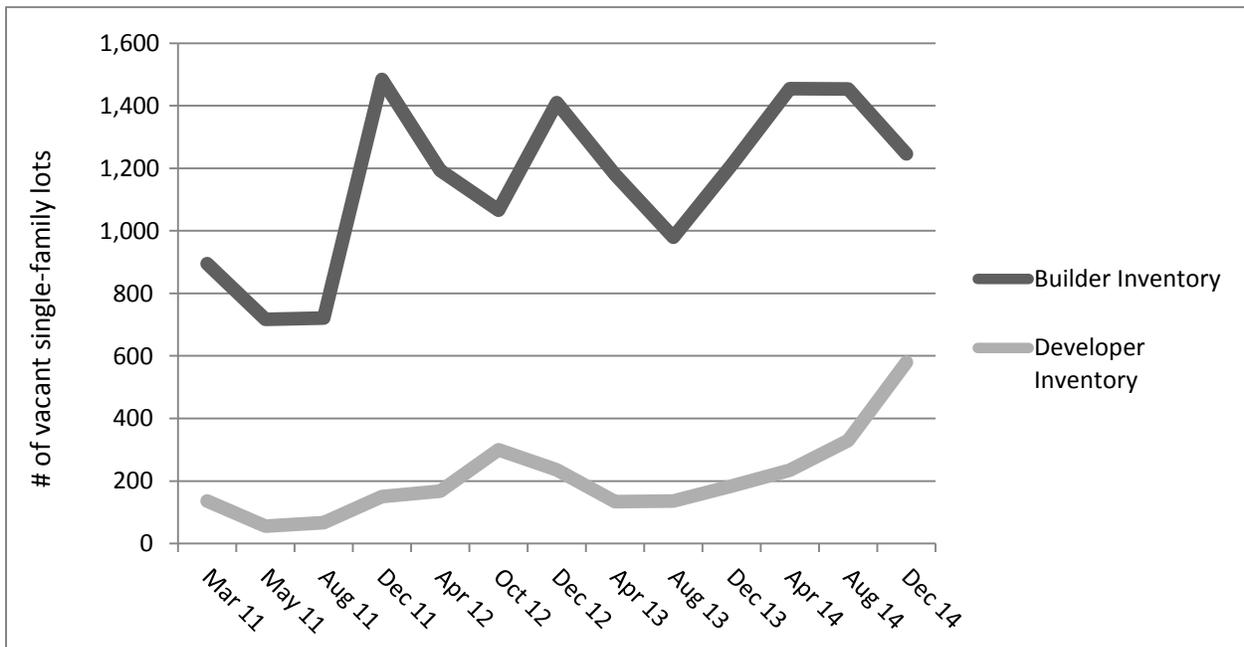
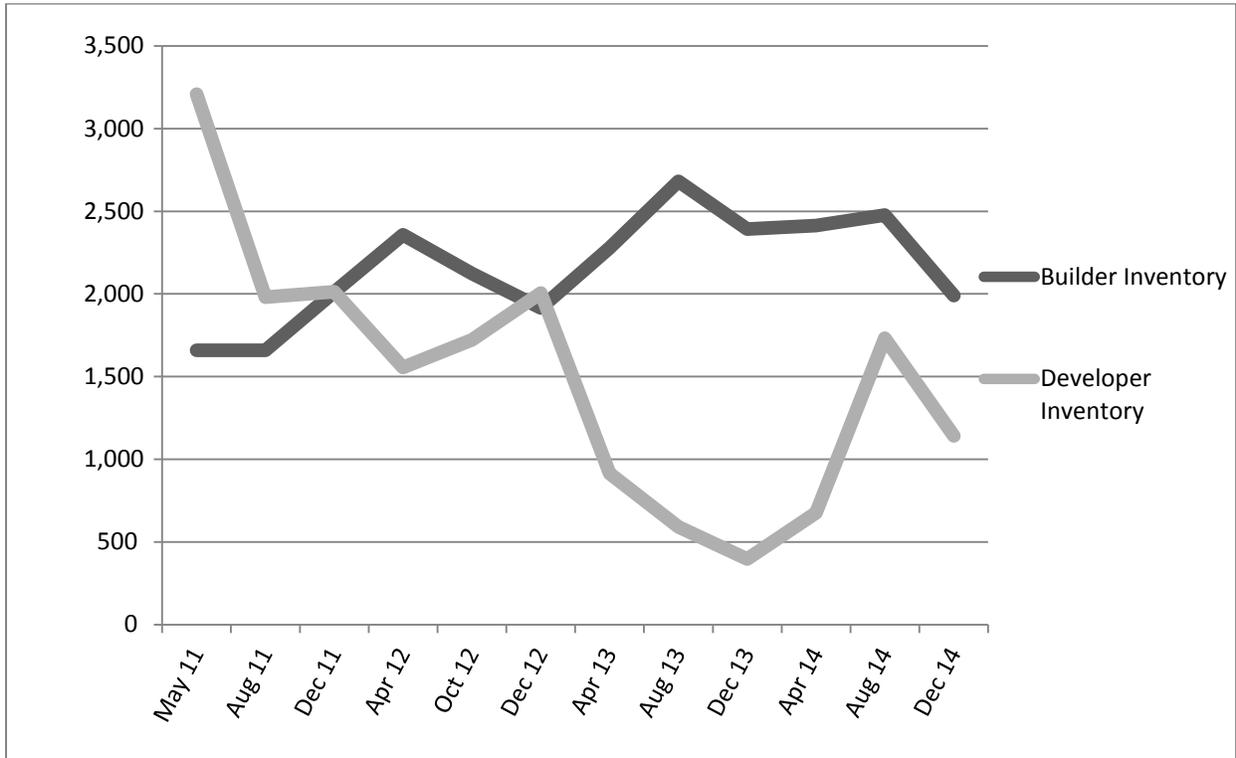


Figure 3: Multi-family Dwelling - Unit Builder and Developer Inventory Levels, 2011 to Current



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## **Renewal of Lease Agreement at 88 King Street – Transportation & Utilities Department – Construction & Design and Public Works**

### **Recommendation**

1. That the Lease Agreement renewal between the City of Saskatoon and the Saskatchewan Transportation Company for a portion of the building located at 88 King Street for a term of two years (March 1, 2015 to February 28, 2017), based on the terms as set out in the following report be approved; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

### **Topic and Purpose**

The purpose of this report is to receive approval for a two-year lease renewal of the privately-owned property located at 88 King Street, currently occupied by the Transportation & Utilities Department, Construction & Design and Public Works Divisions.

### **Report Highlights**

1. Renewal of the existing lease at 88 King Street, a building owned by Saskatchewan Transportation Company (STC), is currently used by Construction & Design as well as Public Works for storage of equipment and materials.
2. Renewing the lease of this property will allow Construction & Design and Public Works divisions to remain in their current location in the short term until accommodations in City-owned properties are available.

### **Strategic Goal**

This report supports the long-term strategy of adopting and implementing a corporate-wide asset management and rehabilitation strategy under the Strategic Goal of Asset and Financial Sustainability.

### **Background**

The City is currently leasing space from the STC in the building located at 88 King Street. The Transportation & Utilities Department, Construction & Design and Public Works Divisions have been occupying this space since March 1, 2008, due to lack of space at the City Yards. The current two-year lease represents the first renewal term and expires on February 28, 2015. The lease agreement has an option to renew for a further term of two years, March 1, 2015 to February 28, 2017.

## **Report**

### Lease Renewal Recommended

Transportation & Utilities Department, Construction & Design and Public Works divisions have been leasing space at 88 King Street for the past seven years. The leased space is comprised of primarily storage bays and office space for field supervisors. This space, or an alternate space, will be required until the City Yards are relocated to the COC.

The lease has an option to renew for two additional years at the pre-determined rate of \$10,622.05 per month, including utilities, janitorial services, snow removal, and property taxes. The pre-determined rental rate is beneficial to the City, as it minimizes variances in rental/occupancy costs.

In addition to the monthly rental rate, 20 parking stalls would continue to be rented at a rate of \$30 per stall per month.

### **Options to the Recommendation**

An option would be to not approve the lease renewal and have the Construction & Design and Public Works divisions vacate the space. In this scenario, alternative premises would need to be secured immediately. This option is not recommended, as the lease price is competitive, the location is adjacent to the existing City Yards, and there would be costs associated with moving to another location.

### **Public and/or Stakeholder Involvement**

Discussions have occurred with Construction & Design and Public Works staff to confirm the space suits their accommodation requirements.

### **Financial Implications**

The total rent and operating costs have been estimated at approximately \$150,000 annually. There is sufficient funding within the approved 2015 operating budget.

### **Other Considerations/Implications**

There are no communications, policy, environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

If approved, the proposed lease renewal will expire on February 28, 2017. There is no further renewal option.

### **Public Notice**

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

### **Report Approval**

Written by: Linda Lei, Property Agent, Real Estate Services  
Reviewed by: Chris Hallam, Director of Construction & Design

**Renewal of Lease Agreement at 88 King Street – Transportation & Utilities Department –  
Construction & Design and Public Works**

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Reviewed by: Pat Hyde, Director of Public Works  
Approved by: Jeff Jorgenson, General Manager, Transportation & Utilities  
Department

Finance LL – Renewal of Lease Agreement at 88 King Street

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## Property Realized Reserve Withdrawal

### Recommendation

That the Standing Policy Committee on Finance recommend to City Council that \$885,992.32 be withdrawn from the Property Realized Reserve to fund miscellaneous land development and related sales costs incurred during the period December 1, 2013, to November 30, 2014, be approved.

### Topic and Purpose

The purpose of this report is to obtain approval from City Council for the withdrawal of funds from the Property Realized Reserve (PRR), as required by Capital Bylaw 6774, to fund expenditures from land purchases by the City of Saskatoon (City) and other miscellaneous land development costs for preparing land for resale.

### Report Highlights

1. Expenditures totalling \$885,992.32 requires City Council's approval to use funds from the PRR.

### Strategic Goal

This report supports the Strategic Goal of Asset and Financial Sustainability by being open, accountable and transparent, particularly when it comes to the resource allocation and collection decisions the City makes.

### Background

The Director of Saskatoon Land, Asset and Financial Management Department, is authorized to make certain expenditures pertaining to lands held by the City for resale. However, part of the authorization process requires that the Finance Division submit a summarized listing of expenditures incurred during the year from the PRR for City Council's approval. This period has been identified from December 1 of the previous year to the end of November of the current fiscal year.

### Report

The expenditures for the period December 1, 2013 to November 30, 2014 requiring City Council's approval to withdraw from the PRR are as follows:

Item	Amount
Commissions	\$605,984.41
New Police Headquarters' Land Costs	74,350.20
Land Title Costs	61,151.36
Survey Costs	50,733.24
Environmental Assessments	44,469.08
Appraisals	18,250.00
Miscellaneous	16,635.24
Subdivision Costs	14,418.79
<b>Total</b>	<b>\$885,992.32</b>

**Options to the Recommendation**

City Council could not approve the withdrawal of funds from the PRR which would result in determining another source of funding of the costs identified above.

**Public and/or Stakeholder Involvement**

Public and/or stakeholder involvement is not required.

**Financial Implications**

The financial implications are addressed in the body of this report.

**Other Considerations/Implications**

There are no policy, environmental, privacy, or CPTED implications or considerations and a communication plan is not required.

**Due Date for Follow-up and/or Project Completion**

There is no follow-up required.

**Public Notice**

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

**Report Approval**

Written by: Lana Geib, Budget and Financial Analyst

Reviewed and

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management Department

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## Property Tax Liens 2014

### Recommendation

That the Standing Policy Committee on Finance recommend that City Council instruct the City Solicitor to take the necessary action under provisions of *The Tax Enforcement Act* with respect to properties with 2014 tax liens.

### Topic and Purpose

The purpose of this report is to obtain City Council's approval to proceed to the next stage under *The Tax Enforcement Act* for properties with 2014 liens.

### Report Highlights

1. *The Tax Enforcement Act* is a provincial statute that guides the collection of tax arrears.
2. City Council provides approval to proceed to the next stage of the process for properties with 2014 tax liens.

### Strategic Goal

This report supports the long-term strategy of ensuring that the City's approach to citizen communications is proactive and professional, under the Strategic Goal of Continuous Improvement.

This report also supports the Strategic Goal of Asset and Financial Sustainability by being open, accountable and transparent, particularly when it comes to the resource allocation and collection decisions we make.

### Background

Collection of property tax arrears is guided by *The Tax Enforcement Act*, the purpose of which is to secure payment of tax arrears under the threat of loss of title to the property. The statute is not intended to act as a means for the acquisition of property by the City. Each property owner (taxpayer) has certain fundamental rights concerning his/her land. The taxpayer must be kept fully aware of the proceedings being taken, and be given a reasonable time frame during which arrangements can be made for payment of the outstanding amount.

### Report

#### *The Tax Enforcement Act*

*The Tax Enforcement Act (The Act)* provides an effective collection process. As indicated in Attachment 1, a total of 4,302 liens were placed between 2009 and 2014. Tax arrears have been paid in full on 3,668 of these, and 634 liens remain where property owners have payment arrangements. The City of Saskatoon (City) has assumed title to only eight (8) of these properties.

The proceedings under *The Act* are scheduled as follows:

- Section 10: Allows the City to register a tax lien against a property where taxes have been due and unpaid after the 31<sup>st</sup> day of December of the year in which the taxes were originally levied.
- Section 22(1): Where the taxes remain unpaid and the lien has not been withdrawn, the City may apply to Council to commence proceedings to take title after the expiration of six months following the registration of the tax lien at Information Services Corporation of Saskatchewan (ISC) – Land Registry.
- Section 24: Final application for transfer of title to the City may commence six months after the first application. The City must, at this point in the proceedings, obtain consent of the Provincial Mediation Board to obtain the title. The Board may, subject to certain conditions being met by the taxpayer, put the proceedings on hold, even after this consent is granted.

#### 2014 Tax Liens

With respect to the properties listed in Attachment 2, proceedings under *The Act* commenced on March 1, 2014. At that time, the City, in accordance with *The Act*, published in The StarPhoenix, the legal descriptions of all properties in arrears of property taxes subject to tax liens. The assessed owners were notified of the action being taken and were advised that if the taxes remained unpaid after 60 days following the date of the advertisement, a tax lien would be registered against the property on the official title held in ISC – Land Registry.

The City has made considerable effort to contact the assessed owners of the various properties to obtain payment or to negotiate reasonable payment schedules. However, as of the date of this report, the City has not received payment and the property tax arrears are still outstanding.

The properties are now subject to first proceedings pursuant to Section 22(1) of *The Act*. This action involves notification by registered mail to each registered owner, each assessed owner, and all others with an interest set out on the title to the property, that they have six months to contest the City's claim.

Pursuant to Section 24, the next stage of *The Act*, six months following service of notices, the City will be in a position to make final application for title of any properties for which the arrears have not been cleared.

As indicated above, *The Act* requires specific waiting periods to ensure that owners and interest holders are afforded a reasonable opportunity to redeem the property. In the typical case, the Administration expects that these proceedings will be carried out within the normal periods outlined in the legislation. However, where there is a credible and

realistic plan by the owner or interest holder to make payments to redeem the property during enforcement proceedings, the prosecution of the enforcement proceedings should be suspended to allow the redemption plan to proceed. If the plan fails, enforcement proceedings should then be recommenced.

Since tax enforcement proceedings pursuant to Section 22 are initiated at City Council's direction, it is City Council that can properly suspend and recommence the proceedings, or direct the Administration to do so. Accordingly, the Administration requests that in those cases where there is a credible plan, as determined by the Administration, City Council authorize the Administration to suspend enforcement proceedings, and to restore enforcement proceedings where a redemption plan fails.

The Administration now requests authorization to proceed regarding those properties which became subject to tax liens in 2014.

### **Public and/or Stakeholder Involvement**

The Administration has made every effort to contact the assessed owners of the properties in arrears subject to tax collection, as per *The Act*.

### **Communication Plan**

The City of Saskatoon follows the processes required in *The Act*. Revenue Collections has made considerable effort to communicate with property owners of the properties in tax arrears subject to tax collection through reminder notices and direct contact.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

The property tax lien report for 2015 will be tabled in February 2016.

### **Public Notice**

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

### **Attachments**

1. Tax Enforcement Statistics
2. Liens Outstanding 2014

### **Report Approval**

Written by: Charmaine Campbell, Customer Service Analyst, Corporate Revenue  
Joy Bunes, Revenue Collections Manager, Corporate Revenue

Reviewed by: Shelley Sutherland, Director of Corporate Revenue

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management  
Department

## Tax Enforcement Statistics

<u>Lien Year</u>	<u>Reminder Notices</u>			<u>Number Advertised</u>	<u>Liens Placed</u>	<u>6-month Notices</u>	<u>Sent to Prov Mediation</u>	<u>Title Taken</u>	<u>Liens Remaining</u>
	<u>Prev Sept</u>	<u>Prev Nov</u>	<u>February</u>						
2009	4,325		1,808	1,363	597	269	24	4	2
2010	4,307		1,973	1,407	612	272	39	1	5
2011	4,688		2,109	1,608	712	329	46	3	19
2012	4,699		2,176	1,614	601	285	49	0	37
2013	5,608	4,160	2,639	1,890	736	291	n/a	0	87
2014	6,038	4,323	2,922	2,062	1,044	n/a	n/a	0	484
<b>Total</b>	29,665	8,483	13,627	9,944	4,302	1,446	158	8	634

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
COMM	Auto, Repair Garage <5,000	514717950	\$9,582.53
COMM	Car Wash, Self Serve	404919500	\$20,436.21
COMM	Clubhouse	485518950	\$7,552.30
COMM	Condo, Commercial	415307610	\$7,642.19
COMM	Industrial, Flex Bld, single sty	435100100	\$47,720.03
COMM	Land, Undeveloped Commercial	504615660	\$3,884.91
COMM	Land, Undeveloped Commercial	565235050	\$22,614.99
COMM	Warehouse, Storage 10,000-79,999	414913110	\$41,439.99
COND	Condo, Bare Land	464422350	\$4,721.26
COND	Condo, Bare Land	464510685	\$3,715.29
COND	Condo, Bare Land	464510750	\$3,279.59
COND	Condo, Bare Land	465600285	\$3,645.77
COND	Condo, Bare Land	465627245	\$7,309.51
COND	Condo, Bare Land	475941635	\$4,952.75
COND	Condo, Bare Land	475945970	\$5,683.62
COND	Condo, Bare Land	475955160	\$3,168.17
COND	Condo, Bare Land	475956110	\$5,843.66
COND	Condo, Bare Land	475956140	\$5,843.66
COND	Condo, Bare Land	475956170	\$5,843.66
COND	Condo, Bare Land	475956185	\$843.66
COND	Condo, Bare Land	475956190	\$5,843.66
COND	Condo, Bare Land	475960630	\$4,631.35
COND	Condo, Bare Land	475960680	\$4,424.69
COND	Condo, Bare Land	475960685	\$4,029.15
COND	Condo, Bare Land	475960690	\$4,168.25
COND	Condo, Bare Land	475960700	\$4,011.44
COND	Condo, Bare Land	475960715	\$4,167.34
COND	Condo, Bare Land	484827645	\$2,675.88
COND	Condo, Bare Land	504400765	\$4,785.66
COND	Condo, Bare Land	504838780	\$2,345.35
COND	Condo, Bare Land	535812261	\$2,927.94
COND	Condo, Bare Land	555434160	\$4,197.32
COND	Condo, Bare Land	555434175	\$4,312.79
COND	Condo, Bare Land	555434305	\$4,312.79
COND	Condo, Bare Land	555434320	\$3,935.32
COND	Condo, Bare Land	555434330	\$4,197.32
COND	Condo, Bare Land	565051110	\$7,237.77
COND	Condo, Bare Land	565055025	\$23,944.73
COND	Condo, Bare Land	565303852	\$6,196.79
COND	Condo, Bare Land	565303880	\$5,446.76
COND	Condo, Bare Land	565303884	\$4,817.25
COND	Condo, Bare Land	565303932	\$4,612.45
COND	Condo, Bare Land	565429485	\$5,421.89
COND	Condo, Highrise	495104946	\$3,560.46
COND	Condo, Highrise	495124740	\$4,394.88
COND	Condo, Highrise	495140440	\$3,112.90
COND	Condo, Highrise	504820118	\$1,725.74

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
COND	Condo, Highrise	515134065	\$5,060.31
COND	Condo, Lowrise	464512680	\$3,284.79
COND	Condo, Lowrise	464523209	\$4,826.69
COND	Condo, Lowrise	475734575	\$5,986.25
COND	Condo, Lowrise	475833370	\$1,485.29
COND	Condo, Lowrise	475833505	\$1,558.15
COND	Condo, Lowrise	484509903	\$4,219.51
COND	Condo, Lowrise	485630875	\$4,772.71
COND	Condo, Lowrise	485631585	\$1,898.71
COND	Condo, Lowrise	485631640	\$3,251.65
COND	Condo, Lowrise	486033713	\$5,240.30
COND	Condo, Lowrise	486033728	\$5,302.01
COND	Condo, Lowrise	495101270	\$1,222.03
COND	Condo, Lowrise	495109665	\$3,303.26
COND	Condo, Lowrise	504204801	\$3,125.72
COND	Condo, Lowrise	504204820	\$3,057.25
COND	Condo, Lowrise	504204845	\$2,139.58
COND	Condo, Lowrise	504204875	\$3,025.23
COND	Condo, Lowrise	504204970	\$2,541.75
COND	Condo, Lowrise	504205015	\$2,702.75
COND	Condo, Lowrise	504205040	\$2,598.80
COND	Condo, Lowrise	504205060	\$2,622.13
COND	Condo, Lowrise	504205070	\$2,188.19
COND	Condo, Lowrise	505200934	\$3,525.97
COND	Condo, Lowrise	505200941	\$3,525.97
COND	Condo, Lowrise	505200942	\$3,525.97
COND	Condo, Lowrise	505200948	\$3,546.59
COND	Condo, Lowrise	505200954	\$3,525.97
COND	Condo, Lowrise	505200956	\$3,525.97
COND	Condo, Lowrise	505200958	\$3,525.97
COND	Condo, Lowrise	505200960	\$3,389.60
COND	Condo, Lowrise	505200970	\$3,366.60
COND	Condo, Lowrise	505200984	\$3,390.33
COND	Condo, Lowrise	505200986	\$3,527.63
COND	Condo, Lowrise	505200988	\$3,527.63
COND	Condo, Lowrise	505200992	\$3,390.33
COND	Condo, Lowrise	505629453	\$2,247.45
COND	Condo, Lowrise	514625620	\$1,122.29
COND	Condo, Lowrise	515002253	\$2,516.71
COND	Condo, Lowrise	515002575	\$7,618.90
COND	Condo, Lowrise	515024320	\$5,812.04
COND	Condo, Lowrise	515032899	\$2,316.25
COND	Condo, Lowrise	515032923	\$1,648.96
COND	Condo, Lowrise	515132890	\$3,691.46
COND	Condo, Lowrise	515427786	\$3,924.46
COND	Condo, Lowrise	515427814	\$3,015.19
COND	Condo, Lowrise	515606497	\$3,073.54

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
COND	Condo, Lowrise	515611976	\$2,669.07
COND	Condo, Lowrise	515730070	\$1,870.75
COND	Condo, Lowrise	525706100	\$2,596.78
COND	Condo, Lowrise	525709360	\$3,347.40
COND	Condo, Lowrise	525725110	\$3,682.87
COND	Condo, Lowrise	535808185	\$5,543.19
COND	Condo, Lowrise	535813437	\$6,082.08
COND	Condo, Lowrise	545415415	\$1,951.80
COND	Condo, Lowrise	555401955	\$2,710.99
COND	Condo, Lowrise	555608545	\$2,549.84
COND	Condo, Lowrise	555608900	\$3,000.94
COND	Condo, Lowrise	565201995	\$3,900.95
COND	Condo, Lowrise	565385153	\$3,782.05
COND	Condo, Townhouse	435302385	\$2,324.85
COND	Condo, Townhouse	464612295	\$3,430.06
COND	Condo, Townhouse	475800120	\$3,859.82
COND	Condo, Townhouse	486029670	\$4,033.15
COND	Condo, Townhouse	514508305	\$2,650.60
COND	Condo, Townhouse	514508625	\$3,446.95
COND	Condo, Townhouse	525909960	\$4,394.67
MRES	Land, Undeveloped Multi Family	464513600	\$8,233.30
MRES	Land, Undeveloped Multi Family	474303100	\$23,147.32
MRES	Land, Undeveloped Multi Family	545824050	\$19,316.11
RES	Land, Undeveloped Res	455820200	\$3,467.57
RES	Land, Undeveloped Res	534926990	\$2,149.69
RES	Land, Undeveloped Res	555825300	\$2,142.02
RES	Single Family, Detached	385260000	\$8,923.85
RES	Single Family, Detached	415327550	\$5,510.05
RES	Single Family, Detached	425225500	\$3,278.59
RES	Single Family, Detached	425333650	\$5,109.55
RES	Single Family, Detached	425403950	\$9,550.04
RES	Single Family, Detached	425433200	\$8,627.10
RES	Single Family, Detached	435232100	\$6,541.85
RES	Single Family, Detached	435308200	\$6,749.30
RES	Single Family, Detached	435310250	\$6,489.97
RES	Single Family, Detached	435329500	\$9,527.04
RES	Single Family, Detached	445340150	\$7,563.95
RES	Single Family, Detached	445442150	\$8,101.70
RES	Single Family, Detached	445716550	\$7,423.84
RES	Single Family, Detached	445820200	\$6,241.78
RES	Single Family, Detached	455201550	\$4,403.31
RES	Single Family, Detached	455226740	\$4,241.21
RES	Single Family, Detached	455301550	\$6,669.28
RES	Single Family, Detached	455308600	\$7,821.78
RES	Single Family, Detached	455811300	\$8,952.96
RES	Single Family, Detached	455812900	\$7,747.84
RES	Single Family, Detached	455813150	\$8,717.07

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	455814600	\$8,087.27
RES	Single Family, Detached	455830800	\$4,767.41
RES	Single Family, Detached	464427950	\$6,154.91
RES	Single Family, Detached	464518250	\$7,683.23
RES	Single Family, Detached	464519600	\$5,333.26
RES	Single Family, Detached	464523350	\$6,588.41
RES	Single Family, Detached	464528800	\$5,106.08
RES	Single Family, Detached	464547050	\$6,737.30
RES	Single Family, Detached	464549940	\$4,616.86
RES	Single Family, Detached	464600800	\$6,181.94
RES	Single Family, Detached	464615600	\$3,752.05
RES	Single Family, Detached	464615950	\$7,457.22
RES	Single Family, Detached	464619950	\$3,858.56
RES	Single Family, Detached	464640150	\$3,903.62
RES	Single Family, Detached	464650150	\$5,728.68
RES	Single Family, Detached	464652650	\$7,302.21
RES	Single Family, Detached	464661750	\$5,832.06
RES	Single Family, Detached	464711050	\$5,399.24
RES	Single Family, Detached	465106600	\$3,588.72
RES	Single Family, Detached	465107700	\$11,209.89
RES	Single Family, Detached	465224600	\$4,341.27
RES	Single Family, Detached	465225920	\$13,232.62
RES	Single Family, Detached	465612750	\$5,661.12
RES	Single Family, Detached	465627860	\$4,688.38
RES	Single Family, Detached	465631090	\$8,914.07
RES	Single Family, Detached	465649550	\$9,338.16
RES	Single Family, Detached	465901200	\$9,514.40
RES	Single Family, Detached	465962150	\$6,463.14
RES	Single Family, Detached	465964000	\$7,390.48
RES	Single Family, Detached	465967550	\$20,653.13
RES	Single Family, Detached	474415200	\$3,928.03
RES	Single Family, Detached	474417650	\$3,035.97
RES	Single Family, Detached	474422000	\$4,207.68
RES	Single Family, Detached	474440100	\$6,459.13
RES	Single Family, Detached	474505950	\$6,333.14
RES	Single Family, Detached	474609140	\$4,365.05
RES	Single Family, Detached	474628390	\$5,094.95
RES	Single Family, Detached	474715880	\$3,143.07
RES	Single Family, Detached	474724190	\$5,009.15
RES	Single Family, Detached	474828050	\$3,284.00
RES	Single Family, Detached	474910250	\$2,512.65
RES	Single Family, Detached	474913450	\$2,185.88
RES	Single Family, Detached	474930050	\$2,796.66
RES	Single Family, Detached	474934500	\$4,507.06
RES	Single Family, Detached	474936400	\$2,808.18
RES	Single Family, Detached	474943000	\$2,676.43
RES	Single Family, Detached	475003450	\$2,399.25

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	475003640	\$3,728.07
RES	Single Family, Detached	475003800	\$4,661.70
RES	Single Family, Detached	475003950	\$2,942.94
RES	Single Family, Detached	475004000	\$2,663.24
RES	Single Family, Detached	475004050	\$2,597.02
RES	Single Family, Detached	475004100	\$3,014.87
RES	Single Family, Detached	475019850	\$5,101.57
RES	Single Family, Detached	475020750	\$1,905.54
RES	Single Family, Detached	475025550	\$2,895.93
RES	Single Family, Detached	475027100	\$4,275.36
RES	Single Family, Detached	475027350	\$2,799.00
RES	Single Family, Detached	475103920	\$4,375.20
RES	Single Family, Detached	475509350	\$6,657.34
RES	Single Family, Detached	475511000	\$5,897.14
RES	Single Family, Detached	475547050	\$4,147.17
RES	Single Family, Detached	475547450	\$6,564.66
RES	Single Family, Detached	475611940	\$5,193.06
RES	Single Family, Detached	475727750	\$5,416.40
RES	Single Family, Detached	475816500	\$5,891.74
RES	Single Family, Detached	475916900	\$4,598.85
RES	Single Family, Detached	484308800	\$4,971.72
RES	Single Family, Detached	484310550	\$3,693.72
RES	Single Family, Detached	484313650	\$2,221.75
RES	Single Family, Detached	484313900	\$4,989.05
RES	Single Family, Detached	484323790	\$2,917.28
RES	Single Family, Detached	484324300	\$2,801.76
RES	Single Family, Detached	484336660	\$3,937.07
RES	Single Family, Detached	484339220	\$3,055.86
RES	Single Family, Detached	484339780	\$3,308.94
RES	Single Family, Detached	484341300	\$4,798.26
RES	Single Family, Detached	484401450	\$4,405.49
RES	Single Family, Detached	484430160	\$4,727.48
RES	Single Family, Detached	484504070	\$4,167.06
RES	Single Family, Detached	484514790	\$4,204.65
RES	Single Family, Detached	484517240	\$5,253.32
RES	Single Family, Detached	484521740	\$2,973.62
RES	Single Family, Detached	484610600	\$4,738.69
RES	Single Family, Detached	484620050	\$3,986.45
RES	Single Family, Detached	484623890	\$2,949.44
RES	Single Family, Detached	484624000	\$4,581.93
RES	Single Family, Detached	484723500	\$4,342.98
RES	Single Family, Detached	484725900	\$3,700.74
RES	Single Family, Detached	484726400	\$2,558.51
RES	Single Family, Detached	484800990	\$4,454.72
RES	Single Family, Detached	484831300	\$4,418.52
RES	Single Family, Detached	484840470	\$3,964.05
RES	Single Family, Detached	484902050	\$4,549.72

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	484908600	\$2,291.95
RES	Single Family, Detached	484916250	\$4,200.86
RES	Single Family, Detached	484918150	\$4,379.26
RES	Single Family, Detached	484920250	\$3,042.55
RES	Single Family, Detached	484922500	\$3,260.24
RES	Single Family, Detached	484926550	\$3,271.55
RES	Single Family, Detached	484929725	\$6,343.48
RES	Single Family, Detached	484930950	\$4,267.59
RES	Single Family, Detached	485112150	\$8,305.98
RES	Single Family, Detached	485113100	\$4,892.07
RES	Single Family, Detached	485124450	\$2,876.19
RES	Single Family, Detached	485127000	\$2,493.97
RES	Single Family, Detached	485132200	\$9,892.07
RES	Single Family, Detached	485203350	\$18,341.34
RES	Single Family, Detached	485538750	\$4,603.26
RES	Single Family, Detached	485617590	\$3,964.97
RES	Single Family, Detached	485916950	\$6,014.42
RES	Single Family, Detached	486008450	\$7,598.96
RES	Single Family, Detached	486008950	\$8,345.45
RES	Single Family, Detached	486023700	\$4,414.67
RES	Single Family, Detached	486026950	\$4,939.89
RES	Single Family, Detached	494318400	\$4,959.29
RES	Single Family, Detached	494330440	\$4,155.29
RES	Single Family, Detached	494334440	\$4,873.88
RES	Single Family, Detached	494336240	\$4,813.59
RES	Single Family, Detached	494340450	\$3,209.68
RES	Single Family, Detached	494341200	\$4,612.01
RES	Single Family, Detached	494405800	\$4,174.11
RES	Single Family, Detached	494414250	\$4,961.91
RES	Single Family, Detached	494418850	\$5,208.13
RES	Single Family, Detached	494422450	\$4,326.57
RES	Single Family, Detached	494501500	\$2,798.43
RES	Single Family, Detached	494510540	\$4,829.58
RES	Single Family, Detached	494621300	\$3,972.31
RES	Single Family, Detached	494632810	\$1,908.23
RES	Single Family, Detached	494702300	\$7,739.98
RES	Single Family, Detached	494706250	\$3,657.42
RES	Single Family, Detached	494707750	\$4,753.63
RES	Single Family, Detached	494807300	\$2,716.41
RES	Single Family, Detached	494807700	\$3,163.26
RES	Single Family, Detached	494811950	\$4,094.91
RES	Single Family, Detached	494827650	\$1,975.40
RES	Single Family, Detached	494828900	\$4,566.44
RES	Single Family, Detached	494830750	\$4,134.45
RES	Single Family, Detached	494832450	\$1,928.84
RES	Single Family, Detached	494834300	\$5,425.88
RES	Single Family, Detached	494904650	\$5,412.07

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	494912000	\$5,825.13
RES	Single Family, Detached	494913550	\$2,211.55
RES	Single Family, Detached	495507940	\$6,425.13
RES	Single Family, Detached	495515400	\$5,050.45
RES	Single Family, Detached	495705400	\$6,104.04
RES	Single Family, Detached	495733790	\$4,992.50
RES	Single Family, Detached	495804450	\$10,151.15
RES	Single Family, Detached	495806600	\$28,508.42
RES	Single Family, Detached	495822680	\$7,188.96
RES	Single Family, Detached	495847100	\$7,709.72
RES	Single Family, Detached	495851750	\$10,619.19
RES	Single Family, Detached	504302050	\$3,424.88
RES	Single Family, Detached	504303550	\$5,945.06
RES	Single Family, Detached	504307450	\$3,586.12
RES	Single Family, Detached	504337150	\$6,521.08
RES	Single Family, Detached	504405490	\$5,718.85
RES	Single Family, Detached	504407490	\$4,722.75
RES	Single Family, Detached	504425700	\$3,581.08
RES	Single Family, Detached	504432550	\$3,539.11
RES	Single Family, Detached	504518200	\$4,434.50
RES	Single Family, Detached	504521440	\$1,957.65
RES	Single Family, Detached	504630130	\$2,455.66
RES	Single Family, Detached	504632460	\$3,229.16
RES	Single Family, Detached	504637800	\$4,325.06
RES	Single Family, Detached	504705050	\$1,993.75
RES	Single Family, Detached	504712700	\$1,608.63
RES	Single Family, Detached	504716450	\$1,536.61
RES	Single Family, Detached	504716550	\$3,410.41
RES	Single Family, Detached	504720750	\$2,674.74
RES	Single Family, Detached	504721450	\$2,303.08
RES	Single Family, Detached	504732740	\$2,199.19
RES	Single Family, Detached	504734200	\$1,275.03
RES	Single Family, Detached	504805300	\$1,671.89
RES	Single Family, Detached	504826150	\$2,980.31
RES	Single Family, Detached	504831550	\$1,590.79
RES	Single Family, Detached	504832300	\$1,093.69
RES	Single Family, Detached	504923400	\$2,350.65
RES	Single Family, Detached	504925450	\$4,084.62
RES	Single Family, Detached	504928900	\$2,861.61
RES	Single Family, Detached	504935500	\$2,801.37
RES	Single Family, Detached	505113100	\$2,597.12
RES	Single Family, Detached	505222840	\$14,586.96
RES	Single Family, Detached	505617390	\$5,699.52
RES	Single Family, Detached	505720490	\$2,990.43
RES	Single Family, Detached	505721910	\$5,159.67
RES	Single Family, Detached	505722560	\$5,334.29
RES	Single Family, Detached	505804600	\$6,106.78

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	514200530	\$5,526.86
RES	Single Family, Detached	514216420	\$10,039.00
RES	Single Family, Detached	514435700	\$5,569.49
RES	Single Family, Detached	514504300	\$3,393.75
RES	Single Family, Detached	514612950	\$2,878.58
RES	Single Family, Detached	514613450	\$5,224.80
RES	Single Family, Detached	514623950	\$2,987.15
RES	Single Family, Detached	514702900	\$3,953.97
RES	Single Family, Detached	514801250	\$4,561.12
RES	Single Family, Detached	514803650	\$4,532.44
RES	Single Family, Detached	514808250	\$1,389.48
RES	Single Family, Detached	514811400	\$1,908.03
RES	Single Family, Detached	514811450	\$3,484.81
RES	Single Family, Detached	514813000	\$1,750.38
RES	Single Family, Detached	514815040	\$2,449.24
RES	Single Family, Detached	514821600	\$1,896.09
RES	Single Family, Detached	514822350	\$1,707.05
RES	Single Family, Detached	514824000	\$2,055.30
RES	Single Family, Detached	514830100	\$2,346.71
RES	Single Family, Detached	514831950	\$1,501.38
RES	Single Family, Detached	514834300	\$6,139.76
RES	Single Family, Detached	514838900	\$2,328.36
RES	Single Family, Detached	515001940	\$9,510.31
RES	Single Family, Detached	515104350	\$7,320.07
RES	Single Family, Detached	515214450	\$11,577.15
RES	Single Family, Detached	515216800	\$7,296.00
RES	Single Family, Detached	515314590	\$11,597.84
RES	Single Family, Detached	515318500	\$8,925.68
RES	Single Family, Detached	515415500	\$5,543.33
RES	Single Family, Detached	515508350	\$7,007.67
RES	Single Family, Detached	515517150	\$9,564.54
RES	Single Family, Detached	515524200	\$5,106.92
RES	Single Family, Detached	515528270	\$2,551.98
RES	Single Family, Detached	515614920	\$7,294.50
RES	Single Family, Detached	515616660	\$3,333.14
RES	Single Family, Detached	515703950	\$4,251.81
RES	Single Family, Detached	515706300	\$6,852.49
RES	Single Family, Detached	515805000	\$7,041.64
RES	Single Family, Detached	515830100	\$3,350.45
RES	Single Family, Detached	524302600	\$5,382.37
RES	Single Family, Detached	524404570	\$6,425.13
RES	Single Family, Detached	524410040	\$3,461.15
RES	Single Family, Detached	524412090	\$3,975.49
RES	Single Family, Detached	524413520	\$6,293.90
RES	Single Family, Detached	524505500	\$10,659.34
RES	Single Family, Detached	524507840	\$3,467.76
RES	Single Family, Detached	524508010	\$9,186.48

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	524810950	\$2,134.16
RES	Single Family, Detached	524911150	\$2,584.50
RES	Single Family, Detached	525001200	\$7,295.03
RES	Single Family, Detached	525002000	\$8,235.30
RES	Single Family, Detached	525008300	\$4,100.44
RES	Single Family, Detached	525010100	\$6,736.04
RES	Single Family, Detached	525012350	\$7,565.51
RES	Single Family, Detached	525026850	\$6,483.61
RES	Single Family, Detached	525027700	\$1,839.70
RES	Single Family, Detached	525034700	\$7,474.09
RES	Single Family, Detached	525038400	\$5,727.88
RES	Single Family, Detached	525046800	\$4,110.61
RES	Single Family, Detached	525101250	\$3,612.97
RES	Single Family, Detached	525120150	\$6,311.67
RES	Single Family, Detached	525202100	\$3,886.86
RES	Single Family, Detached	525326000	\$13,547.94
RES	Single Family, Detached	525408840	\$5,160.38
RES	Single Family, Detached	525434040	\$5,357.18
RES	Single Family, Detached	525502240	\$6,399.25
RES	Single Family, Detached	525621750	\$3,624.49
RES	Single Family, Detached	525637750	\$5,861.00
RES	Single Family, Detached	525924100	\$5,575.55
RES	Single Family, Detached	534906400	\$5,528.53
RES	Single Family, Detached	534911200	\$4,651.52
RES	Single Family, Detached	534912650	\$3,597.87
RES	Single Family, Detached	534913350	\$5,690.83
RES	Single Family, Detached	534916140	\$5,970.42
RES	Single Family, Detached	534916400	\$3,987.65
RES	Single Family, Detached	534923240	\$3,922.51
RES	Single Family, Detached	534926970	\$5,093.47
RES	Single Family, Detached	534929300	\$3,048.36
RES	Single Family, Detached	535011310	\$3,174.85
RES	Single Family, Detached	535016200	\$2,723.04
RES	Single Family, Detached	535017200	\$2,912.07
RES	Single Family, Detached	535024300	\$6,059.56
RES	Single Family, Detached	535106000	\$6,310.13
RES	Single Family, Detached	535204900	\$9,522.74
RES	Single Family, Detached	535210700	\$6,821.40
RES	Single Family, Detached	535222000	\$6,361.30
RES	Single Family, Detached	535222350	\$6,683.28
RES	Single Family, Detached	535224300	\$6,645.84
RES	Single Family, Detached	535302450	\$4,754.99
RES	Single Family, Detached	535323940	\$4,122.33
RES	Single Family, Detached	535330300	\$3,005.26
RES	Single Family, Detached	535608450	\$3,709.36
RES	Single Family, Detached	535613990	\$6,469.81
RES	Single Family, Detached	535639050	\$10,815.43

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	535844700	\$10,010.92
RES	Single Family, Detached	535853350	\$5,504.44
RES	Single Family, Detached	535865050	\$11,977.41
RES	Single Family, Detached	535903990	\$10,154.49
RES	Single Family, Detached	545000950	\$4,334.16
RES	Single Family, Detached	545005100	\$7,026.27
RES	Single Family, Detached	545005150	\$5,065.60
RES	Single Family, Detached	545014650	\$3,552.00
RES	Single Family, Detached	545101350	\$6,187.42
RES	Single Family, Detached	545113600	\$6,460.63
RES	Single Family, Detached	545123350	\$4,411.49
RES	Single Family, Detached	545204700	\$6,584.83
RES	Single Family, Detached	545229100	\$3,622.82
RES	Single Family, Detached	545325300	\$3,939.06
RES	Single Family, Detached	545326550	\$4,805.22
RES	Single Family, Detached	545328850	\$6,733.41
RES	Single Family, Detached	545409930	\$4,794.48
RES	Single Family, Detached	545420740	\$6,305.18
RES	Single Family, Detached	545429740	\$3,874.90
RES	Single Family, Detached	545500980	\$6,669.99
RES	Single Family, Detached	545514190	\$3,370.05
RES	Single Family, Detached	545606850	\$10,427.98
RES	Single Family, Detached	545630650	\$11,029.80
RES	Single Family, Detached	545638500	\$7,241.31
RES	Single Family, Detached	545704600	\$10,315.15
RES	Single Family, Detached	545710690	\$11,177.62
RES	Single Family, Detached	545713500	\$2,991.25
RES	Single Family, Detached	545740900	\$7,136.54
RES	Single Family, Detached	545803100	\$6,528.25
RES	Single Family, Detached	545900450	\$13,658.11
RES	Single Family, Detached	546001800	\$6,350.93
RES	Single Family, Detached	555302390	\$6,962.15
RES	Single Family, Detached	555424850	\$8,016.45
RES	Single Family, Detached	555616900	\$3,640.51
RES	Single Family, Detached	555723600	\$7,792.27
RES	Single Family, Detached	555820050	\$9,025.32
RES	Single Family, Detached	555824250	\$6,741.55
RES	Single Family, Detached	555826600	\$6,981.66
RES	Single Family, Detached	555913300	\$7,410.73
RES	Single Family, Detached	565311250	\$6,868.14
RES	Single Family, Detached	565313950	\$9,216.34
RES	Single Family, Detached	565333800	\$3,774.21
RES	Single Family, Detached	565375400	\$7,853.81
RES	Single Family, Detached	565417350	\$5,210.65
RES	Single Family, Detached	565423550	\$4,690.69
RES	Single Family, Detached	565515500	\$6,584.48
RES	Single Family, Detached	565516150	\$4,054.83

# LIENS OUTSTANDING 2014

<b>Class</b>	<b>Predominant Use</b>	<b>Roll Number</b>	<b>Arrears</b>
RES	Single Family, Detached	565520150	\$5,353.53
RES	Single Family, Detached	565526800	\$6,921.89
RES	Single Family, Semi Detached	524802670	\$3,012.30
RES	Townhouse, Res-2 unit (One Title)	484838900	\$7,026.77
RES	Townhouse, Res-2 unit (One Title)	485624310	\$8,753.55
RES	Townhouse, Res-2 unit (One Title)	545428130	\$4,170.35
RES	Townhouse, Res-2 unit (Two Titles)	475546850	\$5,697.90
RES	Townhouse, Res-2 unit (Two Titles)	485525290	\$5,282.32
RES	Townhouse, Res-2 unit (Two Titles)	485529910	\$3,877.52
RES	Townhouse, Res-2 unit (Two Titles)	494806880	\$3,196.86
RES	Townhouse, Res-2 unit (Two Titles)	505501020	\$5,095.18
RES	Townhouse, Res-2 unit (Two Titles)	525014080	\$5,457.74
RES	Townhouse, Res-2 unit (Two Titles)	535628100	\$5,155.95
RES	Townhouse, Res-2 unit (Two Titles)	565318700	\$5,912.99
		<b>Total</b>	\$2,594,603.60

# LIENS OUTSTANDING SUMMARY 2014

	<b>Predominant Use</b>	<b>Arrears</b>
1	Auto, Repair Garage <5,000	\$9,582.53
1	Car Wash, Self Serve	\$20,436.21
1	Clubhouse	\$7,552.30
1	Condo, Commercial	\$7,642.19
1	Industrial, Flex Bld, single sty	\$47,720.03
2	Land, Undeveloped Commercial	\$26,499.90
1	Warehouse, Storage 10,000-79,999	\$41,439.99
35	Condo, Bare Land	\$177,494.49
5	Condo, Highrise	\$17,854.29
59	Condo, Lowrise	\$196,323.24
7	Condo, Townhouse	\$24,140.10
3	Land, Undeveloped Multi Family	\$50,696.73
3	Land, Undeveloped Res	\$7,759.28
352	Single Family, Detached	\$1,896,822.89
1	Single Family, Semi Detached	\$3,012.30
3	Townhouse, Res-2 unit (One Title)	\$19,950.67
8	Townhouse, Res-2 unit (Two Titles)	\$39,676.46
<hr/>	<b>Total</b>	<hr/>
484		\$2,594,603.60

## 2015 Budget Approval - Business Improvement Districts

### Recommendation

That the Standing Policy Committee on Finance recommend to City Council:

1. That the 2015 budget submissions from the Partnership, Broadway Business Improvement District, Riversdale Business Improvement District, the Sutherland Business Improvement District, and the 33<sup>rd</sup> Street Business Improvement District be approved; and
2. That the City Solicitor be requested to prepare the 2015 Business Improvement District Levy Bylaws for submission to City Council for consideration at the same meeting that the Mill Rate Bylaws are presented.

### Topic and Purpose

To receive City Council's approval of the 2015 Budgets for Saskatoon's five Business Improvement Districts.

### Report Highlights

1. In accordance with the Business Improvement District Bylaws, each BID has submitted its 2015 budget for City Council's approval.

### Strategic Goal

The Business Improvement District Bylaws support the long-term strategy of creating a business-friendly environment under the Strategic Goal of Economic Diversity and Prosperity.

### Background

There are five Business Improvement Districts (BIDs) located in Saskatoon. The Downtown BID and the Broadway BID were established in 1986. The bylaw for the Riversdale BID was finalized in 1990 and the Sutherland BID bylaw was passed in 1999. Bylaw No. 9235, The 33<sup>rd</sup> Street Business Improvement District Bylaw, 2014, was approved by City Council at its meeting on November 24, 2014.

### Report

In accordance with the Business Improvement District (BID) Bylaws, each BID has submitted its 2015 budget (Attachments 1 – 5) for City Council's approval. The 2014 Financial statements will be submitted at a future date. The 2015 budgeted levy request for each BID was approved by each BID's Board of Management and is summarized as follows:

BID	2015 Levy Request	Increase from 2014		Reason for Adjustment
		\$	%	
Downtown	\$595,752	\$27,232	(4.8%)	Adjustments for ongoing activities
Broadway	\$179,500	\$9,400	(5.5%)	Inflationary increases in operating costs
Riversdale	\$159,200	\$10,478	(7.0%)	Annual adjustments, program growth, and increased business activity
Sutherland	\$31,000	\$2,500	(8.8%)	Requesting incremental increase
33 <sup>rd</sup> Street	\$20,000	N/A		Establishment of new BID

**Options to the Recommendation**

City Council has the option to not approve any or all the BID budget submissions, which would require the BID(s) to resubmit their budget for approval.

**Other Considerations/Implications**

There are no environmental, financial, privacy, policy, or CPTED implications or considerations.

Public and/or stakeholder involvement and a communication plan are not required.

**Due Date for Follow-up and/or Project Completion**

The BID budgets need City Council approval by the end of March 2014 to ensure adequate time to draft the Bylaw for approval in April.

**Public Notice**

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

**Attachments**

1. January 15, 2015 letter and 2015 proposed budget, The Partnership.
2. December 22, 2014 letter and 2015 proposed budget, Broadway BID.
3. January 15, 2015 letter and 2015 proposed budget, Riversdale BID.
4. December 15, 2014 letter and 2015 proposed budget, Sutherland BID.
5. 2015 budget for 33<sup>rd</sup> Street BID.

**Report Approval**

Written by: Joanne Stevens, Manager, Assessment & Tax Administration

Reviewed by: Les Smith, Director of Assessment & Taxation

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management Department

BIDS2015.docx

**THE PARTNERSHIP**

Saskatoon Downtown Business Improvement District

January 15, 2015

His Worship Mayor Atchison & Members of City Council  
c/o Ms. Joanne Stevens  
Manager Assessment & Tax Administration  
City of Saskatoon  
325 3rd Avenue North,  
Saskatoon, SK S7K 0J5

Your Worship &amp; Councillors,

Please find enclosed the proposed 2015 Operating Budget for the Downtown Business Improvement District. This budget was approved by the Board of Management for submission to the City of Saskatoon. The budget reflects the necessary adjustments for the ongoing activities of the organization.

The Downtown BID looks forward to a continued close working relationship with the City of Saskatoon. We have plans to expand our work in the area of improving overall vibrancy downtown and enhancing our cleaning operations.

Submitted on behalf of the Board of Management,

Brent Penner  
Executive Director

Attachment: 2015 DBID Operating Budget

The Partnership - Downtown BID 2015 Operating Budget

	<u>2014 Budget</u>	<u>2014 Actual</u>	<u>2015 Budget</u>
<b>REVENUES</b>		(Pre Audit)	
BID Levy	568,520.00	573,131.65	595,752.00
Parking	35,900.00	35,900.00	35,900.00
Interest	6,000.00	7,314.85	6,300.00
Street Maintenance-City of Saskatoon Planter Maintenance	19,916.00	19,916.00	20,299.00
CSO Expense Recovery	8,000.00	8,000.00	8,000.00
Other	150.00	5,180.60	244.00
<b>TOTAL REVENUES</b>	<u><b>638,486.00</b></u>	<u><b>649,443.10</b></u>	<u><b>666,495.00</b></u>
<b>EXPENSES</b>			
<b>Administration - wages, rent, utilities, insurance, etc.</b>	408,160.00	372,902.23	380,945.00
<b>Total</b>	<u><b>408,160.00</b></u>	<u><b>372,902.23</b></u>	<u><b>380,945.00</b></u>
<b>Market/Research &amp; Education</b>			
Marketing and Advertising	39,300.00	31,847.64	51,000.00
Research, Education, Heritage, Graffiti Removal	23,500.00	15,065.64	23,500.00
<b>Total</b>	<u><b>62,800.00</b></u>	<u><b>46,913.28</b></u>	<u><b>74,500.00</b></u>
<b>Board and Memberships</b>	8,200.00	5,653.47	8,500.00
<b>Total</b>	<u><b>8,200.00</b></u>	<u><b>5,653.47</b></u>	<u><b>8,500.00</b></u>
<b>Special Projects &amp; New Event Opportunities</b>	34,100.00	28,389.38	31,800.00
<b>Total</b>	<u><b>34,100.00</b></u>	<u><b>28,389.38</b></u>	<u><b>31,800.00</b></u>
<b>Street Maintenance Program</b>			
Summer/Winter Program-Street Maintenance Program	130,000.00	107,810.17	136,750.00
Equipment/Uniforms, Street Maintenance Supplies, Tree Lights	30,000.00	24,044.53	34,000.00
<b>Total</b>	<u><b>160,000.00</b></u>	<u><b>131,854.70</b></u>	<u><b>170,750.00</b></u>
<b>TOTAL EXPENSES</b>	<u><b>673,260.00</b></u>	<u><b>585,713.06</b></u>	<u><b>666,495.00</b></u>
<b>Revenues Less Expenses</b>	<u><b>-34,774.00</b></u>	<u><b>63,730.04</b></u>	<u><b>0.00</b></u>
<b>Transfer: Partnership Reserves</b>	-34,774.00	63,730.04	0.00



December 22, 2014

His Worship Mayor Atchison & Members of City Council | City of Saskatoon  
 c/o Joanne Stevens | Manager of Accounting & Support Services  
 Revenue Branch | 222 3<sup>rd</sup> Avenue North | Saskatoon SK S7K 0J5

**Re: Broadway Business Improvement District 2015 Budget Submission**

Your Worship and Councillors,

Please find enclosed the 2015 proposed budget for the Broadway Business Improvement District (Broadway BID), which has been approved by the Board of Directors for submission to the City of Saskatoon.

2014 afforded Broadway BID to reengage with committed board members, arriving at a more full capacity. Their work resulted in strong initiative and growth of events and streetscaping projects for the Broadway BID; we look forward to continuing these projects in 2015, which will include:

- Broadway Street Fair, with the success of requiring a definition of a maximum capacity,
- Addition of bike racks with Urban Design,
- Addition of street lighting with Urban Design, and
- A strategic and marketing re-visioning of the District.

In order to fulfill our mandate of supporting efforts to promote, serve, and represent the businesses and organizations of the Broadway area, the Broadway BID is seeking a 5.5% increase in its levy for the 2015 fiscal year. Despite the decreased total revenue, especially due to the revision of events, this requested levy increase reflects inflationary increases in operating costs, and an emphasis on the Broadway atmosphere and animation for the best experience through revenue-neutral programming and marketing campaigns.

We look forward to another successful year for the district, and thank you kindly for your ongoing support.

Respectfully submitted on behalf of the Board of Directors,

Sarah Marchildon  
 Executive Director  
 Broadway Business Improvement District

Enclosures: 2015 BBID Budget & 2015 BBID Board Members

**Get the Goods... on Broadway.**

**BROADWAY** Broadway Business Improvement District  
**2015 Operating Budget**  
**for Council Approval**

	2014 Budget	2014 Actuals (Estimated)	2015 Budget (for Approval)
<b>REVENUES</b>			
BBID Levy	170,100.00	174,968.00	179,500.00
COS Parking Meters	35,900.00	35,900.00	35,900.00
COS Flower Pot Maintenance	6,032.00	6,032.00	6,148.00
Advertising	11,000.00	3,000.00	3,000.00
New Marketing Initiatives	0.00	2,633.50	0.00
Grants	5,750.00	5,999.00	6,000.00
Special Event Revenue	60,595.00	62,451.13	43,000.00
Interest Earned	750.00	1,329.38	750.00
<b>Total Revenues</b>	<b>290,127.00</b>	<b>292,313.01</b>	<b>274,298.00</b>
<b>EXPENDITURES</b>			
<b>Administration</b>			
Salaries & Benefits	175,542.00	174,303.34	179,093.00
Accounting & Legal	6,700.00	7,727.26	7,300.00
Advertising & Promotions	11,000.00	9,161.21	4,590.00
Rent, including Utilities	12,000.00	10,922.41	14,000.00
Office Expenses	14,775.00	15,488.26	14,100.00
<b>Total Administration</b>	<b>220,017.00</b>	<b>217,602.48</b>	<b>219,083.00</b>
<b>Programing</b>			
Business Development Expenses	250.00	40.00	250.00
Employee Professional Development	250.00	25.00	250.00
Member Professional Development	250.00	298.58	250.00
Conferences	4,000.00	2,198.34	4,000.00
Memberships & Committees	900.00	682.09	600.00
Graffiti Maintenance Program	1,000.00	430.56	1,000.00
New Marketing Initiatives	1,900.00	8,639.20	0.00
<b>Total Programing</b>	<b>8,550.00</b>	<b>12,313.77</b>	<b>6,350.00</b>
<b>Special Projects and Events</b>			
Snow Day on Broadway	7,000.00	4,402.00	7,000.00
Annual General Meeting of the Members	895.00	1,516.62	1,500.00
Art Fest	11,000.00	5,774.65	7,000.00
Live@Lunch	0.00	890.30	1,000.00
Walk of Stars	1,500.00	1,672.75	1,500.00
Heritage QR Code & Maps	7,000.00	7,937.45	0.00
Street Fair	22,000.00	26,330.61	17,000.00
Jingle Bucks	7,000.00	4,685.58	7,000.00
Spirit of Christmas	0.00	1,336.38	0.00
Third Thursday		37.16	1,000.00
Broadway 360	365.00	365.00	365.00
Non-BBID Event Sponsorship	0.00	570.00	1,000.00
<b>Total Special Projects</b>	<b>56,760.00</b>	<b>55,518.50</b>	<b>44,365.00</b>
<b>Board Expenses</b>			
Board Expenses	800.00	254.67	500.00
Board Development	1,000.00	0.00	1,000.00
<b>Total Board Expenses</b>	<b>1,800.00</b>	<b>254.67</b>	<b>1,500.00</b>
<b>RESERVES</b>			
Transfer to Reserves	3,000.00	3,000.00	3,000.00
<b>Total Expenditures &amp; Reserves</b>	<b>290,127.00</b>	<b>288,689.42</b>	<b>274,298.00</b>
<b>Surplus/(Deficit)</b>	<b>0.00</b>	<b>3,623.59</b>	<b>0.00</b>



# 2014 Broadway BID Board of Directors

*as at December 19, 2014*

## Year of Appointment

2012 Executive Chair **Darci Ash** | Enigma Salon Studio

2013 Executive Member **Troy Smith** | Group2

2014 Executive Member &  
Nutana Community Association Liaison **Alison Whelan** | Broadway Theatre

## Reappointed Dec 2013

**Councillor Charlie Clark** | City Councillor - Ward 6

2011 **Jeff Wickstrom** | Broadway Shoe Repair

2013 **Jaimie Grist Merino** | El Mercado

2014 **Kyle Jabs** | McDougall Gauley

2014 **Reid Challis** | the Bike Doctor



Thursday, January 15th, 2015

City Clerk's Office  
City of Saskatoon  
222 3rd Avenue North  
Saskatoon, SK. S7K 0J5

To His Worship and Members of City Council:  
**Re: Riversdale Business Improvement District 2015 Budget**

The Riversdale Business Improvement District (RBID) Board of Management has approved the 2015 operating budget reflecting annual adjustments, program growth and expansion, and increased business activity within the District.

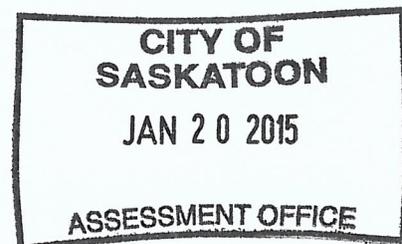
The budgeted reserve funds will be strategically invested into new events and business attraction as we celebrate the RBID 25th year of operation.

If there are any questions please contact the office at 306-242-2711

Kind Regards,

A handwritten signature in blue ink that reads 'Randy Pshebylo'.

Randy Pshebylo; BDM  
RBID Executive Director



**Riversdale Business Improvement District**

2015 Operating Budget  
For Council Approval

	2014 Budget	2014 Actuals (unaudited)	2015 Budget (For Approval)
<b>REVENUES</b>			
BID Levy	\$148,722.00	\$150,653.00	\$159,200.00
Parking Grant	\$35,900.00	\$35,900.00	\$35,900.00
Interest Income	\$500.00	\$1,573.83	\$500.00
Other Income	\$5,600.00	\$1,500.00	\$6,100.00
Street Maintenance	\$7,072.00	\$7,072.00	\$7,950.00
<b>Total Revenue</b>	<b><u>\$197,794.00</u></b>	<b><u>\$196,698.83</u></b>	<b><u>\$209,650.00</u></b>
<b>EXPENSES</b>			
<b>Administration</b>			
Rent/Utilities	\$6,000.00	\$8,538.71	\$8,700.00
Wages and Benefits	\$149,622.00	\$132,932.45	\$155,444.76
Office Expense	\$11,000.00	\$12,141.87	\$11,000.00
Accounting and Legal	<u>\$4,400.00</u>	\$7,590.53	<u>\$10,000.00</u>
<b>Total Administration</b>	<b><u>\$171,022.00</u></b>	<b><u>\$161,203.56</u></b>	<b><u>\$185,144.76</u></b>
<b>MARKETING AND RESEARCH</b>			
Newsletter/Community Relations	<u>\$9,500.00</u>	<u>\$7,147.18</u>	<u>\$12,000.00</u>
<b>Total Marketing and Research</b>	<b><u>\$9,500.00</u></b>	<b><u>\$7,147.18</u></b>	<b><u>\$12,000.00</u></b>
<b>Programming</b>			
Clean and Safe/Vehicle and Fuel Expense	\$4,000.00	\$3,910.77	\$4,500.00
Heritage Projects/Special Events&Projects	<u>\$39,000.00</u>	\$0.00	<u>\$38,300.00</u>
<b>Total Programming</b>	<b><u>\$43,000.00</u></b>	<b><u>\$3,910.77</u></b>	<b><u>\$42,800.00</u></b>
<b>BOARD EXPENSE</b>			
<b>Travel and Conference</b>	\$5,000.00	\$4,420.45	\$5,000.00
Meeting/Board and Staff Education	<u>\$5,500.00</u>	\$1,364.91	<u>\$5,500.00</u>
<b>Total Board Expenses</b>	<b><u>\$10,500.00</u></b>	<b><u>\$5,785.36</u></b>	<b><u>\$10,500.00</u></b>
<b>*Reserves</b>	(\$15,365.00)	\$30,533.17	(\$40,863.00)
<b>Total Expenditures and Reserves</b>	<b><u>\$218,657.00</u></b>	<b><u>\$178,046.87</u></b>	<b><u>\$250,444.76</u></b>
<b>Total Surplus/Deficit</b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>

\* Accumulated reserves were planned for strategically funding new events and marketing during the upcoming 25th Anniversary for the RBID this year and have been budgeted for.



# SUTHERLAND

BUSINESS IMPROVEMENT DISTRICT

1000 Central Avenue, Saskatoon, SK S7N2G9  
 Telephone: (306) 477-1277 Facsimile: (306) 374-7198  
 www.sutherlandbid.ca

December 15, 2014

His Worship Mayor Atchison & Members of City Council  
 City of Saskatoon  
 c/o Joanne Stevens, CMA, Accounting & Support Services Manager  
 City Hall  
 222-3<sup>rd</sup> Avenue North  
 Saskatoon, SK S7K 0J5

Your Worship and Councillors:

**Re: Sutherland Business Improvement District 2015 Budget Submission**

Enclosed herein is a copy of the 2015 budget for the Sutherland Business Improvement District (SBID) which has been approved by the Board of Management for submission to the City of Saskatoon.

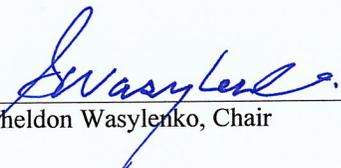
2014 was a challenging year for the Sutherland Business Improvement District. We saw the near completion of Phase 2 of the Streetscape Project from 110<sup>th</sup> street to 112<sup>th</sup> street. Major disruptions due to the rehabilitation project caused some businesses to experience a substantial decrease in business with detours playing a significant role in this reduced traffic.

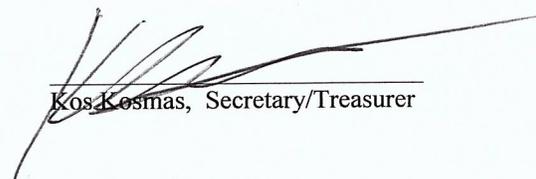
In 2015, our Board of Management will look to working with our business community and rebuilding our business base to levels seen before the major street projects started.

As realized in 2014, we were approved for an increase to our revenue through our tax levy. We would like to thank the City of Saskatoon for this consideration. In our budget for 2015, we are asking for an incremental increase.

The administrative and project staff of the City of Saskatoon continue to support our BID with their expertise and time. We look forward to their continued support and involvement as we plan for Phase 3 of our Streetscape program.

Respectfully submitted on behalf of the Board of Management,

  
 Sheldon Wasylenko, Chair

  
 Kos Kosmas, Secretary/Treasurer

Enclosure

**Sutherland Business Improvement District**  
2015 Operating Budget for Council Approval

	2014 Budget	2014 Forecast YTD	2015 Budget (Proposed)
<b>REVENUE</b>			
Business Levy	\$ 28,500.00	\$ 29,207.00	\$ 31,000.00
Sponsorship/Programs	\$ 1,500.00	\$ 1,248.00	\$ 1,500.00
Surplus Revenue	\$ <u>7,000.00</u>	\$ -	\$ <u>9,000.00</u>
<b>Total Revenue</b>	\$ <b>37,000.00</b>	\$ <b>30,455.00</b>	\$ <b>41,500.00</b>
<b>EXPENDITURES</b>			
<b>Administration</b>			
Executive Director (Contract)	\$ 20,120.00	\$ 22,416.00	\$ 23,000.00
Administrative Support	\$ -	\$ -	\$ 200.00
Audit Fees	\$ <u>1,450.00</u>	\$ <u>1,390.00</u>	\$ <u>1,500.00</u>
<b>Total Administration</b>	\$ <b>21,570.00</b>	\$ <b>23,806.00</b>	\$ <b>24,700.00</b>
<b>Programming</b>			
Welcome Train Sign	\$ -	\$ 500.00	\$ 650.00
Website maintenance	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00
Member development	\$ <u>2,000.00</u>	\$ -	\$ <u>2,000.00</u>
<b>Total Programming</b>	\$ <b>4,000.00</b>	\$ <b>2,000.00</b>	\$ <b>4,150.00</b>
<b>Special Projects</b>			
Urban Camp Project	\$ -	\$ 750.00	\$ 750.00
Street signs	\$ -	\$ -	\$ -
Flower project	\$ 3,500.00	\$ 1,700.00	\$ 3,500.00
Graffiti project	\$ -	\$ -	\$ <u>500.00</u>
<b>Total Special Projects</b>	\$ <b>3,500.00</b>	\$ <b>2,450.00</b>	\$ <b>4,750.00</b>
<b>Board Expense</b>			
Board Meetings	\$ 1,250.00	\$ 600.00	\$ 1,250.00
Strategic Planning	\$ -	\$ -	\$ -
Training, Conferences, Events	\$ 6,000.00	\$ 1,000.00	\$ 6,000.00
Memberships	\$ <u>500.00</u>	\$ <u>500.00</u>	\$ <u>500.00</u>
<b>Total Board Expense</b>	\$ <b>7,750.00</b>	\$ <b>2,100.00</b>	\$ <b>7,750.00</b>
<b>Total Expenditures</b>	\$ <b>36,820.00</b>	\$ <b>30,356.00</b>	\$ <b>41,350.00</b>
Annual Operating Surplus/Deficit	\$ 180.00	\$ 99.00	\$ 150.00
<b>RESERVES</b>			
Start of year	\$ 89,900.00	\$ 89,900.00	\$ 82,900.00
Contribution to reserve	\$ -	\$ -	\$ -
Reserves used	\$ <u>-7,000.00</u>	\$ <u>7,000.00</u>	\$ <u>-9,000.00</u>
<b>Year End Surplus/Deficit</b>	\$ <b>82,900.00</b>	\$ <b>82,900.00</b>	\$ <b>73,900.00</b>

Signed and dated

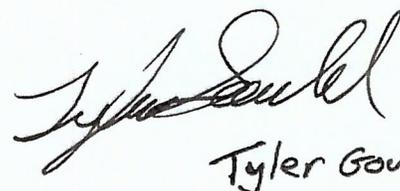
Lloyd Moker, Executive Director, SBID

Kos Koemas, Secretary/Treasurer, SBID

## 33RD BUSINESS IMPROVEMENT DISTRICT

### Saskatoon Business Improvement Districts 2015 Operating Budget For Council Approval

	2014 Budget	2014 Actuals	2015 Budget (For Approval)
<b>REVENUES</b>			
Bid Levy <i>(should be listed first)</i>	\$ -	\$ -	\$ 20,000
<b>Total Revenues</b>	\$ -	\$ -	\$ 20,000
<b>EXPENDITURES</b>			
<b>Administration</b>			
Insurance	\$ -	\$ -	\$ 750
Miscellaneous Office Expenses	\$ -	\$ -	\$ 500
<b>Total Administration</b>	\$ -	\$ -	\$ 1,250
<b>Recurring Expenses</b>			
Flower Pot Maintenance	\$ -	\$ -	\$ 2,000
<b>Total Programing</b>	\$ -	\$ -	\$ 2,000
<b>One Time Purchases &amp; Events</b>			
Flower Pot Purchases	\$ -	\$ -	\$ 2,000
Banner Fabrication & Installation	\$ -	\$ -	\$ 8,000
Garbage Can & Ashtray Purchases	\$ -	\$ -	\$ 3,000
Bench Purchases	\$ -	\$ -	\$ 3,000
<b>Total Special Projects</b>	\$ -	\$ -	\$ 16,000
<b>Board Expenses</b>			
<b>Total Board Expenses</b>	\$ -	\$ -	\$ -
<b>RESERVES</b>			
Street Furnishings Fund	\$ -	\$ -	\$ 750
<b>Total Expenditures &amp; Reserves</b>	\$ -	\$ -	\$ 20,000
<b>Surplus/Deficit</b>	\$ -	\$ -	\$ -

 26 Jan/201  
 Tyler Gould, Treasurer

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## **Contract Award Report – August 1 to December 31, 2014 Contracts between \$50,000 and \$75,000**

### **Recommendation**

That the report of the CFO/General Manager, Asset and Financial Management Department, dated February 9, 2015, be forwarded to City Council for information.

### **Strategic Goal**

This report supports the Strategic Goal of Asset and Financial Sustainability through the open, accountable, and transparent disclosure of the award of contracts.

### **Report**

In accordance with Council Policy No. C02-030, Purchase of Goods, Services and Work, the Administration is required to report three times a year on the award of contracts and requests for proposals between \$50,000 and \$75,000. Attachment 1 is a detailed list of the contract awards for the period August 1, 2014 to December 31, 2014.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

The next contract award report will be presented to City Council in June 2015, outlining the award of contracts and request for proposals for the period January 1, 2015 to April 30, 2015.

### **Public Notice**

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

### **Attachment**

1. Contract Award Report – August 1, 2014 to December 31, 2014.

### **Report Approval**

Written by: Linda Rauckman, Manager, Materials Management

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management Department

Contract Award Report Aug to Dec 2014.docx

**CONTRACT AWARD REPORT**  
**Contracts \$50,000 - \$75,000**  
**For the Period August 1, 2014 to December 31, 2014**

<u>Date</u>	<u>Project Title</u>	<u>Department</u>	<u>Contractor/Supplier</u>	<u>Contract Amt</u>	<u>Purch Method</u>
14/11/17	2014 - 2015 River Landing Snow Maintenance	Transportation & Utilities	ULS Maintenance & Landscaping Inc.	\$ 50,000.00	Competitive
14/11/17	Courier Services Blanket Order - Incidentals	Asset & Financial Mgmt.	Dynamex Canada Ltd.	\$ 50,000.00	Competitive
14/12/29	RWI Pump 3 Inspection & Repair	Transportation & Utilities	Precision Electro-Mechanical Ltd.	\$ 50,000.00	Competitive
14/09/17	Sidewalk Trip Ledge Cutting	Transportation & Utilities	Sidewalk Plus Ltd.	\$ 50,400.00	Competitive
14/09/03	Side Scan Sonar System	Fire	Marine Sonic Technology Inc.	\$ 51,432.00	Competitive
14/09/10	Chip Bodies	Asset & Financial Mgmt.	Fort Garry Industries Ltd.	\$ 51,480.00	Competitive
14/11/21	Emergency Watermain Repair - 3rd Ave/21st St.	Transportation & Utilities	Brunners Construction Ltd.	\$ 51,870.00	Competitive
14/09/12	Panasonic Rugged Toughbook	Transportation & Utilities	ZerrComm Communications	\$ 51,870.54	Competitive
14/08/22	North 40 Groundwater Monitoring Wells	Transportation & Utilities	P. Machibroda Engineering Ltd.	\$ 51,914.50	Competitive
14/09/19	Video Detection System	Transportation & Utilities	Econolite Canada Inc.	\$ 52,003.60	Competitive
14/08/15	Cobrahead LED Fixture	Transportation & Utilities	Eecol Electric (Sask) Inc.	\$ 53,212.50	Competitive
14/08/19	Central Ave. Streetscape Furniture - Ph 2	Transportation & Utilities	Metalshapes	\$ 53,756.14	Competitive
14/10/08	Heavy Truck Tires	Asset & Financial Mgmt.	Market Tire (1976) Ltd.	\$ 55,000.00	Competitive
14/08/21	Front Mower Less Deck w/Broom Attachment	Asset & Financial Mgmt.	Cervus Equipment	\$ 56,386.24	Competitive
14/08/19	20th St. Streetscape Furniture - Ph 2	Community Services	Metalshapes	\$ 56,790.14	Competitive
14/08/19	Aluminum Cube Body	Asset & Financial Mgmt.	Falcon Equipment	\$ 56,980.00	Competitive
14/08/21	Asbestos Assessments and Surveys	Asset & Financial Mgmt.	Bersch & Associates Ltd.	\$ 57,225.00	Sole Source
14/09/03	Arbitrator In-Car Camera Kit	Police	Panasonic Canada Inc.	\$ 57,706.00	Sole Source
14/08/21	Cold Mix Asphalt	Transportation & Utilities	Mainroad Maintenance Products	\$ 57,750.00	Competitive
14/08/08	Steel Street Light Poles & Arms	Transportation & Utilities	Metalpol S.A. de C.V.	\$ 58,122.19	Competitive
14/12/18	Blanket Order Couplers	Transportation & Utilities	Emco Corporation	\$ 58,500.00	Competitive
14/11/06	Maint & Repair for Sewer Inspection Unit	Transportation & Utilities	Donison & Associates Ltd.	\$ 60,000.00	Sole Source
14/08/08	Door Access Control and Data Storage	Transportation & Utilities	Brigadier Security Systems (2000) Ltd.	\$ 60,763.50	Competitive
14/09/24	Trackless MT6	Asset & Financial Mgmt.	Joe Johnson Equipment Inc.	\$ 61,380.00	Sole Source
14/08/19	Fuel System Upgrade	Transportation & Utilities	V-Tec Petroleum Services	\$ 61,539.98	Competitive
14/11/13	Fareboxes	Transportation & Utilities	BEA Transit Services Inc.	\$ 62,150.00	Sole Source
14/09/11	Security Services for Public Works Yards	Transportation & Utilities	SSG Safe Security Services Canada	\$ 63,000.00	Competitive
14/09/04	Used Buses	Transportation & Utilities	The City of Calgary	\$ 63,000.00	Sole Source
14/10/06	Broadway Bike Racks	Community Services	Metalshapes Manufacturing	\$ 63,605.33	Competitive
14/08/13	Guard Rail at Civic Square East	Transportation & Utilities	Kim Constructors Ltd.	\$ 64,214.25	Competitive
14/08/11	Solar Powered Message Boards	Transportation & Utilities	Guardian Traffic Services Ltd.	\$ 64,310.40	Competitive

<u>Date</u>	<u>Project Title</u>	<u>Department</u>	<u>Contractor/Supplier</u>	<u>Contract Amt</u>	<u>Purch Method</u>
14/09/22	Trucking Assistance for Snow Removal	Transportation & Utilities	McKnight Enterprises Inc.	\$ 65,000.00	Competitive
14/12/24	Single Camera Detection System	Transportation & Utilities	Electromega Ltd.	\$ 65,010.00	Sole Source
14/09/17	Wood Shredding	Transportation & Utilities	Big Bite Crushing Inc.	\$ 65,165.96	Competitive
14/09/16	Fitness Equipment for Shaw Centre	Community Services	Western Fitness Equipment	\$ 65,890.00	Sole Source
14/11/03	Emergency Sewer Main Repair - Gray Ave	Transportation & Utilities	Garnett Industries Ltd.	\$ 66,000.00	Competitive
14/09/02	RHF Filter Press Feed Pump Replacement	Transportation & Utilities	ellison	\$ 67,017.70	Competitive
14/08/22	Window Units for 4th Floor - Civic Square East	Transportation & Utilities	Clearlite Glass Ltd.	\$ 67,436.25	Competitive
14/08/05	Steam Boilers	Asset & Financial Mgmt.	Saskatoon Boiler Mfg. Co. Ltd.	\$ 69,005.20	Competitive
14/11/05	Radios	Transportation & Utilities	Motorola Solutions Canada Inc.	\$ 71,636.40	Sole Source
14/09/17	Fitness Equipment for Various Leisure Centres	Community Services	Western Fitness Equipment	\$ 71,940.00	Competitive
14/12/11	Electricity Meters	Transportation & Utilities	Elster Metering	\$ 72,416.91	Sole Source
14/09/30	Digital Radios	Asset & Financial Mgmt.	Motorola Solutions Canada Inc.	\$ 72,625.30	Sole Source
14/11/13	Reloadable Cards & U-Pass Stickers	Transportation & Utilities	BEA Transit Services Inc.	\$ 72,950.00	Sole Source
14/08/12	IBM Storwize V700 Storage	Corporate Performance	Anisoft Group Inc.	\$ 73,814.40	Competitive
14/09/03	Consulting Services for Play Structure Appraisals	Asset & Financial Mgmt.	Suncorp Valuations Ltd.	\$ 74,413.50	Sole Source
14/08/12	Electric Meters	Transportation & Utilities	Elster Solutions Canada Inc.	\$ 74,910.72	Sole Source
14/09/16	Emergency Bus Parts Blanket Order	Transportation & Utilities	Wajax Power Systems	\$ 75,000.00	Sole Source
14/10/15	Plumbing & HVAC Blanket Order	Asset & Financial Mgmt.	Black & McDonald Ltd.	\$ 75,000.00	Competitive
14/08/20	Street Sweeping In Evergreen & Rosewood	Transportation & Utilities	Virtay Street Sweepers Ltd.	\$ 75,000.00	Sole Source
14/09/16	Emergency Engine Repairs & Replacements	Transportation & Utilities	Cummins Western Canada LP	\$ 75,000.00	Sole Source

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# Annual Status Report - Non-Policy Tax Incentive Agreements

## Recommendation

That the report of the CFO/General Manager, Asset and Financial Management Department, dated February 9, 2015, be forwarded to City Council for information.

## Topic and Purpose

The purpose of this report is to present City Council with the annual status of the non-policy tax incentives.

## Report Highlights

1. Five organizations have received a total of \$1,040,535 in non-policy tax abatements in 2014.

## Strategic Goal

The Business Development Incentives Policy supports the long-term strategy of working collaboratively with economic development authorities under the Strategic Goal of Economic Diversity and Prosperity.

## Background

City Council approves non-policy tax incentives as part of an overall agreement to facilitate specific development projects. The Administration attempts to provide City Council with an indication of the value associated with each non-policy incentive agreement at the time of approval, however, these estimates are often based on preliminary information. This report summarizes the actual value of these non-policy incentives for 2014.

## Report

Each non-policy incentive agreement is unique in its objective and is site-specific. The following table lists the properties that have received non-policy tax incentives for 2014 and the total taxes abated (includes City, library, and education taxes).

Recipient	Term	End Date	2014 Incentive
Jubilee Housing & Residences	4 years	Dec. 31, 2014	\$42,027
Persephone Theatre*	5 years	Dec. 31, 2014	\$81,752
Saskatoon Ideas Inc.	5 years	Dec. 31, 2016	\$13,675
Saskatoon Soccer Centre Inc.	5 years	Dec. 31, 2015	\$577,876
Saskatoon Airport Authority	5 years	Dec. 31, 2018	\$325,205
<b>Total 2014 Non-Policy Incentives</b>			<b>\$1,040,535</b>

\* Note: City Council has approved a new 5-year agreement with Persephone Theatre that will begin in 2015.

- The Jubilee Housing and Jubilee Residences were abated taxes over four years in order to phase in the tax impact due to a change in legislation. This legislative change resulted in five seniors' housing complexes becoming taxable which had previously been tax exempt.

- The incentives to Persephone Theatre and Saskatoon Ideas Inc. are related to development in the south downtown and River Landing.
- Saskatoon Soccer Centre Inc. received the abatement on the condition that it contributes funds toward the Dedicated Capital Reinvestment Fund in order to ensure the timely repair or replacement of major capital components of the two soccer facilities.
- The Saskatoon Airport Authority (SAA) agreement allows taxes to be paid based on a per-passenger rate (rather than assessment based taxes), and in 2014 the SAA paid taxes of \$976,183.

### **Financial Implications**

Property tax abatements approved result in the deferral of taxes based on the increase in the taxable assessment of the property. As a result, there is no immediate financial implication, other than deferral.

### **Other Considerations/Implications**

There are no environmental, privacy, policy, or CPTED implications or considerations. Public and/or stakeholder involvement and a communication plan are not required.

### **Due Date for Follow-up and/or Project Completion**

A report for the 2015 non-policy tax incentive agreements will be presented to the Standing Policy Committee on Finance and City Council in February 2016.

### **Public Notice**

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

### **Report Approval**

Written by: Joanne Stevens, Manager, Assessment & Tax Administration

Reviewed by: Les Smith, Director of Assessment & Taxation

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management Department

NonPolicyTaxIncentReport2014.docx

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## 2015 Annexation (Boundary Alteration) – Tax Implications and Options

### Recommendation

That the Standing Policy Committee on Finance recommend to City Council that no new mitigation or transitional tax measures be taken except for those used in past practice.

### Topic and Purpose

The purpose of this report is to provide information on the reasons for the taxation changes, the estimated scope of change, and possible options to ease the transition to City of Saskatoon (City) property taxes.

### Report Highlights

1. 85 properties of various types will be annexed from the Rural Municipality of Corman Park (RM) to the City of Saskatoon.
2. The estimated assessments for commercial properties are expected to increase by about 39%, while residential assessments could decrease by 4%.
3. The municipally controlled tax rates will change, and the education tax rates will remain unchanged.
4. Most properties will experience a median tax increase, ranging from 20% to 45%.
5. Three properties will continue to receive partial tax abatements.
6. Tax mitigation used in past annexations was consistent and limited.

### Strategic Goal

The report supports the long-term strategy of planning for development collaboratively with regional partners and stakeholders under the Strategic Goal of Sustainable Growth.

### Background

At City Council's meeting of September 29, 2014, a public hearing for a boundary alternation proposal took place. City Council resolved, in part:

- "2) that the Administration provide a report to the Standing Policy Committee on Finance outlining the tax implications and options for easing the impact for tax changes as a result of annexation."

### Report

#### 85 Properties to be Annexed

For 2015, there is a proposed boundary alteration that will result in 85 properties changing from the jurisdiction of the RM to the City. These properties are of various types and uses as follows:

- 22 commercial
- 42 agricultural
- 5 mixed residential/agricultural use
- 2 residential
- 14 commercial utility (non-developable narrow strips of land adjacent to roadways and existing development)

Of the 85 properties, 66 are owned by the City, the Crown, utilities, or the RM, leaving 19 under individual or typical corporate ownership.

### Assessment Value Changes

The assessment values will change for the properties when they become part of the city limits. The City prepares assessment values for properties that are located in the city limits, whereas the Saskatchewan Assessment Management Agency (SAMA) prepares the assessment values for the properties located in the RM.

Most non-agricultural properties are valued to meet the statutory “market valuation standard” that is defined in legislation. These are valued using local market information and have a relationship with local marketplace values at a given point in time.

Agricultural property assessments can be described as being valued on a productive capacity basis. As a result of these differences, agricultural assessments are less affected by their “jurisdiction” location than are other properties. Agricultural assessments will only experience minor changes, if any, while the other property types can have significant changes. Assessments must be equitable with others within that jurisdiction, not necessarily between jurisdictions.

Estimated property assessments in this report are based on property information supplied by SAMA. The only properties that have had an actual inspection are those where an invitation to inspect came from the property owner to the Assessment & Taxation Division regarding an estimate of tax impact. The City has no legal authority to inspect properties or prepare assessments until the properties are located within the city limits. The following tax implications are estimates only:

- commercial assessments are expected to increase by 39% (median);
- residential assessments are expected to decrease by 4% (median); and
- agricultural assessments are not expected to change.

### Tax Rate Differences

The taxes levied against most properties in Saskatoon are the sum of three parts, each established by their own taxing authority, as follows:

- the City and the RM each set the municipal portion;
- education rates are set at a provincial level and are applied on a province-wide basis; and
- the Library rate is set at the local level by City Council.

The Effective Tax Rate (ETR) is the end rate that is determined by dividing the total taxes payable by the assessment value. This is the net result of mill rates, factors, and percentages of value. It provides a simplified approach to calculating and comparing taxes. ETRs will be used to compare tax rates in the City and the RM. An ETR multiplied by the assessment value will equal the total taxes payable as shown in the table below (2014 rates)

Property Type	City ETR	RM ETR	City as % of RM
Commercial	1.76177%	1.67900%	104.9%
Residential	0.88065%	0.70490%	124.9%
Agricultural	0.66042%	0.54558%	121.0%

Property Tax Differences

The net effect of assessment and tax rate differences is summarized with the following medians:

- commercial property will experience a tax change (increase) of 45%;
- residential property will experience a tax change (increase) of 20%; and
- agricultural property will experience a tax change (increase) of 21%.

Properties Currently Receiving Abatements in the RM

The following three properties, as approved by City Council, will continue with the temporary taxation abatements that were afforded by the RM in the affected area:

Property	% Abatement	Category	Taxation Years Applicable
Saskatoon Co-Op Association	20	Municipal & School	2015
Quattro Properties Ltd.	40	Municipal & School	2015
	20		2016
German Canadian Club	75	Municipal	2015 & 2016

Precedent - Past Mitigation Practice with Annexations

*The Municipalities Act* and *The Cities Act* differ with respect to property tax exemptions that will affect the mixed residential/agricultural properties.

*The Municipalities Act* exempts the assessment for non-residential improvements that are used exclusively in connection with the agricultural operation of the owner or occupant of the land. The dwelling associated with that land\* is exempt up to the extent of the land assessment. In other words, only that portion of the residential assessment that exceeds the assessment of the ‘land’ is taxable.

*\*The land assessment is the sum assessment value of all of the land in that RM and any adjoining RM of that owner/occupant.*

The past two annexations (2010 and 2006) established precedent for possible tax mitigation arising from an annexation. If changes in practice are made, they would be expected to be implemented in any other future annexations.

In each of the past two major annexations, the City has used abatement agreements to provide for the equivalent tax relief that would have occurred if those noted exemption provisions in *The Municipalities Act* had existed in *The Cities Act*.

It is recommended that this practice continue and be applied to any mixed residential/agricultural properties in this annexation.

There were no mitigation or transitional measures in either the 2006 or 2010 annexations for properties other than for the above-noted mixed agricultural/residential types.

In the 2010 annexation there was a partial “effective” mitigation that resulted from the timing of the annexation. In 2010 the annexation date occurred after the RM had issued their 2010 assessment and property tax notices. The RM collected the taxes at their rates and then remitted to the City an apportioned amount based on the number of months that the properties were in the City. The effect of this was that the annexed properties had the full benefit of lower tax rates for the entire year, even though they were located in the City for part of that year. It has been recommended that the timing of this annexation be the same, creating a similar benefit to the affected properties in this annexation.

To retain consistency with past practice, it is recommended that no transitional or mitigation measures be implemented for any properties other than those noted.

### **Option to the Recommendation**

There are no broad based tax tools that can be used to transition taxes in this situation. Unique mill rate factors can be used to create unique civic tax rates, but only for classes or subclasses of properties. These properties are varied in nature, not unique in location with the only common element between them being history. History is not a property characteristic that can be used to create a sub-class.

The City could transition taxes from the RM amounts to City amounts over a period of years only where there are increases. These properties have not paid taxes in Saskatoon in the past, so this is not a phase-in as there is no previous City amount to phase from. Any decrease from levied taxes is simply a reduction. Any premium adjustment for a property that may experience an actual decrease would be an unsupported surcharge. (Based on estimates, there are three commercial properties that may experience a tax decrease.)

Individual property tax abatements could be used to mitigate taxation increases. If abatements are used, it is recommended that any abatement be completed prior to the next reassessment in 2017. It is expected that any tax changes due to the next reassessment would be phased-in over a period of years similar to the past reassessments. Completing the abatements prior to the reassessment would alleviate a property having both annexation tax mitigation abatements and tax phase-ins at the same time.

### **Public and/or Stakeholder Involvement**

Public and/or stakeholder involvement is not required.

### **Financial Implications**

The financial implications are limited to amounts abated through any agreements. Honouring the three existing abatements foregoes approximately \$109,000 (RM rates and assessments). Any additional amounts are unknown until the final assessments have been completed and decisions are made on mitigation measures.

### **Other Considerations/Implications**

There are no policy, environmental, privacy, or CPTED implications or considerations, and a communication plan is not required.

**Public Notice**

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

**Report Approval**

Written by: Les Smith, Director of Assessment & Taxation

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management  
Department

2015 Annexation\_Tax Implications & Options.docx

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## **Purchasing Review Request for Proposal - Award of Contract**

### **Recommendation**

That the Standing Committee on Finance recommend to City Council:

1. That The Procurement Office be awarded the contract to conduct a purchasing review for the City of Saskatoon to a maximum cost of \$100,000.00; and
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and City Clerk be authorized to execute the agreement under the Corporate Seal.

### **Topic and Purpose**

To receive approval from City Council to retain The Procurement Office to conduct a review of the City of Saskatoon's purchasing procedures.

### **Report Highlights**

1. Every year the City of Saskatoon spends millions on the purchase of goods, services and construction.
2. The City would like to review our purchasing process, policies and procurement documents.
3. A Request for Proposal (RFP) for Legal Advisor Services – Purchasing Review was issued on November 28, 2014.
4. Proposals have now been received and evaluated. The Evaluation Committee is recommending the contract be awarded to The Procurement Office.

### **Strategic Goals-**

The recommendations in this report support the strategic goals of continuous improvement, and asset and financial sustainability.

### **Report**

Every year the City of Saskatoon spends millions on the purchase of goods, services and construction. The Administration has been looking at ways to make our purchasing process more efficient while maintaining fair, open and transparent procurement practices. However, due to the current amount of projects and procurement the City is engaged in, it has been difficult for the Administration to find the resources to implement these changes.

Further, the Administration wants to implement standardized procurement documents for use by the organization as a whole. The purchase of template documents adapted for the City's use is a large portion of this project. Standard documents will allow for more consistency throughout the organization, minimize risk, create efficiency and create standardized documents for our potential vendors.

In addition, it is time to review our purchasing policies and protocols to determine if they need amendment. It is also likely that the organization is in need of some additional protocols.

On November 28, 2014 the City of Saskatoon issued a Request for Proposals – Legal Advisor – Purchasing Review (“RFP”). The purpose of this RFP was to seek proposals regarding a review of our purchasing process, policies and procurement documents. The RFP identified the role of the legal advisor to:

- complete a risk assessment of the City's current purchasing process;
- provide advice with respect to and, draft replacements if necessary, regarding the City's purchasing policy and other required purchasing protocols and procedures;
- provide and draft, as required, template procurement documents and standard term contracts for use by the City of Saskatoon; and
- provide training with respect to the use of the procurement documents and standard term contracts.

Five proposals were received from:

- McKercher LLP
- MacPherson, Leslie and Tyerman LLP
- Miller Thomson LLP
- The Procurement Office
- Robertson Stromberg LLP

The proposals were evaluated on the following criteria:

- |  |    |
|--|----|
| • Experience and Qualifications                          | 40 |
| • Project understanding, work plan and scope of services | 30 |
| • Fee Proposal   | 30 |

The highest scoring proponent was The Procurement Office. The Procurement Office has extensive experience in completing projects similar to this one. They have performed this service for numerous municipalities and public bodies across Canada. Given this experience they are highly qualified to perform the work required by the City of Saskatoon. They demonstrated an excellent project understanding, work plan and scope of services. At a cost of \$76,645.00 plus applicable taxes and expenses they were also one of the lowest cost proposals.

The project budget outlined in the RFP was \$100,000.00. As the project progresses the City may issue to retain The Procurement Office to perform additional work not currently specified in the work plan. For instance, the City may request additional template documents and policies that were not included in the proposal from The Procurement Office. The contract is being awarded up to a maximum upset price of \$100,000.00 to allow for that flexibility.

**Public and/or Stakeholder Involvement**

At this time there is no need for public and/or stakeholder involvement. If changes are proposed to the City’s current purchasing process the City will seek the input of external stakeholders.

**Policy Implications**

At this time there are no policy changes being recommended. The outcome of this project may result in recommended changes to our purchasing policies. Any changes required will be brought back to a later meeting of the Committee.

**Financial Implications**

The project will be funded from a number of capital projects that will benefit from the new approach. This will offset project-specific procurement costs and risks for each of the projects, and will benefit projects from these funding sources going forward.

**Other Considerations/Implications**

There is no environmental, privacy, or CPTED implications or considerations, and a communications plan is not required.

**Due Date for Follow-up and/or Project Completion**

The purchasing review is expected to take approximately four months. A report detailing the results of the review will be brought back to the Committee.

**Public Notice**

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

**Report Approval**

Written by: Cindy Yelland, Solicitor, Director of Planning & Development Law  
Approved by: Patricia Warwick, City Solicitor

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## Baydo Development Corporation - 412 Willowgrove Square Boulevard Streetscaping

### Recommendation:

That the Standing Policy Committee on Finance recommend to City Council:

- 1) That the Administration be authorized to proceed with payment of \$123,247.18 plus GST to Baydo Development Corporation for the City of Saskatoon's share of expenses incurred to construct the sidewalk and other landscaping amenities in the boulevard adjacent to 412 Willowgrove Square.
- 2) That the City Solicitor be directed to prepare a Maintenance Service Agreement delineating maintenance responsibilities for this development between Baydo Development Corporation, City of Saskatoon and the 412 Willowgrove Square Condominium Association.

### Topic and Purpose

The purpose of this report is to advise the Standing Policy Committee on Finance and City Council of the co-development approach used to facilitate construction of boulevard streetscaping improvements adjacent to 412 Willowgrove Square. Saskatoon Land is also requesting authorization to provide payment to Baydo Development Corporation (Baydo) for the City of Saskatoon's (City) share of the construction expenditures.

### Report Highlights

1. A co-development arrangement between Baydo and the City was used for the installation of boulevard improvements adjacent to 412 Willowgrove Square to ensure continuity between public and private property.
2. The cooperative approach resulted in an attractive, barrier free access to the project building, while also achieving cost efficiencies to construct amenities on the City boulevard.
3. Baydo, Saskatoon Land and the 412 Willowgrove Square Condominium Association have a general agreement regarding responsibilities for maintaining the landscape amenities.
4. Saskatoon Land is requesting approval to proceed with payment, as the cost is in excess of \$75,000, as required in Council Policy No. C02-030 - Purchase of Goods, Services and Work.

### Strategic Goals

This report supports the four-year priority to direct expenditures toward amenities in neighbourhoods to enhance and protect property values and encourage private investment under the Strategic Goal of Quality of Life.

### Background

The Request for Proposals (RFP) for the sale and development of 412 Willowgrove Square was released on July 15, 2011, and closed on January 16, 2012. The proposal

received from Baydo met the qualifications required by the City, and the land was sold for construction of the project in June 2012.

Due to the City's requirement to have the buildings located adjacent to the front property line, the site was sold without a sidewalk to avoid damage during construction. At the time of sale, the City made a commitment to Baydo to coordinate installation of streetscaping amenities in the boulevard, including the sidewalk, when the building was sufficiently completed.

In May 2013, Baydo approached Saskatoon Land with a proposal for the construction of the hard and soft landscaping in front of their building, both on their property and in the adjacent City right-of-way (Attachments 1 and 2). Throughout 2013, Saskatoon Land coordinated meetings with the relevant civic divisions and sections (Parks, Public Works, Facilities, Transportation, and Urban Design) to ensure Baydo's proposal met City standards and was appropriate for the site.

## **Report**

### **Reasons for Co-development Approach**

Under normal circumstances, procurement of the design and construction services for streetscaping amenities on City property would be done through a public tender process. The reasons for deviating from this process are as follows:

1. A key goal of the development was to link the building, which fronts the property line, to the streetscape and square which would create seamless transition between the sidewalk and the building. Collaboration between the builder (Baydo) and the developer (Saskatoon Land) was required to ensure the project as a whole (building, sidewalk and square) succeeds in achieving the vision referenced in the Willowgrove Neighbourhood Concept Plan and approved RFP document.
2. Due to the desired link between the building access points and the adjacent right-of-way, developing both in a cooperative manner would result in obvious efficiencies. It was agreed by both parties that it would be best to have one contractor construct the landscaping improvements on private property and the City boulevard at the same time. The Administration was amenable to proceeding in this manner as long as the landscaping improvements installed on City property were approved and done to City standards.
3. Timing of the installation of landscaping improvements in front of the building was critical to Baydo as they had commercial tenants opening businesses that required safe public access through the City boulevard. It was agreed that Baydo control the timing and project management of the construction to ensure that their commitments to tenants could be met.

### Development and Maintenance Responsibilities

Baydo's responsibilities for the construction of these improvements are as follows:

- timing of the installation and project management;
- constructing all landscaping along the boulevard, including all City-owned portions; and
- planting all vegetation.

The responsibilities for maintenance of these improvements are as follows:

- The Condo Association for 412 Willowgrove Square will maintain all:
  - shrubs in the planters along the street side of the property; and
  - trees on City land adjacent to the building for the first three years to ensure their establishment.
- Baydo will:
  - remove snow from all sidewalks, ramps and stairs; and
  - maintain the upper level sidewalk and railing.
- The City will maintain the lower level curb and sidewalk.

### Project Cost

The total cost for Saskatoon Land's portion of the improvements (Attachment 3) is \$123,247.18 plus GST. The Administration has reviewed the invoicing and confirmed the costs are consistent with similar streetscaping projects. Adequate funding for the City's share of the costs is available in Capital Project 1396-17, and were expected and estimated at \$250,000 in the most recent Willowgrove pro-forma.

### **Options to the Recommendation**

There are no options to the recommendation.

### **Public and/or Stakeholder Involvement**

Saskatoon Land and Baydo worked together to come up with an agreed landscaping plan. Urban Design, Building Standards, Public Works, Facilities, Parks, and Urban Forestry were consulted throughout the project. Urban Design, Building Standards, and Urban Forestry have reviewed and approved the work that has been completed.

### **Financial Implications**

Approved funding for payment of these costs exists in Capital Project 1396-17.

### **Other Considerations/Implications**

There are no environmental, policy, privacy or CPTED implications or considerations, and a communication plan is not required.

### **Due Date for Follow-up and/or Project Completion**

There is no follow-up required at this time.

### **Public Notice**

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

**Attachments**

1. 412 Willowgrove Square – Landscape Development Proposal and Map
2. Map - City of Saskatoon Right-of-Way and Boulevard
3. Breakdown of Saskatoon Land's Costs

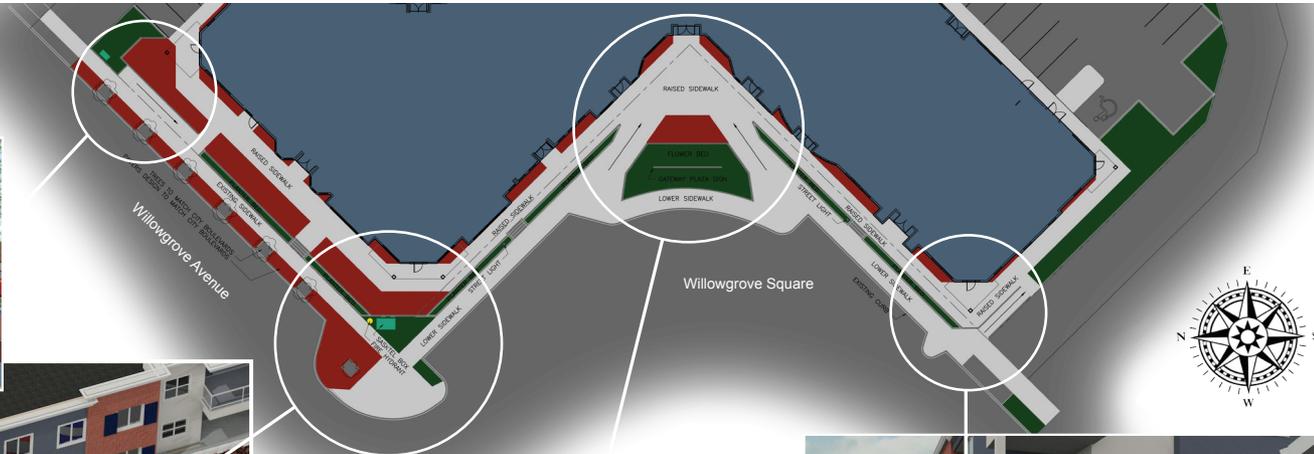
**Report Approval**

Written by: Tyson McShane, Senior Planner, Saskatoon Land

Reviewed by: Frank Long, Director of Saskatoon Land

Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management  
Department  
Murray Totland, City Manager

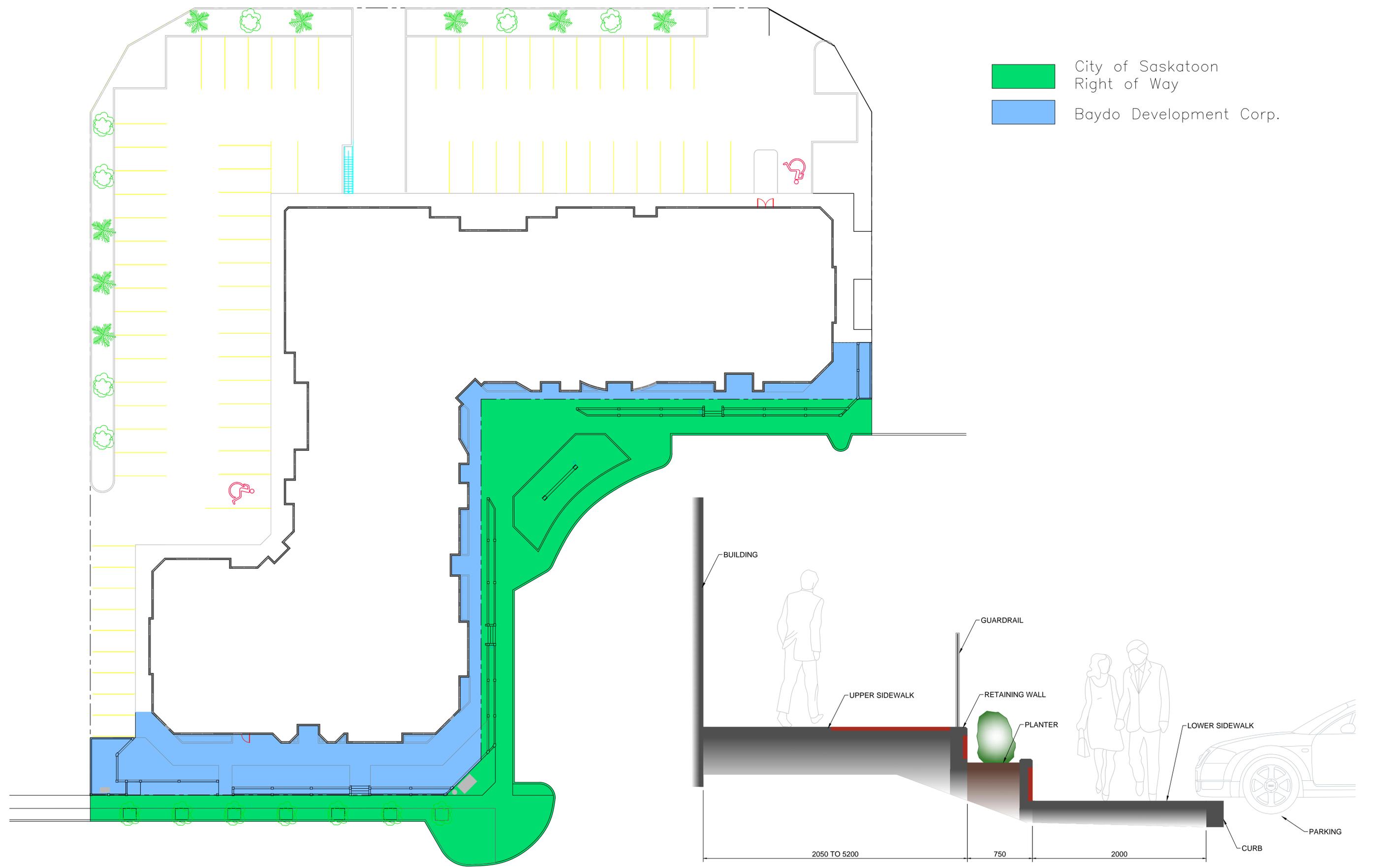
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412 Willowgrove Square

# Gateway Plaza





Drawing No.	Title	No.	Date	Description	By	No.	Date	Description	By

**Baydo**  
Development Corporation  
204 - 502 Cope Way, Saskatoon, SK. S7T 0G3

Proj. Address: 412 WILLOWGROVE SQUARE SASKATOON	
Scale	AS NOTED
Designed	-
Drawn	K. KATSIRIS 23JUL12
Checked	S. JONES 23JUL12

Project:	GATEWAY PLAZA
Title:	ARCHITECTURAL LANDSCAPING PLAN

Drawing Number:  
**A1.2**  
Rev:

## Breakdown of Saskatoon Land's Costs

Items	Quantity	Unit Price	Amount
Supply and Installation of Trees and Shrubs	1	\$29,434.24	\$29,434.24
Concrete Work (m2)	407.25	\$128.44	\$52,306.25
Stone Paving Materials (sq ft)	856.27	\$7.00	\$5,993.89
Stone Paving Install (sq ft)	856.27	\$9.00	\$7,706.43
Curb and Gutter (m2)	7	\$150.00	\$1,050.00
Additional Curbing (m2)	34.04	\$102.00	\$3,472.08
Sidewalk Excavation	1	\$10,000.00	\$10,000.00
Dirt Removal and Hauling	1	\$2,080.00	\$2,080.00
Project Management (10% of project costs)	1	\$11,204.29	\$11,204.29
		<b>Sub Total</b>	\$123,247.18
		<b>GST</b>	\$6,162.36
		<b>Total</b>	\$129,409.54

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## Standard & Poor's Canadian Ratings – City of Saskatoon

### Recommendation

That the report of the CFO/General Manager, Asset and Financial Management Department, dated February 9, 2015, be forwarded to City Council for information.

### Topic and Purpose

This report is to inform City Council and the general public of the 2013 long-term issuer credit rating report recently prepared and released by Standard & Poor's reaffirming the City of Saskatoon's AAA/Stable Outlook credit rating, as well as some of the key rating factors.

### Report Highlights

1. Standard & Poor's (S&P) has reaffirmed the City of Saskatoon's AAA/Stable Outlook credit rating based on the 2013 Consolidated Financial Statements and current economic outlook.
2. The City of Saskatoon (City) compares favourably to the key factors used by S&P to evaluate the City's credit rating. These include:
  - strong relationships with other levels of government;
  - a diverse economy;
  - strong and prudent financial policies and management;
  - favourable budget flexibility;
  - strong budgetary performance;
  - exceptional liquidity;
  - the ability to service debt, maintain a manageable debt level and healthy reserves; and
  - no significant future financial risks.

### Strategic Goal

Strong financial performance is the foundation of the Strategic Goal of Asset and Financial Sustainability and leads to the City's "AAA" Credit Rating.

### Background

An annual process to review the City's financial and economic performance and outlook, as well as the institutional framework in which the City operates is undertaken by S&P to determine the City's credit rating. The factors that contribute to this rating are summarized in this report.

Credit ratings are one of several tools that investors and lenders use when making decisions regarding an organization's future financial strengths and weaknesses. For the City, this rating serves as an indication of the credit risk and the ability of the City to meet its financial obligations in full and on time. This also identifies the credit quality of

the City's debt issue and can translate into lower interest rates for favourable credit ratings since there is minimal or low risk associated with the debt.

## Report

### AAA/Stable Outlook Credit Rating

The City received an "AAA/Stable" credit rating from S&P based on the City's 2013 financial statements, as well as current market conditions, financial forecasts and the economic outlook for Saskatoon and area.

The rating factors and the City's performance in relation to these factors are presented as follows:

### Key Factors and Rating

- Institutional Framework – VERY PREDICTABLE AND WELL-BALANCED  
*Strong relationships with other levels of government provides stability for municipal finances.*

S&P views the City as benefiting from "a very predictable and well-balanced local and regional government framework that has demonstrated a high degree of institutional stability."

- Economy – VERY STRONG  
*Saskatoon's diverse economy helps the City withstand economic fluctuations which provides stability for businesses and residents.*

S&P indicated that Saskatoon's economic fundamentals are very strong. "Saskatoon's GDP would be in line with the province's, given its stature as Saskatchewan's largest Census metropolitan area and the subsequent greater economic diversity than other areas of the province."

- Financial Management – STRONG  
*The City of Saskatoon demonstrates strong financial management.*

S&P references the City's thorough and prudent policies and procedures, as well as the City's transparent disclosures through a robust set of financial policies, annual operating budgets and five-year capital forecasts. "Audited statements are transparent and unqualified. Saskatoon's long-term debt plan clearly breaks down each current and planned debenture's associated capital and amortization schedule."

- Budgetary Flexibility – VERY STRONG

*The City of Saskatoon's favourable budget performance, as well as its self-generated revenues places the City in a strong financial position.*

The operating and capital performance for the City on a cash basis is considered by S&P as very favourable. More than 70% of the City's operating revenue came from modifiable revenue sources, and capital expenditures were about 41% of total expenditures. "We expect modifiable revenues to remain above 70% and capital expenditures over 30% during our rating horizon." S&P did note that some risk to self-generated revenues could be affected by economic fluctuations.

- Budgetary Performance – STRONG

*Strong operating balances boost budgetary performance.*

The operating surpluses have been consistently strong in the past five years averaging about 28% of adjustment operating revenue. After-capital balances have fluctuated but the high-capital spending will result in "modest after-capital deficits not exceeding 5% of total adjusted revenue."

- Liquidity – EXCEPTIONAL

*The City of Saskatoon benefits from exceptional liquidity which bolsters its financial risk profile and remains a key credit strength.*

S&P considers Saskatoon's strongest performance in the area of liquidity. The total of cash and investments were about \$286 million at year-end 2013, and 828% of forecasted debt service for 2014. While a ratio of cash to debt of 1 is considered strong, Saskatoon's ratio is 8.3 times that due to the City's healthy financial reserves. "The City will maintain exceptional levels of liquidity to meet debt service requirements."

- Debt Burden – VERY LOW

*High operating margins mitigate a low but rising debt.*

Tax supported debt compared to consolidated operating revenues is an indicator of debt burden. A score under 30% is considered strong and under 60% would be considered reasonable. The City's tax supported debt ratio is at 30.7% at year-end 2013. In regard to the ratio of interest costs to adjusted operating revenues, Saskatoon has a ratio of 0.8%, which is considered low.

S&P states that with the City's "low debt levels and interest burden, we believe the City has a very manageable debt level consistent with the ratings."

- **Contingent Liabilities – VERY LOW**

*There are no significant financial risks from future liabilities that might impact the City's financial health.*

S&P noted that the City's P3 projects will have no impact on the contingent liabilities. "The fixed price nature and risk transference of the proposed contracts are deemed sufficiently robust that impact on the City's credit profile is not material."

**Due Date for Follow-up and/or Project Completion**

There is no follow-up required.

**Public Notice**

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

**Attachment**

1. Standard & Poor's – Ratings Direct – Supplementary Analysis: City of Saskatoon – January 27, 2015.

**Report Approval**

Written by: Kerry Tarasoff, CFO/General Manager, Asset & Financial Management  
Department

Approved by: Murray Totland, City Manager

SP Credit Rating 2015.docx

# RatingsDirect®

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## Research Update:

# City of Saskatoon 'AAA' Ratings Affirmed On Very Strong Economy And Budgetary Flexibility

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## Research Update:

# City of Saskatoon 'AAA' Ratings Affirmed On Very Strong Economy And Budgetary Flexibility

## Overview

- We are affirming our 'AAA' long-term issuer credit and senior unsecured debt ratings on the City of Saskatoon.
- The ratings reflect our opinion of the city's very strong economy and budgetary flexibility, strong budgetary performance, and exceptional liquidity levels.
- The stable outlook reflects our expectations that, throughout the two-year outlook horizon, Saskatoon will continue benefiting from a very strong economy and maintain exceptional liquidity and strong budgetary performance.

## Rating Action

On Jan. 27, 2015, Standard & Poor's Ratings Services affirmed its 'AAA' long-term issuer credit and senior unsecured debt ratings on the City of Saskatoon, in the Province of Saskatchewan. The outlook is stable.

## Rationale

The ratings on Saskatoon reflect Standard & Poor's opinion of the city's very strong economy and budgetary flexibility, strong budgetary performance, and exceptional liquidity levels. The ratings also reflect our assessment of the "very predictable and well-balanced" institutional framework for Canadian municipalities, strong financial management, and very low contingent liabilities. In our opinion, offsetting these strengths are an increasing debt burden owing to the city's very large capital program, and potential economic risks related to its land development operations.

Saskatoon's economic fundamentals are very strong, in our view. Saskatchewan's GDP per capita averaged US\$70,494 in 2011-2013, and we estimate that the city's GDP per capita would be in line with the province's given its stature as Saskatchewan's largest Census metropolitan area and the subsequent greater economic diversity than other areas of the province. Agriculture, the public sector, and in particular the resource sector (mining and potash) are all important employers for Saskatoon, although we expect a downturn in the resource sector would affect the city's economy through higher unemployment, lower population growth, and lower revenue.

In our opinion, Saskatoon demonstrates strong financial management. Disclosure and transparency are what we believe to be good, annual financial statements

*Research Update: City of Saskatoon 'AAA' Ratings Affirmed On Very Strong Economy And Budgetary Flexibility*

are audited and unqualified, and the city prepares good annual operating and capital budget documents. It also prepares long-term capital and borrowing plans.

We believe Saskatoon also has very strong budgetary flexibility, which is consistent with that of its peers. More than 70% of the city's operating revenue came from modifiable revenue sources in fiscal 2013 (year ended Dec. 31), and capital expenditures were about 41% of total expenditures. We expect modifiable revenues to remain above 70% and capital expenditures over 30% during our rating horizon.

Saskatoon has consistently achieved strong operating budgetary balances relative to those of peers. In our base-case scenario, we expect that this trend will continue with operating balances averaging 29% of operating revenues in 2012-2016 (all figures Standard & Poor's-adjusted). However, we believe that very high levels of capital expenditures will result in modest after-capital deficits not exceeding 5% of total adjusted revenue over the next two years.

We believe Canadian municipalities benefit from a very predictable and well-balanced local and regional government framework that has demonstrated a high degree of institutional stability. Although provincial governments mandate a significant proportion of municipal spending, they also provide operating fund transfers and impose fiscal restraint through legislative requirements to pass balanced operating budgets. Municipalities generally have the ability to match expenditures well with revenues, except for capital spending, which can be intensive. Any operating surpluses typically fund capital expenditures and future liabilities (such as postemployment obligations and landfill closure costs) through reserve contributions.

In our view, offsetting these strengths somewhat is Saskatoon's increasing debt burden which is driven by its large capital program. The city's debt burden was about 31% of consolidated operating revenues in 2013 and we forecast it will remain above 30% on average through 2016. However, in our view, mitigating this increased debt burden are the large operating margins Saskatoon generates, which totaled C\$665 million in 2011-2013 and 1.9x the estimated debt outstanding at the end of 2016. Interest expenses are what we view as low, and we expect that they will continue to represent about 1% of operating revenues.

In our opinion, the city has very low contingent liabilities. In our view, Saskatoon will remain contingently liable for the financing costs through the construction phase of the two public-private partnership projects currently in the capital plan. However, we deem the proposed contracts' fixed-price nature and risk transference sufficiently robust that the impact on the city's credit profile is not material. Liabilities stemming from standard future employee benefits and landfill postclosure liabilities equaled about 5% of consolidated operating revenues in 2013.

We believe Saskatoon's land development activities expose it to some

development risk. The city's land development business line invests in infrastructure ahead of development and sells land at competitive market values to developers. Saskatoon has developed and follows a plan for growth and its land development activities help ensure it grows according to its plan. Although the city builds out infrastructure in consultation with developers, there is a risk that planned growth will not materialize, likely as a result of an economic slowdown, and the recovery of its land development costs from developers could be delayed.

## Liquidity

In our opinion, Saskatoon's credit profile benefits from its exceptional liquidity. At year-end 2013, the city's cash and investments (net of deferred revenues and as calculated in accordance with our liquidity criteria) were about C\$286 million, and 828% of forecast debt service for 2014. In our view, Saskatoon has satisfactory access to external liquidity, given its proven ability to issue into public debt markets and the presence of a secondary market for Canadian municipal debt instruments. We believe that the city will maintain exceptional levels of liquidity to meet debt service requirements.

## Outlook

The stable outlook reflects our base-case expectations that, throughout the two-year outlook horizon, Saskatoon will continue to benefit from a very strong economy and maintain exceptional liquidity and strong budgetary performance, with after-capital deficits not exceeding 5% of total revenues, on average. We further expect the city's debt burden to remain below 60% of operating revenue and for high operating margins to continue mitigating them. Although we view it as unlikely in the medium term, we could lower the ratings if we saw sustained material erosion in Saskatoon's economy that led to a declining population, a significant fall in per capita GDP and weaker municipal finances. We could also lower the rating if the city's capital program were to increase significantly and remain high, putting pressure on budgetary performance, debt, and liquidity.

## Key Statistics

Table 1

City of Saskatoon -- Economic Statistics					
--Fiscal year end Dec. 31--					
(%)	2009	2010	2011	2012	2013
Population (total)	218,900	224,300	234,200	239,000	248,700
Population growth	4.5	2.5	4.4	2.0	4.1
Unemployment rate	7.0	8.3	8.6	5.6	4.1

Note: The data and ratios above result in part from Standard & Poor's own calculations, drawing on national as well as international sources, reflecting Standard & Poor's independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. Sources typically include Statistics Canada.

**Table 2**

City of Saskatoon -- Financial Statistics						
	--Fiscal year ended Dec. 31--					
(Mil. C\$)	2011	2012	2013	2014bc	2015bc	2016bc
Operating revenues	662	760	765	850	952	1,069
Operating expenditures	481	495	545	615	695	784
Operating balance	181	264	220	234	257	285
Operating balance (% of operating revenues)	27.3	34.8	28.7	27.6	27.0	26.6
Capital revenues	152	135	102	107	104	119
Capital expenditures	329	380	380	381	373	426
Balance after capital accounts	3	20	(58)	(40)	(12)	(22)
Balance after capital accounts (% of total revenues)	0.4	2.2	(6.7)	(4.2)	(1.1)	(1.9)
Debt repaid	18	20	23	22	26	30
Balance after debt repayment and onlending	(15)	(1)	(81)	(63)	(37)	(52)
Balance after debt repayment and onlending (% of total revenues)	(1.8)	(0.1)	(9.3)	(6.6)	(3.5)	(4.4)
Gross borrowings	0	90	60	25	69	99
Balance after borrowings	(15)	89	(21)	(38)	32	47
Operating revenue growth (%)	22.4	14.8	0.7	11.1	12.0	12.3
Operating expenditure growth (%)	25.3	3.1	10.1	12.9	12.9	12.9
Modifiable revenues (% of operating revenues)	75.4	69.7	74.4	91.6	91.7	91.8
Capital expenditures (% of total expenditures)	40.7	43.4	41.0	38.2	35.0	35.2
Direct debt (outstanding at year-end)	127	197	235	237	281	350
Direct debt (% of operating revenues)	19.3	25.9	30.7	27.9	29.5	32.7
Tax-supported debt (% of consolidated operating revenues)	19.3	25.9	30.7	27.9	29.5	32.7
Interest (% of operating revenues)	0.6	0.8	0.8	0.9	0.9	1.0
Debt service (% of operating revenues)	3.3	3.5	3.7	3.5	3.6	3.7

Note: The data and ratios above result in part from Standard & Poor's own calculations, drawing on national as well as international sources, reflecting Standard & Poor's independent view on the timeliness, coverage, accuracy, credibility, and usability of available information. The main sources are the financial statements and budgets, as provided by the issuer. Base case reflects Standard & Poor's expectations of the most likely scenario. Downside case represents some but not all aspects of Standard & Poor's scenarios that could be consistent with a downgrade. Upside case represents some but not all aspects of Standard & Poor's scenarios that could be consistent with an upgrade. bc--Base case.

## Ratings Score Snapshot

**Table 3**

City of Saskatoon -- Ratings Score Snapshot	
Key rating factors	Assessment
Institutional Framework	Very predictable and well-balanced
Economy	Very strong
Financial Management	Strong
Budgetary Flexibility	Very strong
Budgetary Performance	Strong
Liquidity	Exceptional

**Table 3**

City of Saskatoon -- Ratings Score Snapshot (cont.)	
Debt Burden	Very Low
Contingent Liabilities	Very Low

Note: Standard & Poor's ratings on local and regional governments are based on eight main rating factors listed in the table above. Section A of Standard & Poor's "Methodology For Rating Non-U.S. Local And Regional Governments," published on June 30, 2014, summarizes how the eight factors are combined to derive the foreign currency rating on the government.

#### Key Sovereign Statistics

Sovereign Risk Indicators, Dec. 15, 2014. Interactive version available at <http://www.spratratings.com/sri>

## Related Criteria And Research

### Related Criteria

- Methodology For Rating Non-U.S. Local And Regional Governments, June 30, 2014

### Related Research

- Institutional Framework Assessments For Non-U.S. Local And Regional Governments, June 30, 2014
- International Local And Regional Governments Default And Transition Study: 2012 Saw Defaults Spike, March 28, 2013

In accordance with our relevant policies and procedures, the Rating Committee was composed of analysts that are qualified to vote in the committee, with sufficient experience to convey the appropriate level of knowledge and understanding of the methodology applicable (see 'Related Criteria And Research'). At the onset of the committee, the chair confirmed that the information provided to the Rating Committee by the primary analyst had been distributed in a timely manner and was sufficient for Committee members to make an informed decision.

After the primary analyst gave opening remarks and explained the recommendation, the Committee discussed key rating factors and critical issues in accordance with the relevant criteria. Qualitative and quantitative risk factors were considered and discussed, looking at track-record and forecasts.

The committee's assessment of the key rating factors is reflected in the Ratings Score Snapshot above.

The chair ensured every voting member was given the opportunity to articulate his/her opinion. The chair or designee reviewed the draft report to ensure consistency with the Committee decision. The views and the decision of the rating committee are summarized in the above rationale and outlook. The weighting of all rating factors is described in the methodology used in this rating action (see 'Related Criteria And Research').

## Ratings List

### Ratings Affirmed

Saskatoon (City of)

Issuer credit rating

AAA/Stable/--

Senior unsecured debt

AAA

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