

REVISED AGENDA PUBLIC HEARING MEETING OF CITY COUNCIL

**Monday, January 23, 2017, 6:00 p.m.
Council Chamber, City Hall**

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

1. That the following be added to Item 5.1.3:
 - Notice of Objection from Mr. John Orr received January 20, 2017;
 - Request to speak from Ms. Peggy Sarjeant dated January 20, 2017; and
 - Request to speak from Ms. Maggie Schwab dated January 22, 2017;
2. That the following be added to Item 5.1.4:
 - Request to speak from Ms. Betty Hills dated January 20, 2017;
 - Letter submitting comments and requesting to speak from Ms. Kristine Lacelle dated January 23, 2017; and
 - Letter submitting comments from Ms. Ashley Berrns dated January 23, 2017; and
3. That the agenda be confirmed as amended.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of the Public Hearing meeting of City Council held on November 28, 2016 be approved.

5. PUBLIC HEARINGS

5.1 Land Use, etc.

5.1.1 Municipal Heritage Property Designation - Thayer House - 806 8th Avenue North [File No. CK 710-68]

14 - 22

The following is a report of the City Solicitor dated January 16, 2017:

City Council at its meeting held on November 28, 2016, resolved that the City Solicitor bring forward a bylaw to designate the property at 806 6th Avenue North as Municipal Heritage Property under *The Heritage Property Act*.

In this regard we enclose proposed Bylaw No. 9412, *The Thayer House Heritage Designation Bylaw, 2017*. *The Heritage Property Act* requires that a Notice of Intention to Designate be served on the Registrar of Heritage Property and all persons with an interest in the property. As well, the Notice of Intention must be registered against the title to the property and advertised in at least one issue of a newspaper in general circulation in the municipality. All pre-requisites to the passing of the Bylaw have been undertaken. The date advertised in the Notice of Intention to Designate for consideration of this Bylaw by Council is January 23, 2017.

The Heritage Property Act further provides that anyone wishing to object to the proposed designation must serve Council with an objection stating the reason for the objection and providing the relevant facts. The objection must be served at least three days prior to the Council meeting at which the Bylaw is to be considered.

If an objection is received Council shall either refer the matter to a review board constituted under Section 14 of the *Act* or withdraw the proposed Bylaw.

Attached are copies of the following:

- Proposed Bylaw No. 9412, The Thayer House Heritage Designation Bylaw, 2017;
- Excerpt from the minutes of the Regular Business Meeting of City Council held on November 28, 2016;
- SPC on Planning, Development and Community Services Committee Report dated November 7, 2016;
- Report of the General Manager, Community Services Department dated September 7, 2016; and

- Notice which appeared in the local press on December 16 and 17, 2016.

Recommendation

That permission be granted to introduce Bylaw No. 9412, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9412 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9412 read a third time at this meeting.

Recommendation

That Bylaw No. 9412 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.2 Municipal Heritage Property Designation - Mackenzie House - 802 8th Avenue North [File No. CK 710-69] 23 - 30

The following is a report of the City Solicitor dated January 16, 2017:

City Council at its meeting held on November 28, 2016, resolved that the City Solicitor bring forward a bylaw to designate the property at 802 8th Avenue North as Municipal Heritage Property under *The Heritage Property Act*.

In this regard we enclose proposed Bylaw No. 9411, *The Mackenzie House Heritage Designation Bylaw, 2017*. *The Heritage Property Act* requires that a Notice of Intention to Designate be served on the Registrar of Heritage Property and all persons with an interest in the property. As well, the Notice of Intention must be registered against the title to the property and advertised in at least one issue of a newspaper in general circulation in the municipality. All pre-requisites to the passing of the Bylaw have been undertaken. The date advertised in the

Notice of Intention to Designate for consideration of this Bylaw by Council is January 23, 2017.

The Heritage Property Act further provides that anyone wishing to object to the proposed designation must serve Council with an objection stating the reason for the objection and providing the relevant facts. The objection must be served at least three days prior to the Council meeting at which the Bylaw is to be considered.

If an objection is received Council shall either refer the matter to a review board constituted under Section 14 of the *Act* or withdraw the proposed Bylaw.

Attached are copies of the following:

- Proposed Bylaw No. 9411, The Mackenzie House Heritage Designation Bylaw, 2017;
- Excerpt from the minutes of the Regular Business Meeting of City Council held on November 28, 2016;
- SPC on Planning, Development and Community Services Committee Report dated November 7, 2016;
- Report of the General Manager, Community Services Department dated September 7, 2016; and
- Notice which appeared in the local press on December 16 and 17, 2016.

Recommendation

That permission be granted to introduce Bylaw No. 9411, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9411 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9411 read a third

time at this meeting.

Recommendation

That Bylaw No. 9411 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.3 Municipal Heritage Property Designation - Third Avenue United Church - 304 3rd Avenue North [File No. CK 710-60]

31 - 43

The following is a report of the City Solicitor dated January 16, 2017:

City Council at its meeting held on November 28, 2016, resolved that the City Solicitor bring forward a bylaw to designate the property at 304 3rd Avenue North as Municipal Heritage Property under *The Heritage Property Act*.

In this regard we enclose proposed Bylaw No. 9413, *The Third Avenue United Church Heritage Designation Bylaw, 2017*. *The Heritage Property Act* requires that a Notice of Intention to Designate be served on the Registrar of Heritage Property and all persons with an interest in the property. As well, the Notice of Intention must be registered against the title to the property and advertised in at least one issue of a newspaper in general circulation in the municipality. All pre-requisites to the passing of the Bylaw have been undertaken. The date advertised in the Notice of Intention to Designate for consideration of this Bylaw by Council is January 23, 2017.

The Heritage Property Act further provides that anyone wishing to object to the proposed designation must serve Council with an objection stating the reason for the objection and providing the relevant facts. The objection must be served at least three days prior to the Council meeting at which the Bylaw is to be considered.

If an objection is received Council shall either refer the matter to a review board constituted under Section 14 of the *Act* or withdraw the proposed Bylaw.

Attached are copies of the following:

- Proposed Bylaw No. 9413, The Third Avenue United Church Heritage Designation Bylaw, 2017;
- Excerpt from the minutes of the Regular Business Meeting of City Council held on November 28, 2016;
- SPC on Planning, Development and Community Services Committee Report dated November 7, 2016;
- Report of the General Manager, Community Services Department dated September 7, 2016;
- Notice which appeared in the local press on December 16 and 17, 2016;
- **Notice of Objection from Mr. John Orr received January 20, 2017;**
- **Request to speak from Ms. Peggy Sarjeant dated January 20, 2017; and**
- **Request to speak from Ms. Maggie Schwab dated January 22, 2017.**

Recommendation

That permission be granted to introduce Bylaw No. 9413, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9413 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9413 read a third time at this meeting.

Recommendation

That Bylaw No. 9413 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.4 Discretionary Use Application - Private School - 817 29th Street West [File No. CK 4355-016-009 and PL 4355-D9/16]

44 - 60

Attached are copies of the following:

- Report of the General Manager, Community Services

- Department dated December 20, 2016;
- Letter from Committee Assistant, Municipal Planning Commission dated January 4, 2017;
- **Request to Speak from Ms. Betty Hills dated January 20, 2017;**
- **Letter submitting comments and requesting to speak from Ms. Kristine Lacelle dated January 23, 2017; and**
- **Letter submitting comments from Ms. Ashley Berrns dated January 23, 2017.**

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 metres of the site.

Recommendation

That the application submitted by Dance Ink requesting permission to operate a private school at 817 29th Street West be approved subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the final plans submitted in support of this Discretionary Use Application.

5.1.5 Proposed Official Community Plan Amendment - 2702 Lorne Avenue [File No. CK 4351-016-013 and PL 4350-Z8/16]

61 - 70

Attached are copies of the following:

- Proposed Bylaw No. 9417;
- Report of the General Manager, Community Services Department dated December 20, 2016;
- Letter from Committee Assistant, Municipal Planning Commission dated January 4, 2017; and
- Notice that appeared in the local press on January 6 and 7, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9417, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9417 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9417 read a third time at this meeting.

Recommendation

That Bylaw No. 9417 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

**5.1.6 Proposed Rezoning from AG to IL1 - 2702 Lorne Avenue -
Exhibition [File No. CK 4351-016-013 and PL 4350-Z8/16]**

71 - 74

Attached are copies of the following:

- Proposed Bylaw No. 9418;
- Report of the General Manager, Community Services Department dated December 20, 2016 (See Item 5.1.5 Attachment;
- Letter from Committee Assistant, Municipal Planning Commission dated January 4, 2017 (See Item 5.1.5 Attachment; and
- Notice that appeared in the local press on January 6 and 7, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9418, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9418 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9418 read a third time at this meeting.

Recommendation

That Bylaw No. 9418 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.7 Proposed Rezoning from B4(H) to B4 - McOrmond Drive and Highway 5 - Brighton Neighbourhood [File No. CK 4351-016-014, x4110-46 and PL 4350-Z10/16]

75 - 84

Attached are copies of the following:

- Proposed Bylaw No. 9414;
- Report of the General Manager, Community Services Department dated December 20, 2016;
- Letter from Committee Assistant, Municipal Planning Commission dated January 4, 2017; and
- Notice that appeared in the local press on January 6 and 7, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9414, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9414 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9414 read a third time at this meeting.

Recommendation

That Bylaw No. 9414 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.8 Proposed Rezoning - From R1A to R1B - Block 61 on Newton Lane and Stilling Lane - Rosewood [File No. CK 4351-016-015, xCK4110-40 and PL 4350-Z27/16]

85 - 94

Attached are copies of the following:

- Proposed Bylaw No. 9415;
- Report of the General Manager, Community Services Department dated December 20, 2016;
- Letter from Committee Assistant, Municipal Planning Commission dated January 4, 2017; and
- Notice that appeared in the local press on January 6 and 7, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9415, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9415 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9415 read a third time at this meeting.

Recommendation

That Bylaw No. 9415 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.9 Proposed Amendment to Rezoning Agreement - RM5 by Agreement - 1622 Acadia Drive [File No. CK 4351-016-016 and PL 4350-Z28/16]

95 - 120

Attached are copies of the following:

- Proposed Bylaw No. 9416;
- Report of the General Manager, Community Services Department dated December 20, 2016;

- Letter from Committee Assistant, Municipal Planning Commission dated January 4, 2017; and
- Notice that appeared in the local press on January 6 and 7, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9416, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9416 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9416 read a third time at this meeting.

Recommendation

That Bylaw No. 9416 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.2 Public Notice Matters

5.2.1 Intent to Borrow [File No. CK 1750-1, x1702-1, AF 1702-1 and AFx 1750-1]

121 - 125

Attached are copies of the following:

- Report of the CFO/General Manager, Asset and Financial Management Department dated July 21, 2016; and
- Notice which appeared in the local press on July 9, 2016.

Recommendation

That the planned borrowing to finance the following projects approved, in principle, through Capital Budgets and Capital Plans be approved:

1. up to \$5,625,000 for the Water Treatment Plant's Automatic Meter Reading Conversion (Capital Project 1055);

2. up to \$4,050,000 for the Wastewater Treatment Plant's Liquid Waste Haulers Station (Capital Project 2224);
3. up to \$5,580,000 for the Wastewater Treatment Plant's Fourth Digester Tank (Capital Project 2579);
4. up to \$12,195,000 for the Water Treatment Plant's Transfer Pumping and Electrical Upgrades (Capital Project 2565); and
5. an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

6. PROCLAMATIONS AND FLAG RAISINGS

Recommendation

1. That City Council approve all proclamations and flag raising requests as set out in Section 6; and
2. That the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

6.1	Loretta Rempel - Crime Stoppers - January 2017 - 'Crime Stoppers Month' [File No. CK 205-5]	126
	Proclamation Request.	
6.2	Jacqui Wasacase - Saskatchewan Council For International Cooperation - February 6 to 12, 2017 - 'International Development Week' [File No. CK 205-5]	127
	Proclamation Request.	
6.3	Gord Zakreski - Saskatchewan Organization for Heritage Languages Inc. - February 19 to 25, 2017 - 'International Heritage Language Week' [File No. CK 205-5]	128
	Proclamation Request.	
6.4	Angela Connell-Furi - Lymphedema Association of SK Inc. - March 6, 2017 - 'Lymphedema Awareness Day' [File No. CK 205-5]	129 - 130
	Proclamation Request.	
6.5	Eric Lefol - La Federation des Francophones de Saskatoon - March 2 to 22, 2017 - '2017 Rendez-vous de la Francophonie' [File No. CK 205-1]	131
	Flag Raising Request.	
6.6	Sandeep Sharma - Sri Sathya Sai Baba Centre of Saskatoon - May 14 to 20, 2017 - 'Walk for Values Week' [File No. CK 205-5]	132 - 133

Proclamation Request.

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| 6.7 | Jeanny Buan - Canadian Red Cross - February 22, 2017 - 'Red Cross Pink Day' [File No. CK 205-5, x205-1] | 134 - 135 |
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Proclamation and Flag Raising Request.

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| 6.8 | Zakir Hossain - Bangladeshi Community Association of Saskatchewan - February 21, 2017 - 'International Mother Languages Day' [File No. CK 205-5, x205-1] | 136 - 138 |
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Proclamation and Flag Raising Request.

7. URGENT BUSINESS

8. ADJOURNMENT

BYLAW NO. 9412

The Thayer House Heritage Designation Bylaw, 2017

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Thayer House Heritage Designation Bylaw, 2017*.

Purpose

2. The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building located at 806 8th Avenue North, Saskatoon, Saskatchewan.

Designation

3. The real property described as:

Surface Parcel No: 120279630

Legal Land Description: Lot 35, Blk/Par 5, Plan 99SA06423 Ext 0

As described on Certificate of Title 99SA06423DZ

including the building located thereon, the civic address of which is 806 8th Avenue North, Saskatoon, Saskatchewan, is hereby designated as Municipal Heritage Property under *The Heritage Property Act*, S.S. 1979-80, Chapter H-2.2, as amended.

Reasons for Designation

4. The property is designated for the following reasons:
 - (a) Its association with Reginald Montague Thayer, one of the founding partners and president of Mackenzie & Thayer Ltd., an early Saskatoon company responsible for bringing many of the building materials that were used to create Saskatoon's boom era buildings between 1910 and 1913;
 - (b) Its American Bungalow style with its brick façade and hipped roof; and

- (c) Its original features such as its windows, side-facing gable dormer, and chimney.

Condition of Designation

5. The designation is subject to the condition that the designation is limited to the exterior, original structure, of the building.
6. This Bylaw comes into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

**PUBLIC RESOLUTION
REGULAR BUSINESS MEETING OF CITY COUNCIL**

Main Category: 8. CONSENT AGENDA

Sub-Category: 8.1. Standing Policy Committee on Planning,
Development and Community Services

Item: 8.1.3. Application for Municipal Heritage Property Designation
and Funding Under the Heritage Conservation Program -
Thayer House - 806 8th Avenue North
[File No. CK. 710-68]

Date: November 28, 2016

*Any material considered at the meeting regarding this item is appended to this
resolution package.*

Moved By: Councillor Hill

Seconded By: Councillor Davies

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 806 8th Avenue North, Thayer House, as a Municipal Heritage Property under the provision of *The Heritage Property Act*, with such designation limited to the exterior of the building;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation;
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property;
4. That funding be approved, up to a maximum of \$4,168.50, amortized over a five-year period, through the Heritage Conservation Program for the replacement of the existing shingles; and
5. That the General Manager, Community Services Department, be authorized to remit payment of the grant following completion of the project.

In Favour: Mayor Clark, Councillor Block, Councillor Davies,
Councillor Dubois, Councillor Donauer, Councillor Hill,
Councillor Gersher, Councillor Gough, Councillor Iwanchuk,
Councillor Jeffries and Councillor Loewen

CARRIED UNANIMOUSLY



STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES

Application for Municipal Heritage Property Designation and Funding Under the Heritage Conservation Program – Thayer House – 806 8th Avenue North

Recommendation of the Committee

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 806 8th Avenue North, Thayer House, as a Municipal Heritage Property under the provision of The Heritage Property Act, with such designation limited to the exterior of the building;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation;
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property;
4. That funding be approved, up to a maximum of \$4,168.50, amortized over a five-year period, through the Heritage Conservation Program for the replacement of the existing shingles; and
5. That the General Manager, Community Services Department, be authorized to remit payment of the grant following completion of the project.

History

At the November 7, 2016 Standing Policy Committee on Planning, Development and Community Services meeting, a report of the General Manager, Community Services Department, dated September 7, 2016, was considered. Your Committee was advised that the Municipal Heritage Advisory Committee has also reviewed and supports the above proposed designation and funding.

Attachment

September 7, 2016 report of the General Manager, Community Services Department.

Application for Municipal Heritage Property Designation and Funding Under the Heritage Conservation Program – Thayer House – 806 8th Avenue North

Recommendation

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 806 8th Avenue North, Thayer House, as a Municipal Heritage Property under the provision of *The Heritage Property Act*, with such designation limited to the exterior of the building;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation;
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property;
4. That funding be approved, up to a maximum of \$4,168.50, amortized over a five-year period, through the Heritage Conservation Program for the replacement of the existing shingles; and
5. That the General Manager, Community Services Department, be authorized to remit payment of the grant following completion of the project.

Topic and Purpose

The purpose of this report is to consider an application by the property owner requesting that 806 8th Avenue North, Thayer House, be designated as a Municipal Heritage Property, and to request funding under the Heritage Conservation Program.

Report Highlights

1. The heritage value of the Thayer House resides in its association with Reginald Montague “Monty” Thayer. Thayer was one of the founding partners, and president of Mackenzie & Thayer Ltd., an early building supply wholesaler responsible for bringing in many of the building materials that were used to create Saskatoon's boom era buildings between 1910 and 1913.
2. The Thayer House, with its solid brick construction and hipped roof, is designed in an American Bungalow style. The Mackenzie House, located at 802 8th Avenue North, is identical in form and style and is also seeking Municipal Heritage Designation.
3. A formal evaluation of 806 8th Avenue North has been conducted, and the Administration is recommending designation of the Thayer House as a Municipal Heritage Property.

4. The property owners are requesting assistance under the Heritage Conservation Program for replacement of the home's shingles.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Quality of Life. As a community, we find new and creative ways to showcase our city's built, natural, and cultural heritage.

Background

Built in 1914, the Thayer House is an American-style bungalow located in the City Park neighbourhood (see Attachment 1). The home is situated adjacent to the Mackenzie House (its "twin house") and the Andrew Boyd Residence (a residential property that was designated as a Municipal Heritage Property in 2015).

The Thayer House has already been identified as a heritage resource in Saskatoon through the City's Built Heritage Database, and current owners have requested Municipal Heritage Designation of this property.

Report

Heritage Value

The heritage value of the Thayer House resides in its association with Reginald Montague "Monty" Thayer, and its relationship with the property at 802 8th Avenue North. In 1910, Reginald Montague "Monty" Thayer, along with John Mackenzie founded Mackenzie & Thayer Ltd., a coal and building supply firm. Some of the materials the company provided included brick, roofing, tile, plaster, and pipe. As a result, the company contributed immensely to the City's earliest construction boom.

Mackenzie and Thayer lived side by side at 802 and 806 8th Avenue North, respectively. Because both houses were constructed in the same year, it is assumed that Mackenzie and Thayer purposely built these two homes to be identical. Both men took an active interest in building, as was evident in their business, and were proponents of the advancement of Saskatoon as a growing city within the Prairie Provinces and the Northwest.

Additional information on the heritage value of the Thayer House is included in the property's Statement of Significance (see Attachment 2).

Evaluation

A formal evaluation of the exterior of the Thayer House has been conducted, and the Administration is recommending designation of 806 8th Avenue North as a Municipal Heritage Property. The exterior of the home continues to retain many of its original features, including its brick construction, original windows, and brick chimney (see Attachment 3). Changes to the home over the years include the glassing in of the front porch.

The Administration is recommending that only the building's exterior be designated as Municipal Heritage Property.

Heritage Conservation Program

Financial assistance for designated Municipal Heritage Properties includes a grant of up to 50% of costs related to the restoration of architectural elements and renovations to meet building code requirements where it affects the character-defining elements of the building.

Assistance for Replacement of Shingles

For this project, the owner is requesting that the current cedar shakes be replaced with asphalt shingles. This project would qualify for a maximum of \$4,168.50, in the form of a grant amortized over a five-year period (see Attachment 4). The final amount of the grant will be determined once the approved work has been completed and the final costs are submitted.

Based on the estimates provided by the property owner, the project costs are as follows:

Roof	\$8,337.00
Eligible Grant	\$4,168.50

Options to the Recommendation

City Council has the option of not designating this building as a Municipal Heritage Property, or not approving the funding request. In each case, further direction would be required.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultations are not required.

Communication Plan

All Municipal Heritage Properties are marked with a bronze plaque on site that describes the heritage significance of the property. If designation is approved, the property will also be noted as “designated” in the Saskatoon Register of Historic Places.

Policy Implications

This proposal complies with Civic Heritage Policy No. C10-020.

Financial Implications

The balance of the Heritage Reserve is \$137,739.71, of which \$51,452.81 is available for financial incentives under the Heritage Conservation Program. The grant will be funded through the Heritage Reserve and will not impact the funding of new and existing projects.

The amount of \$2,500 from the Heritage Reserve would also be allocated for the fabrication of the bronze plaque and installation on the property.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

If City Council recommends designation of the property, a date for a public hearing will be set in accordance with the provisions in *The Heritage Property Act*.

Public Notice

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

If designation as a Municipal Heritage Property is recommended, the designation will be advertised in accordance with the provisions in *The Heritage Property Act*, which requires that the Notice of Intention to Designate be advertised at least 30 days prior to the public hearing.

Attachments

1. Location Plan
2. Statement of Significance
3. Photographs of Subject Property
4. Thayer House – Cost Estimates

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MHAC – Application for Municipal Heritage Property Designation and Funding Under the Heritage Conservation Program – Thayer House – 806 8th Avenue North/ks

BRIDGES, FRIDAY, DECEMBER 16, 2016 and
THE STARPHOENIX, SATURDAY, DECEMBER 17, 2016

PUBLIC NOTICE
NOTICE OF INTENTION TO DESIGNATE
MUNICIPAL HERITAGE PROPERTY

Notice is hereby given that the Council of The City of Saskatoon intends to pass a Bylaw, pursuant to the provisions of The Heritage Property Act, S.S. 1979-80, Chapter H-2.2 as amended, to designate as Municipal Heritage Property the following real property, namely:

Surface Parcel No: 120279630
Legal Land Description: Lot 35, Blk/Par 5, Plan
No. 99SA06423 Ext 0
As described on Certificate of Title 99SA06423DZ

which real property includes the building situated on the property, known as the Thayer House. The civic address of the property is 806 8th Avenue North, Saskatoon, Saskatchewan, S7K 2X2.

The designation will be made subject to the following condition:

1. The designation shall be limited to the exterior of the building. Renovations to the interior of the building shall not require the approval of City Council.

The reasons for the proposed designation are as follows:

1. Its American Bungalow style with its brick façade and hipped roof;
2. Its association with Reginald Montague Thayer, one of the founding partners and president of Mackenzie & Thayer Ltd., an early Saskatoon company responsible for bringing many of the building materials that were used to create Saskatoon's boom era buildings between 1910 and 1913.
3. Its original features, such as its windows, side-facing gable dormer, and chimney.

And take notice that the said Bylaw will be considered at a meeting of the Council to be held on **Monday, the 23rd day of January, 2017 at 6:00 p.m., in the Council Chambers at City Hall, Saskatoon, Saskatchewan.**

Any person wishing to object to the proposed designation must serve on the Council a Notice of Objection, in writing, stating the reason for the objection and all relevant facts, delivering the same to and leaving the same with the City Clerk at City Hall, Saskatoon, Saskatchewan, on or before the **20th day of January, 2017.**

BYLAW NO. 9411

The Mackenzie House Heritage Designation Bylaw, 2017

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Mackenzie House Heritage Designation Bylaw, 2017*.

Purpose

2. The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building located at 802 8th Avenue North, Saskatoon, Saskatchewan.

Designation

3. The real property described as:

Surface Parcel No: 120279708

Legal Land Description: Lot 34, Blk/Par 5, Plan 99SA06423 Ext 0

As described on Certificate of Title 99SA06423DY

including the building located thereon, the civic address of which is 802 8th Avenue North, Saskatoon, Saskatchewan, is hereby designated as Municipal Heritage Property under *The Heritage Property Act*, S.S. 1979-80, Chapter H-2.2, as amended.

Reasons for Designation

4. The property is designated for the following reasons:
 - (a) its association with John Mackenzie, one of the founding partners of Mackenzie & Thayer Ltd., an early Saskatoon company responsible for bringing many of the building materials that were used to create Saskatoon's boom era buildings between 1910 and 1913;
 - (b) its American Bungalow with its brick façade and hipped roof;

- (c) its original features, such as its windows, dormers, chimney and porch; and
- (d) the original fieldstone retaining wall.

Condition of Designation

5. The designation is subject to the condition that the designation is limited to the exterior, original structure, of the building.
6. This Bylaw comes into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

**PUBLIC RESOLUTION
REGULAR BUSINESS MEETING OF CITY COUNCIL**

Main Category: 8. CONSENT AGENDA

Sub-Category: 8.1. Standing Policy Committee on Planning,
Development and Community Services

Item: 8.1.2. Application for Municipal Heritage Property Designation -
Mackenzie House - 802 8th Avenue North
[File No. CK. 710-69]

Date: November 28, 2016

*Any material considered at the meeting regarding this item is appended to this
resolution package.*

Moved By: Councillor Hill

Seconded By: Councillor Davies

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 802 8th Avenue North, Mackenzie House, as a Municipal Heritage Property under the provision of *The Heritage Property Act*, with such designation limited to the exterior of the building;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation; and
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property.

In Favour: Mayor Clark, Councillor Block, Councillor Davies,
Councillor Dubois, Councillor Donauer, Councillor Hill,
Councillor Gersher, Councillor Gough, Councillor Iwanchuk,
Councillor Jeffries and Councillor Loewen

CARRIED UNANIMOUSLY



STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES

Application for Municipal Heritage Property Designation – Mackenzie House – 802 8th Avenue North

Recommendation of the Committee

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 802 8th Avenue North, Mackenzie House, as a Municipal Heritage Property under the provision of The Heritage Property Act, with such designation limited to the exterior of the building;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation; and
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property.

History

At the November 7, 2016 Standing Policy Committee on Planning, Development and Community Services meeting, a report of the General Manager, Community Services Department, dated September 7, 2016, was considered. Your Committee was advised that the Municipal Heritage Advisory Committee has also reviewed and supports the above proposed designation.

Attachment

September 7, 2016 report of the General Manager, Community Services Department.

Application for Municipal Heritage Property Designation – Mackenzie House – 802 8th Avenue North

Recommendation

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 802 8th Avenue North, Mackenzie House, as a Municipal Heritage Property under the provision of *The Heritage Property Act*, with such designation limited to the exterior of the building;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation; and
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property.

Topic and Purpose

The purpose of this report is to consider an application by the property owner requesting that 802 8th Avenue North, Mackenzie House, be designated as a Municipal Heritage Property.

Report Highlights

1. The heritage value of the Mackenzie House resides in its association with John Mackenzie. Mackenzie was one of the founding partners of Mackenzie & Thayer Ltd., an early Saskatoon company responsible for bringing in many of the building materials that were used to create Saskatoon's boom era buildings between 1910 and 1913.
2. The Mackenzie House, with its solid brick construction and hipped roof, is designed in an American Bungalow style. The Thayer House, located at 806 8th Avenue North, is identical in form and style and is also seeking Municipal Heritage Designation.
3. A formal evaluation of 802 8th Avenue North has been conducted, and the Administration is recommending designation of the Mackenzie House as a Municipal Heritage Property.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Quality of Life. As a community, we find new and creative ways to showcase our city's built, natural, and cultural heritage.

Background

Built in 1914, the Mackenzie House is an American-style bungalow located on a corner lot in the City Park neighbourhood (see Attachment 1). The home is situated adjacent to the

Application for Municipal Heritage Property Designation – Mackenzie House – 802 8th Avenue North

Thayer House (its “twin house”) and the Andrew Boyd Residence, a residential property that was designated as a Municipal Heritage Property in 2015.

The Mackenzie House has already been identified as a heritage resource in Saskatoon through the City’s Built Heritage Database, and the current owners have requested Municipal Heritage Designation of this property.

Report

Heritage Value

The heritage value of the Mackenzie House resides in its association with John Mackenzie and its relationship with the Thayer House. In 1910, Mackenzie, along with Reginald Montague “Monty” Thayer, founded Mackenzie & Thayer Ltd., a coal and building supply firm. The company provided materials, including brick, roofing, tile, plaster, and pipe and, as a result, contributed immensely to the City’s earliest construction boom.

Mackenzie and Thayer lived side by side at 802 and 806 8th Avenue North, respectively. Because both houses were constructed in the same year, it is assumed that Mackenzie and Thayer purposely built these two homes to be identical. Both men took an active interest in building construction in the city, as was evident through their business venture, and were proponents of the advancement of Saskatoon as a growing city within the Prairie Provinces and the Northwest.

Additional information on the heritage value of the Mackenzie House is included in the property’s Statement of Significance (see Attachment 2).

Evaluation

A formal evaluation of the exterior of the Mackenzie House has been conducted, and the Administration is recommending designation of 802 8th Avenue North as a Municipal Heritage Property. The exterior of the home continues to retain many of its original features, including its brick construction, original windows, clinker brick chimney, open porch, and fieldstone retaining wall at the front of the property (see Attachment 3). Changes to the home over the years include the replacement of the shingles in 2014.

The Administration is recommending that only the building’s exterior and the fieldstone retaining wall be designated as Municipal Heritage Property.

Options to the Recommendation

City Council has the option of not designating this building as a Municipal Heritage Property. In this case, further direction would be required.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultations are not required.

Application for Municipal Heritage Property Designation – Mackenzie House – 802 8th Avenue North

Communication Plan

All Municipal Heritage Properties are marked with a bronze plaque on site that describes the heritage significance of the property. If designation is approved, the property will also be noted as “designated” in the Saskatoon Register of Historic Places.

Policy Implications

This proposal complies with Civic Heritage Policy No. C10-020.

Financial Implications

The amount of \$2,500 from the Heritage Reserve would be allocated for the fabrication of the bronze plaque and installation on the property. As per the Municipal Heritage Policy, the designation of this building as a Municipal Heritage Property makes it eligible for future financial incentives. Any such application will be considered on its own merit and subject to sufficiency of the Heritage Reserve.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

If City Council recommends designation of the property, a date for a public hearing will be set in accordance with the provisions in *The Heritage Property Act*.

Public Notice

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

If designation as a Municipal Heritage Property is recommended, the designation will be advertised in accordance with the provisions in *The Heritage Property Act*, which requires that the Notice of Intention to Designate be advertised at least 30 days prior to the public hearing.

Attachments

1. Location Plan
2. Statement of Significance
3. Photographs of Subject Property

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MHAC – Application for Municipal Heritage Property Designation – Mackenzie House – 802 8th Avenue North/lc

BRIDGES, FRIDAY, DECEMBER 16, 2016 and
THE STARPHOENIX, SATURDAY, DECEMBER 17, 2016

PUBLIC NOTICE

**NOTICE OF INTENTION TO DESIGNATE
MUNICIPAL HERITAGE PROPERTY**

Notice is hereby given that the Council of The City of Saskatoon intends to pass a Bylaw, pursuant to the provisions of The Heritage Property Act, S.S. 1979-80, Chapter H-2.2 as amended, to designate as Municipal Heritage Property the following real property, namely:

Surface Parcel No: 120279708

Legal Land Description: Lot 34, Blk/Par 5, Plan No.
99SA06423 Ext 0

As described on Certificate of Title 99SA06423DY

which real property includes the building situated on the property, known as the Mackenzie House. The civic address of the property is 802 8th Avenue North, Saskatoon, Saskatchewan, S7K 2X2.

The designation will be made subject to the following condition:

1. The designation shall be limited to the exterior of the building. Renovations to the interior of the building shall not require the approval of City Council.

The reasons for the proposed designation are as follows:

1. Its American Bungalow style with its brick façade and hipped roof;
2. Its association with John Mackenzie, one of the founding partners of Mackenzie & Thayer Ltd., an early Saskatoon company responsible for bringing many of the building materials that were used to create Saskatoon's boom era buildings between 1910 and 1913;
3. Its original features, such as its windows, dormers, chimney and porch; and
4. The original fieldstone retaining wall.

And take notice that the said Bylaw will be considered at a meeting of the Council to be held on **Monday, the 23rd day of January, 2017 at 6:00 p.m., in the Council Chambers at City Hall, Saskatoon, Saskatchewan.**

Any person wishing to object to the proposed designation must serve on the Council a Notice of Objection, in writing, stating the reason for the objection and all relevant facts, delivering the same to and leaving the same with the City Clerk at City Hall, Saskatoon, Saskatchewan, on or before the **20th day of January, 2017.**

BYLAW NO. 9413

The Third Avenue United Church Heritage Designation Bylaw, 2017

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Third Avenue United Church Heritage Designation Bylaw, 2017*.

Purpose

2. The purpose of this Bylaw is to designate as Municipal Heritage Property the real property and building located at 304 – 3rd Avenue North, Saskatoon, Saskatchewan.

Designation

3. The real property described as:

Surface Parcel No: 120282522

Legal Land Description: Lot 25, Blk/Par 174, Plan 99SA32572 Ext 0

As described on Certificate of Title 99SA32572W

including the building located thereon, the civic address of which is 304 – 3rd Avenue North, Saskatoon, Saskatchewan, is hereby designated as Municipal Heritage Property under *The Heritage Property Act*, S.S. 1979-80, Chapter H-2.2, as amended.

Reasons for Designation

4. The property is designated for the following reasons:
 - (a) Its English Gothic style of architecture, evident in its lancet doorways and windows, towers, rafters, pillars, pointed arches and stained glass windows;
 - (b) Its overall massing and symmetry, and the emphasis on verticality and light;

- (c) Those elements that speak to its prairie history, including its use of local and prairie materials such as the limestone and Tyndall stone façade; and
- (d) Those elements that speak to its status as a cultural landmark, including its location and orientation on its original lot.

Condition of Designation

5. The designation is subject to the condition that it includes the exterior, original structure of the building, as well as two interior elements, being the hammer-beam rafters and Casavant organ.
6. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

**PUBLIC RESOLUTION
REGULAR BUSINESS MEETING OF CITY COUNCIL**

Main Category: 8. CONSENT AGENDA

Sub-Category: 8.1. Standing Policy Committee on Planning,
Development and Community Services

Item: 8.1.5. Municipal Heritage Property Designation - Third Avenue
United Church - 304 3rd Avenue North
[File No. CK. 710-60]

Date: November 28, 2016

Any material considered at the meeting regarding this item is appended to this resolution package.

This item was removed from the Consent Agenda.

Request to Speak - Peggy Sarjeant, President, Saskatoon Heritage Society, dated November 28, 2016

Ms. Peggy Sarjeant spoke in support of the heritage designation of the Third Avenue United Church.

Moved By: Councillor Hill

Seconded By: Councillor Davies

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 304 3rd Avenue North as a Municipal Heritage Property under the provisions of *The Heritage Property Act*, with such designation to include the exterior of the building, as well as two interior elements, being the hammer-beam rafters and Casavant organ;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation; and
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property.

In Favour: Mayor Clark, Councillor Block, Councillor Davies,
Councillor Dubois, Councillor Donauer, Councillor Hill,
Councillor Gersher, Councillor Gough, Councillor Iwanchuk,
Councillor Jeffries and Councillor Loewen

CARRIED UNANIMOUSLY



STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES

Municipal Heritage Property Designation – Third Avenue United Church – 304 3rd Avenue North

Recommendation of the Committee

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 304 3rd Avenue North as a Municipal Heritage Property under the provisions of *The Heritage Property Act*, with such designation to include the exterior of the building, as well as two interior elements, being the hammer-beam rafters and Casavant organ;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation; and
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property.

History

At the November 7, 2016 Standing Policy Committee on Planning, Development and Community Services meeting, a report of the General Manager, Community Services Department, dated September 7, 2016, was considered. Your Committee was advised that the Municipal Heritage Advisory Committee has also reviewed the report of the General Manager, Community Services Department dated September 7, 2016 and resolved:

1. That the report of the General Manager, Community Services Department, dated September 7, 2016, be forwarded to the Standing Policy Committee on Planning, Development and Community Services;
2. That the Municipal Heritage Advisory Committee support the initiation of the heritage designation process of the Third Avenue United Church; and
3. That the designation include the exterior elements of the building as noted in the report of the General Manager, Community Services Department, dated September 7, 2016, as well as the significant interior architectural and functional elements as noted in Attachment 2 of the report, which include the hammer-beam rafters, Casavant organ, and acoustical functionality, in a way that does not limit the adaptive re-use of the building in a sympathetic way.



STANDING POLICY COMMITTEE ON PLANNING, DEVELOPMENT AND COMMUNITY SERVICES

As noted above, the Municipal Heritage Advisory Committee is recommending that the designation include some interior elements.

Your Committee was also advised that the Administration supports designation of 304 3rd Avenue North as a Municipal Heritage Property, with such designation limited to the exterior of the building.

Ms. Peggy Sarjeant, President, Saskatoon Heritage Society addressed the Committee regarding the heritage designation of the Third Avenue United Church to include exterior elements and interior elements such as the hammer-beam rafters and Casavant organ.

Attachment

September 7, 2016 report of the General Manager, Community Services Department.

Municipal Heritage Property Designation – Third Avenue United Church - 304 3rd Avenue North

Recommendation

That the report of the General Manager, Community Services Department, dated September 7, 2016, be forwarded to the Standing Policy Committee on Planning, Development and Community Services for information.

Topic and Purpose

The purpose of this report is to provide information regarding potential designation of 304 3rd Avenue North, the Third Avenue United Church, as a Municipal Heritage Property, and to request the Municipal Heritage Advisory Committee's direction on designation.

Report Highlights

1. The Third Avenue United Church is a pre-World War I stone church. Located in the city's downtown, the church has become a Saskatoon landmark.
2. The heritage value of the Third Avenue United Church resides in its English Gothic architectural style with its Tyndall stone façade, pointed arches, and large windows. The building is also valued for its historical and cultural significance as a functioning auditorium in the early days of the city, where popular concerts and important public events were hosted.
3. An evaluation of the Third Avenue United Church was conducted. The Administration supports designation of 304 3rd Avenue North as a Municipal Heritage Property. Designation would be limited to the exterior of the building.
4. The property owner is not pursuing the designation of the Third Avenue United Church at this time.
5. Financial incentives are available to designated properties under Civic Heritage Policy No. C10-020 (Civic Heritage Policy).

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Quality of Life. As a community, we find new and creative ways to showcase our city's built, natural, and cultural heritage.

Background

At its August 15, 2016 meeting, the Standing Policy Committee on Planning, Development and Community Services received a request from the Saskatoon Heritage Society to move forward with a designation of the Third Avenue United Church. The Committee resolved that the information be received and that the Administration bring forward a report on the matter of the heritage designation of Third Avenue United Church. The property has been identified as a significant heritage resource through the

Municipal Heritage Property Designation – Third Avenue United Church - 304 3rd Avenue North

Saskatoon Register of Historic Places and Demolition Permit Bylaw No. 6770. Property owners are notified of this significance by the Administration.

Report

Description of the Historic Place

Initial construction on the Third Avenue United Church began in 1911, by the Westside Methodist Congregation on the northeast corner of 24th Street and 3rd Avenue (see Attachment 1). The church represents a legacy of buildings in Saskatoon that reflect the aspirations of the city's early citizens.

Heritage Value

Architect John N. Semmons designed the church in the English Gothic architectural style, a style defined by pointed arches, vaulted roofs, buttresses, large windows, and spires. The base and foundation of the building are made of native limestone, processed within five miles of the city. The stonework of the main body of the church is softly-tinted buff Tyndall stone from Winnipeg, Manitoba. The dominant features of the church's interior are its lofty hammer-beam rafters and its large Casavant organ along the north wall.

Functioning as an auditorium in the early days of the city, the church was, and still is, a popular venue for concerts and important events. For example, on August 7, 1923, American Wheat Pool expert, Aaron Sapiro, spoke to a crowd of 2,000 people. It was this meeting that provided the backdrop for the formation of the Saskatchewan Wheat Pool. The church once held convocations from the University of Saskatchewan, the Normal School, and the City Hospital Nurses' Training Program, and in the 1920s, CFQC Radio broadcast recitals from the church.

With its many community uses over the years, the Third Avenue United Church has remained a landmark in the city and, in many ways, a symbol of Saskatoon's development.

Additional information on the heritage value of the Third Avenue United Church is included in the property's Statement of Significance (see Attachments 2 and 3).

Evaluation

A heritage evaluation was conducted by civic staff in both 2003 and 2013. Based on these evaluations, the Administration is of the opinion that the property is eligible for designation as a Municipal Heritage Property. If the property is designated, it is recommended that designation be limited to the building's exterior. Although the interior has features that have heritage merit, flexibility is recommended for adaptive reuse of the building.

Designation Process

Over the past few years, the church has been faced with changes in ownership, which has posed a potential risk to its character defining elements and its future use and viability. Because this building has significant architectural merit and is an important community focal point in the development of Saskatoon, the City could initiate the designation process. *The Heritage Property Act* does not require the property owner's permission to file the Notice of Intention to Designate or for City Council to pass the bylaw to designate the property.

Municipal Heritage Property Designation – Third Avenue United Church - 304 3rd Avenue North

Financial Incentives

The Civic Heritage Policy provides financial incentives in the form of a grant for 50% of the costs related to the restoration of architectural elements and renovations to meet building code requirements where it affects heritage elements of the building (up to a maximum of \$150,000 over a ten-year period). The maximum amortization period is ten years. Within a ten-year period, an owner may make more than one application, provided the total amount does not exceed \$150,000.

Options to the Recommendation

If the Standing Policy Committee on Planning, Development and Community Services wishes to pursue designation, the following recommendation to City Council is provided:

1. That the City Solicitor be requested to prepare and bring forward a bylaw to designate the property at 304 3rd Avenue North as a Municipal Heritage Property under the provisions of *The Heritage Property Act*, with such designation limited to the exterior of the building;
2. That the General Manager, Community Services Department, be requested to prepare the required notices for advertising the proposed designation; and
3. That \$2,500 be allocated from the Heritage Reserve for supply and installation of a recognition plaque for the property.

The Standing Policy Committee on Planning, Development and Community Services may wish to pursue other options. In this case, further direction would be required.

Public and/or Stakeholder Involvement

Ongoing discussions have been held with the property owner regarding the significance of the building and the incentives offered through the City's Heritage Conservation Program.

If the Standing Policy Committee on Planning, Development and Community Services recommends designation of the Third Avenue United Church, other community stakeholders will receive a copy of this report.

Communication Plan

All Municipal Heritage Properties are marked with a bronze plaque on site that describes the heritage significance of the property.

If City Council ultimately decides to pursue designation of the Third Avenue United Church, a public hearing will be advertised and held at a later date.

Policy Implications

This recommendation complies with the Civic Heritage Policy.

Financial Implications

The amount of \$2,500 from the Heritage Reserve would be allocated for the fabrication of the bronze plaque and installation on the property. Potential financial incentives available to a designated property include a grant for up to 50% of costs related to the

Municipal Heritage Property Designation – Third Avenue United Church - 304 3rd Avenue North

restoration of architectural elements and renovations to meet building code requirements where it affects the character-defining elements of the building. The maximum amount permitted by the Civic Heritage Policy is a \$150,000 grant toward eligible expenses over a ten-year period.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

The report and recommendation of the Municipal Heritage Advisory Committee will be forwarded to the Standing Policy Committee on Planning, Development and Community Services for further consideration. If the Standing Policy Committee on Planning, Development and Community Services recommends designation of the property, a date for a public hearing will be set in accordance with the provisions in *The Heritage Property Act*.

Public Notice

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

If designation as a Municipal Heritage Property is recommended, the designation will be advertised in accordance with the provisions in *The Heritage Property Act*, which requires that the Notice of Intention to Designate be advertised at least 30 days prior to the public hearing.

Attachments

1. Location Plan
2. Statement of Significance
3. Photographs of Subject Property

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MHAC – Municipal Heritage Property Designation – Third Avenue United Church – 304 3rd Avenue North/lc

BRIDGES, FRIDAY, DECEMBER 16, 2016 and
THE STARPHOENIX, SATURDAY, DECEMBER 17, 2016

PUBLIC NOTICE
NOTICE OF INTENTION TO DESIGNATE
MUNICIPAL HERITAGE PROPERTY

Notice is hereby given that the Council of The City of Saskatoon intends to pass a Bylaw, pursuant to the provisions of The Heritage Property Act, S.S. 1979-80, Chapter H-2.2 as amended, to designate as Municipal Heritage Property the following real property, namely:

Surface Parcel No: 120282522
Legal Land Description: Lot 25, Blk/Par 174,
Plan No. 99SA32572 Ext 0
As described on Certificate of Title 99SA32572W

which real property includes the building situated on the property, being Third Avenue United Church. The civic address of the property is 304 3rd Avenue North, Saskatoon, Saskatchewan, S7K 2J1.

The designation will be made subject to the following condition:

1. The designation shall include the exterior of the building, as well as two interior elements, being the hammer-beam rafters and Casavant organ.

The reasons for the proposed designation are as follows:

1. Its English Gothic architecture, evident in its lancet doorways and windows, towers, rafters, pillars, pointed arches, and stained glass windows;
2. Its overall massing and symmetry, and the emphasis on verticality and light;
3. Its prairie history which includes its use of local and prairie materials such as the limestone and Tyndall stone façade; and
4. Its status as a cultural landmark, including its location and orientation on its original lot.

And take notice that the said Bylaw will be considered at a meeting of the Council to be held on **Monday, the 23rd day of January, 2017 at 6:00 p.m., in the Council Chambers at City Hall, Saskatoon, Saskatchewan.**

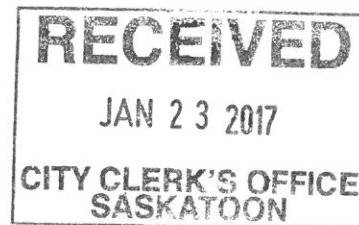
Any person wishing to object to the proposed designation must serve on the Council a Notice of Objection, in writing, stating the reason for the objection and all relevant facts, delivering the same to and leaving the same with the City Clerk at City Hall, Saskatoon, Saskatchewan, on or before the **20th day of January, 2017.**

Notice of objection to intention to designate Municipal Heritage Property

Surface Parcel No 120282522

Legal Land Description Lot 25, Blk/Par 174, Plan 99A32572 Ext O

As described on Certificate of Title 99A32572W



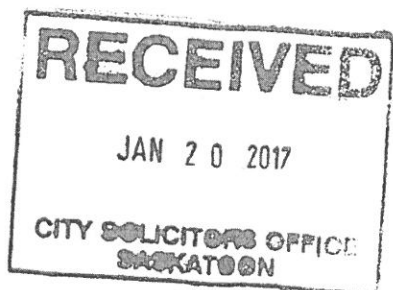
Which includes the Building situated on the property know as 3rd Ave United Church
Civic Address 304-3rd Ave North Saskatoon Sask S7K2J1

My name is John Orr and I am the sole director, a shareholder, and president of 101133330 Saskatchewan Ltd., and the sole director of Third Avenue Christian Centre, the latter of which is the rightful titleholder of the Church. Third Ave Christian centre purchased 3rd Ave united Church in 2013 from the congregation who had owned it for the last 100 plus years for a sum which now including repairs and charges has totaled over \$3.5 Million Dollars.

I no longer am the title holder as the current title holders took title in a manner which we are currently disputing in the courts and we feel that it will be resolved in our favour.

- I am opposing the designation of this property.
- the reason why is that in my opinion this will very significantly devalue the asset and will make the \$3.5million I have invested in it very difficult to realize on; and will severely limit the ability to preserve the building in a new development which will allow it to exist for the next 100 years. Any building to continue to exist and operate needs to have an economic basis to exist. Redevelopment of the site utilizing the existing building is our goal however the implementation of Heritage status will make this difficult. I say this because I have been informed by more than 3 financial institutions that I deal with that they will not entertain any financing for a property which has been encumbered by having Heritage status conferred on it. While this may seem to be a bit of an overstatement I am of the opinion that it will severely limit the options available and will as a result severely impact my ability to redevelop the site.

We have done up conceptual plans which would keep the building and make it a part of the new development however with the restrictions which are possible with this status it may very well make any such redevelopment impossible.



[Handwritten Signature]
Jan 20/2017

From: City Council
Sent: Friday, January 20, 2017 11:33 AM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Friday, January 20, 2017 - 11:32
Submitted by anonymous user: 216.174.141.144
Submitted values are:

Date: Friday, January 20, 2017
To: His Worship the Mayor and Members of City Council
First Name: Peggy
Last Name: Sarjeant
Address: 674, University Drive
City: Saskatoon
Province: Saskatchewan
Postal Code: S7N 0J2
Email: williampeggy@sasktel.net

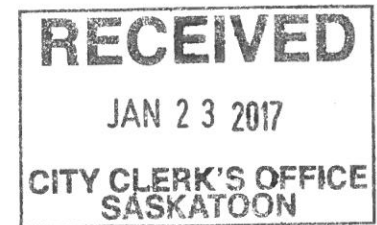
Comments:

On behalf of the Saskatoon Heritage Society, I request to speak to Item 5.1.3 Municipal Heritage Designation of Third Avenue United Church at the Public Hearing at City Council Monday 23rd January 6 pm.

Peggy Sarjeant

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/141819>

From: City Council
Sent: January 22, 2017 5:49 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Sunday, January 22, 2017 - 17:49
Submitted by anonymous user: 71.17.219.70
Submitted values are:

Date: Sunday, January 22, 2017
To: His Worship the Mayor and Members of City Council
First Name: Maggie
Last Name: Schwab
Address: 531 Beckett Crescent
City: Saskatoon
Province: Saskatchewan
Postal Code: S7N 4X3
Email: maggiejschwab@gmail.com
Comments:

I will be in attendance at the Public Hearing on behalf of the Municipal Heritage Advisory Committee to speak to Council regarding the proposed designation of Third Avenue United Church.

I will also be in attendance regarding the proposed designations for the Mackenzie and Thayer Houses, should Council have any questions.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/141957>

Discretionary Use Application – Private School – 817 29th Street West

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Dance Ink requesting permission to operate a private school at 817 29th Street West be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the final plans submitted in support of this Discretionary Use Application.

Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from Dance Ink to operate a private school at 817 29th Street West.

Report Highlights

1. The private school (dance studio) proposed at 817 29th Street West, meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. This application marks the third dance studio proposed for the commercial area on the 800 block of 29th Street West. This concentration of activity has both benefits and issues for the neighbourhood.
3. No concerns were identified that would preclude this application from proceeding.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity as it provides an opportunity for business growth in an existing commercial building.

Background

The property located at 817 29th Street West is a commercial building located in the Westmount neighbourhood and is zoned B2 – District Commercial District – under the Zoning Bylaw (see Attachment 1). A dance studio is considered a discretionary use in the B2 District. Dance Ink has submitted an application requesting City Council's approval to operate a dance studio in the existing commercial building.

Dance Ink has had previous Discretionary Use Applications approved for private schools, in 2011 and 2013, to develop and operate dance studios at 811 29th Street West and 819 29th Street West.

Report

Zoning Bylaw Requirements

The Zoning Bylaw defines a private school as “a facility which meets Provincial requirements for elementary, secondary, post-secondary or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may

Discretionary Use Application – Private School – 817 29th Street West

include vocational and commercial schools, music or dance schools and other similar schools.” This private school intends to operate as a dance studio with a maximum of 12 students at design capacity.

This property is zoned B2 – District Commercial District – under the Zoning Bylaw. The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods. Surrounding properties consist of residential, retail, and two other dance studios.

The existing commercial building was originally built in 1965. The previous use of this property was retail; most recently as an appliance repair store. With the establishment of a new use, current Zoning Bylaw standards must be met. As the proposal did not meet the Zoning Bylaw regulations pertaining to the dimensions of required parking spaces, a development appeal was pursued by the applicants. The appeal was granted by the Development Appeal Board, therefore, the application is deemed to conform to all applicable requirements of the Zoning Bylaw. The proposal will provide four parking spaces, including a barrier-free space (see Attachment 2).

Concentration of Use in the Area

The Westmount Local Area Plan, adopted by City Council in 2011, identified several goals related to the benefits of healthy activities, including “engage neighbourhood youth in healthy activities and initiatives.” The previous two dance studios, along with this proposal, support that goal. The application also provides an opportunity for business growth in an existing commercial building.

There are, however, challenges with accommodating a concentration of land uses that may generate a high traffic use. Three dance studios clustered in one area may have an impact related to traffic and parking for staff and student pick-up and drop-off. There may also be impact with the cumulative effect of the noise of three dance studios operating in close proximity. The applicants are aware of these concerns and are committed to working with nearby residents to address concerns related to parking as they are made aware of them, and ensuring there are safeguards to prevent noise from emitting beyond the boundary of the site.

Due to the concentration of private schools in this area, the Administration is recommending that appropriate studies by qualified professionals on traffic, parking, and noise be provided as part of any future applications for a private school on this block or in the immediate area of these commercial sites.

Conclusion

The proposed dance studio at 819 29th Street West meets all applicable Zoning Bylaw provisions. No concerns were noted by other divisions that would preclude this application from proceeding; refer to Attachment 3 for the full remarks.

Options to the Recommendation

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the Zoning Bylaw.

Discretionary Use Application – Private School – 817 29th Street West

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site, as well as to the Westmount Community Association, were mailed out in November 2016, to solicit feedback on the proposal. To date, the majority of the responses received have been supportive of this proposal. Concerns regarding noise and parking have been expressed by the adjacent neighbour.

A public information meeting was held at Bedford Road Collegiate on November 22, 2016. The meeting was attended by seven people, including the applicants and the adjacent neighbour. Dance Ink made a short presentation and responded to questions. Discussion included concerns about the noise a third studio in close proximity would generate, as well as ongoing parking issues. The immediately adjacent neighbour and the applicants arranged to come to an agreement regarding safeguards for noise, and both parties were satisfied that a resolution could be reached. The attendees agreed that the applicants have continuously worked to address neighbourhood concerns. See Attachment 4 for a full summary of the meeting.

Communication Plan

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

Other Considerations/Implications

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

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(b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice, by mail, to assessed property owners within 75 metres of the subject site along with the Westmount Community Association. Notification posters will also be placed on the subject site.

Attachments

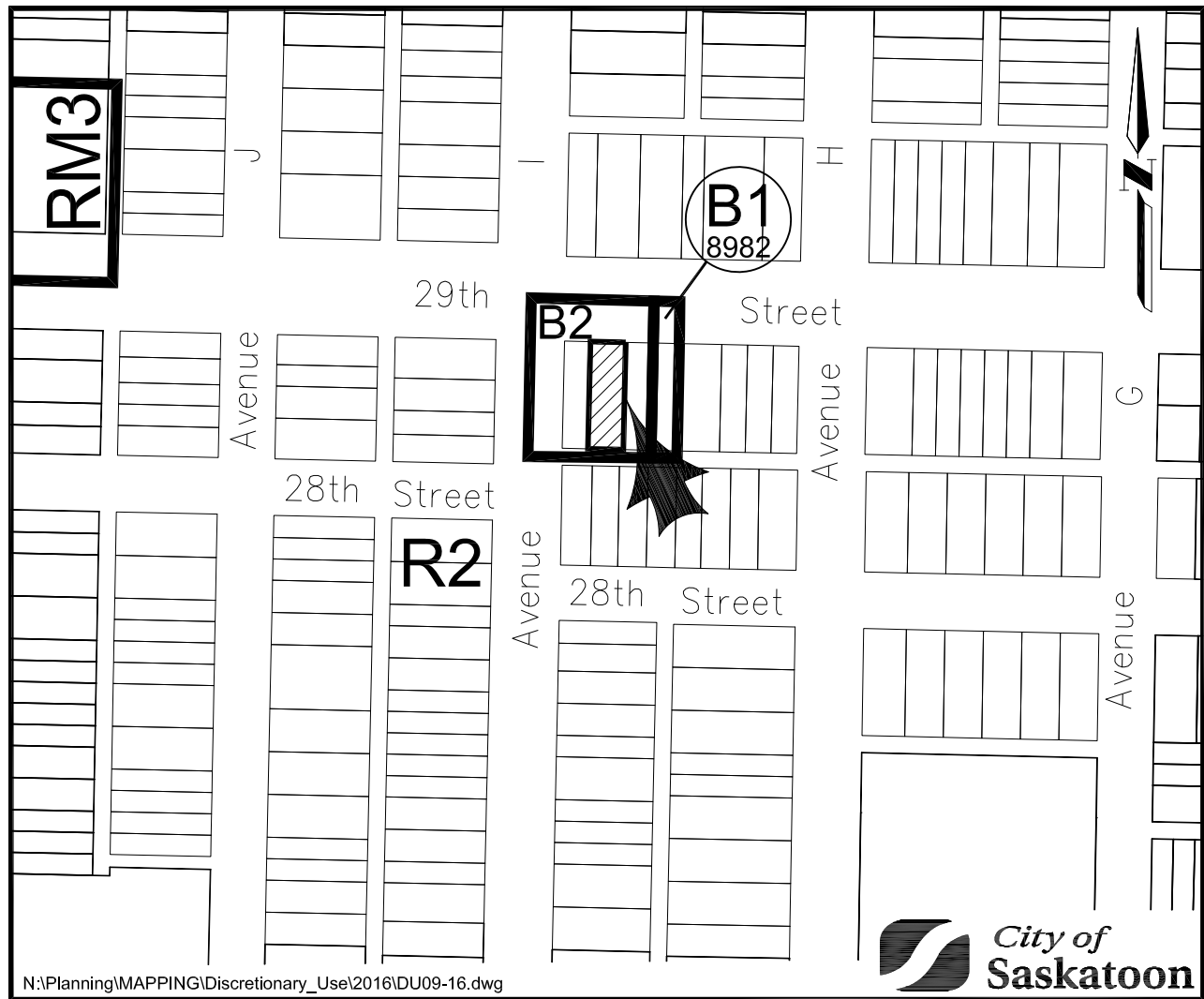
1. Location Plan – 817 29th Street West
2. Site Plan – 817 29th Street West
3. Department Comments for Discretionary Use Application – 817 29th Street West
4. Community Engagement Summary

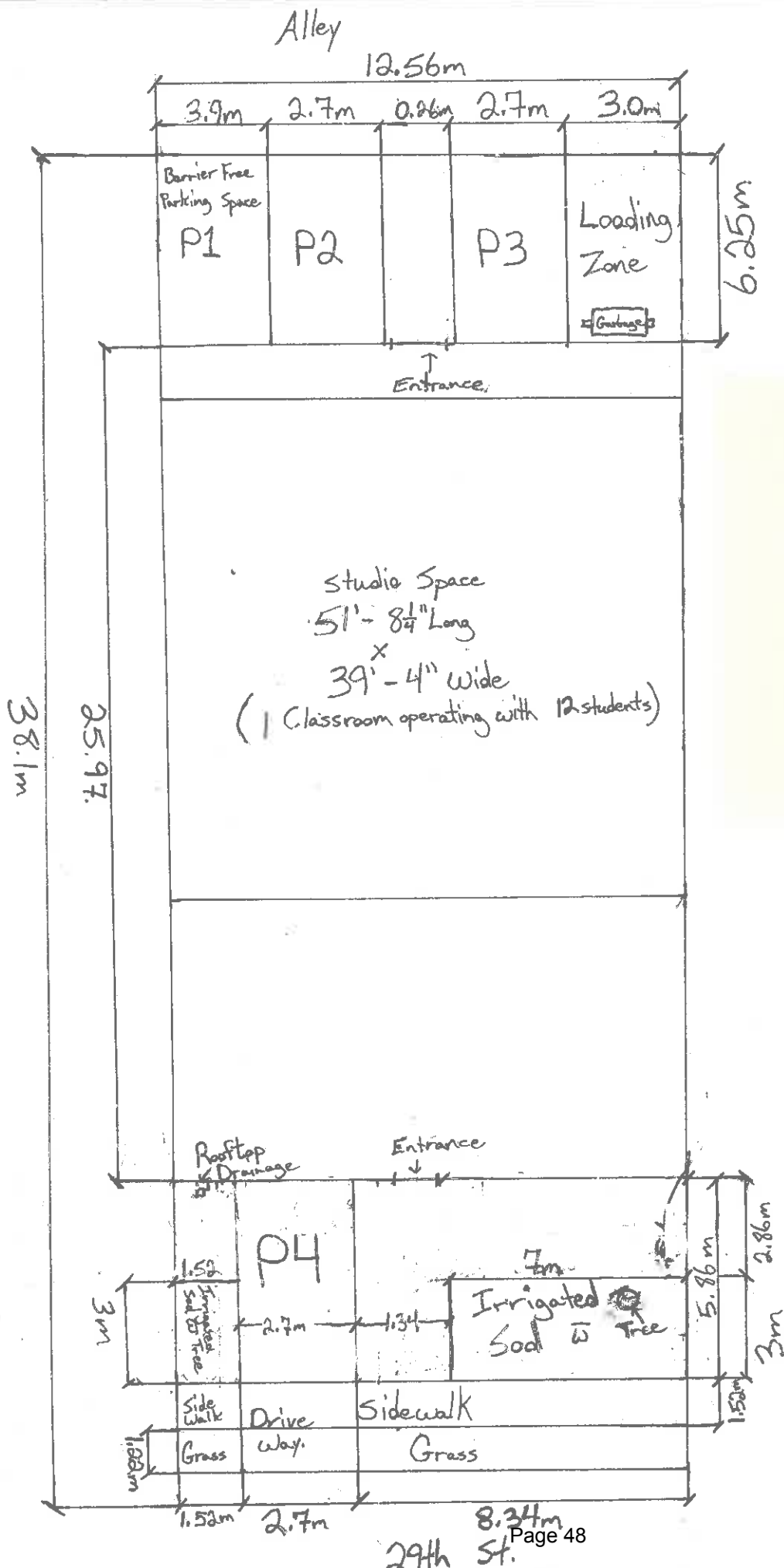
Report Approval

Written by: Daniel McLaren, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Discretionary Use Application – Private School – 817 29th Street West/lc

Location Plan - 817 29th Street West





Department Comments for Discretionary Use Application – 817 29th Street West

1. Transportation and Utilities Department Comments
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.

2. Building Standards Division, Community Services Department, Comments
The Building Standards Division of the Community Services Department has no objection to the proposed Discretionary Use Application provided that a building permit is obtained to convert the existing space into a private school.

Please note that plans and documentation submitted in support of this application have not been reviewed for compliance with the requirements of the 2010 National Building Code of Canada.

3. Neighbourhood Planning Section, Community Services Department, Comments
The Westmount Local Area Plan (LAP) was adopted by City Council on June 27, 2011. This report is in favour of supporting additional active programming opportunities in the neighbourhood. Several of the goals identified in Section 4.0 Health (Page 76) relate to the benefits of healthy activity, such as “Encourage healthy daily activities in the neighbourhood through the built environment”, “Implement in motion activities in the neighbourhood”, “Improve neighbourhood parks and programming to encourage healthy lifestyles”, and “Engage neighbourhood youth in healthy activities and initiatives...”

While the Westmount LAP supports opportunities for healthy and active living, the Neighbourhood Planning Section has concerns related to traffic and parking for the proposed dance studio at 817 29th Street West. Dance Ink already has two studios in close proximity, including next door. Having three dance studios clustered together on a residential street will continue to increase traffic volumes and is likely to generate significant demand for parking; both for drop-off/pick-up and longer-term use.

The Neighbourhood Planning Section appreciates the contributions that Dance Ink provides to the Westmount neighbourhood and area. As well, we recognize the considerable efforts made by Dance Ink to work with neighbours in mitigating negative impacts related to traffic and parking, as part of their two previous applications. However, the success of the Dance Ink studios may mean the business has possibly outgrown the residential neighbourhood and perhaps a larger facility in a non-residential area would be a more appropriate location for an expansion.

The Neighbourhood Planning Section believes this to be a challenging application to consider. Dance Ink has established itself as a successful business providing an important service in the Westmount area. The business

representatives have shown that they care about the neighbourhood through their efforts to be a good neighbour, but from a planning perspective, there are certainly concerns about the cumulative land use impact of having three studios in such close proximity on a residential street, without sufficient parking facilities.

The opinions of local neighbours and stakeholders is always a major consideration when determining the potential impact of approving a Discretionary Use Application. The Neighbourhood Planning Section encourages the review process to very carefully consider these opinions in determining whether to support the Discretionary Use Application.

Note: The applicant has been informed of, and agrees to, the above requirements.



Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



Community Engagement Summary Public Information Meeting for Proposed Discretionary Use 817 29th Street West to be used as a Private School (Dance Studio)

Project Description

A public information meeting was held regarding a proposed dance studio, located at 817 29th Street West. The meeting provided property owners in Westmount, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the discretionary use process, and to have the opportunity to comment on the proposal and ask any questions that they may have.

The meeting was held at Bedford Road Collegiate on November 22, 2016, at 7 p.m.

Community Engagement Strategy

Notice to property owners within a 75 metre radius of the subject site were sent out on November 7, 2016. The public meeting notice was also sent to the Westmount Community Association, the Ward Councillor, and the Community Consultant.

The purpose of the meeting was to inform, and consult with, the nearby residents and commercial business owners. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon (City) staff were also available to answer questions regarding the discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

The meeting was attended by seven people. Dance Ink provided a brief summary of their operation plan and then opened up the floor for questions. The following is a summary of the discussion:

- The new location will be a wheelchair accessible studio.
- The previous two studios use a Good Neighbour Parking Plan that the applicants believe has worked well to address parking in the area. The intention is to maintain that parking plan for the proposed third studio.
- Currently, there are occasional issues with parking and with the music volume. These issues are currently addressed by contacting the owners. There is some concern with how quickly these issues can be addressed with three studios operating and how easy it would be to locate the owners.
- The parking plan works well generally, but not always.



- There is concern that the noise (music) will be heard by adjacent residents. There is a residential dwelling between one existing studio and the proposed studio.
 - The applicants and the adjacent neighbour have had an ongoing discussion about sound proofing the new studio.
 - The applicants and the adjacent neighbour agreed to work together to come to a resolution that is satisfactory to both parties regarding sound proofing the studio.
 - The applicants and adjacent neighbour will meet after the formal meeting to work out details.

Next Steps

Feedback from the meeting will be summarized and presented as part of the report to the Municipal Planning Commission (MPC) and City Council.

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site and to the Westmount Community Association. Notification posters will also be placed on the subject site. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	December 20, 2016
Public Notice - Community Consultant, Ward Councillor, and 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.	January 3 to 23, 2016
Public Hearing – public hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.	January 23, 2016
Council Decision - may approve or deny proposal.	January 23, 2016

Prepared by:
Daniel McLaren, Planner
Planning and Development
November 25, 2016

January 4, 2017

City Clerk

Dear City Clerk:

**Re: Discretionary Use Application – Private School – 817 29th Street West
[Files CK 4355-016-009 and PL 4355-D9/16]**

The Municipal Planning Commission, at its meeting held on December 20, 2016 considered a report of the General Manager, Community Services Department, dated December 20, 2016 with respect to the above Discretionary Use Application.

The Commission heard from Representatives of Dance Ink and neighbouring property owner Ms. Betty Hills. Ms. Hills outlined concerns with respect to noise control, parking and the impact of these issues. The Commission was informed that an audio consultant developed a report on behalf of Dance Ink and Ms. Hills, this report was not supplied at the meeting. A document was circulated regarding the 'Good Neighbour Parking Policy' and is attached to this letter.

The Municipal Planning Commission expressed concerns with respect to noise regulations, the consultant's report and parking. Discussion also took place regarding the possibility of a Good Neighbour Agreement between Dance Ink and Ms. Hills. Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the final plans submitted in support of this Discretionary Use Application.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

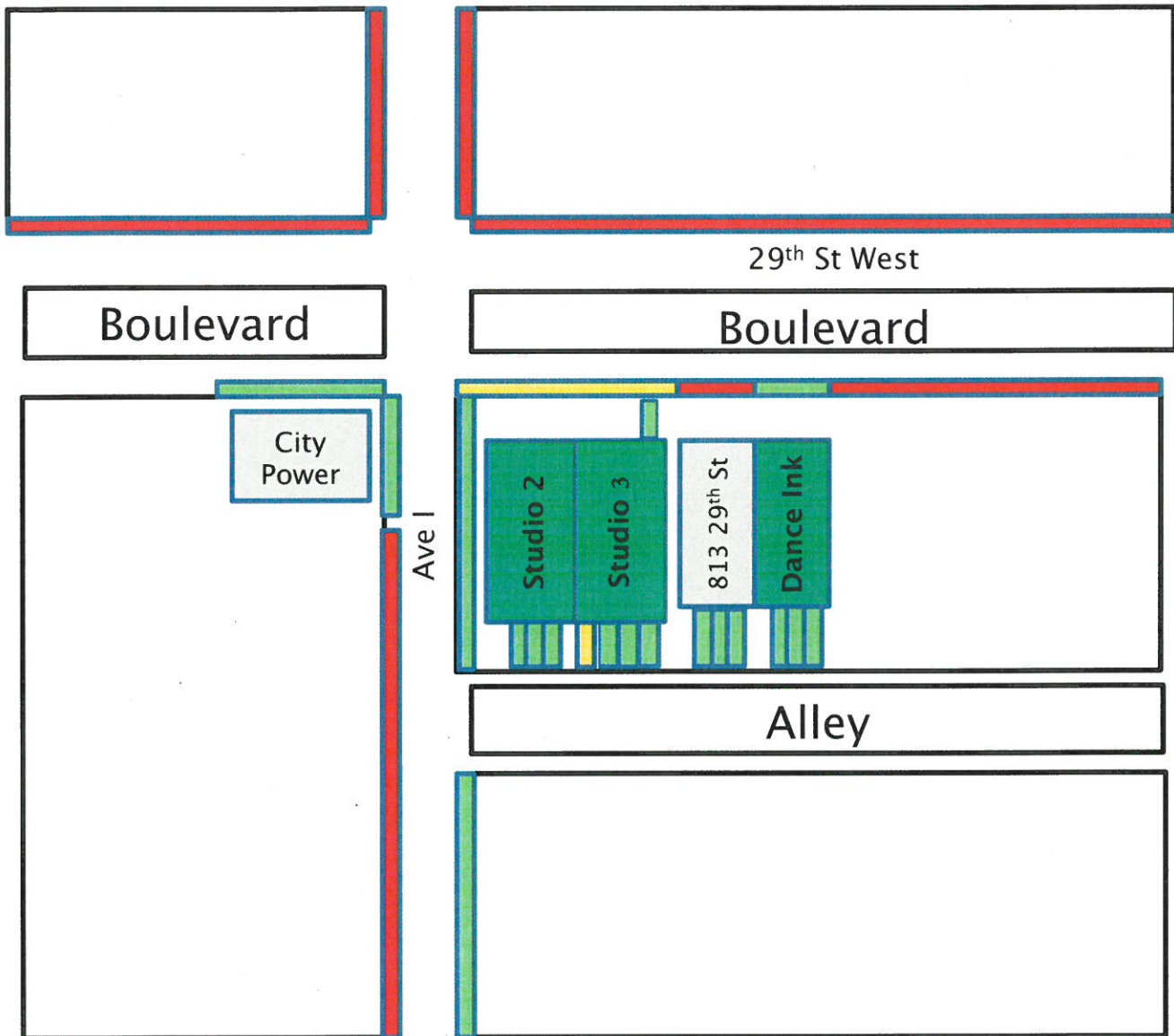
Yours truly,

**Penny Walter, Committee Assistant**
Municipal Planning Commission

PW:ms

Attachment

Good Neighbour Parking Policy



- Where to Park
- Pick Up / Drop Off
- No Parking

We at Dance Ink and Shotokan Karate are good neighbours and do not park in front of residential properties. We value our neighbours and will only park in areas marked in green. Please use the area marked in yellow for pick up and drop off only. Please do not park in areas marked in red. If you have any questions about where to park, please ask.

From: City Council
Sent: Friday, January 20, 2017 12:29 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

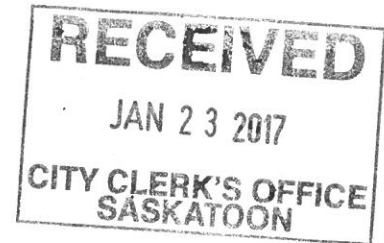
Submitted on Friday, January 20, 2017 - 12:29
Submitted by anonymous user: 174.2.89.170
Submitted values are:

Date: Friday, January 20, 2017
To: His Worship the Mayor and Members of City Council
First Name: Betty
Last Name: Hills
Address: 813 29th St. W.
City: Saskatoon
Province: Saskatchewan
Postal Code: S7L0N2
Email: bbhills@shaw.ca
Comments:

I wish to address council, in person, at the Public Hearing on January 23, 2017 on the following agenda item:
5.1.4 Discretionary Use Application - Private School - 817 29th Street West [File No. CK 4355-016-009 and PL 4355-D9/16]
Thank you

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/141826>

From: City Council
Sent: January 23, 2017 9:28 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, January 23, 2017 - 09:28
 Submitted by anonymous user: 174.2.252.14
 Submitted values are:

Date: Sunday, January 22, 2017
 To: His Worship the Mayor and Members of City Council
 First Name: Kristine
 Last Name: Lacelle
 Address: 322 Senick Crescent
 City: Saskatoon
 Province: Saskatchewan
 Postal Code: s7t0p5
 Email: brockman20@hotmail.com
 Comments:

Re: Discretionary Use Application – Private School – 817 29th Street West
 -Letter of Support for Dance Ink
 -I wish to address Council with this letter at the meeting January 23rd at 6:00pm if it is acceptable.

January 22, 2017

His Worship the Mayor and Members of City Council
 c/o City Clerk's Office, City Hall
 Saskatoon, SK S7K 0J5

Re: Discretionary Use Application – Private School – 817 29th Street West
 Letter of Support for Dance Ink

Dear His Worship the Mayor and Members of City Council,

I wish to address Council with this letter at the meeting January 23rd at 6:00pm if it is acceptable.

My name is Kristine Lacelle and I'm a parent of one of the dancers at Dance Ink. My daughter, Katherine would have liked to have been here with me but she is busy at the current studios working hard with her other teammates.

Let me take a moment to thank you His Worship the Mayor and Members of the City Council for your service to Saskatoon and taking the time to listen to everyone here, Ashley for letting us know about this, any Dance Ink members that are able to be here, and finally neighborhood community members & residents this affects.

Because I appreciate and value everyone's time here I want to be as brief as possible explaining why the addition of this Dance Studio is important to me and my family having read and heard some of the concerns of this addition has on the Westmount community and residents close to the studios.

I'm a parent of one of the students so obviously my daughter will benefit which I'll touch on shortly on her experience and the benefits I've seen not only for her but other youth. I'm a retired RCMP member who's seen firsthand the benefits of having facilities like this being more readily available for residents in a neighborhood and in particular for the youth there who may not otherwise have access to such services. Also I'm a Saskatoon resident and business owner. So I see that projects like this can help support other small business owners for work that needs to be completed but also increases traffic to local businesses in the area that may not otherwise go there.

Having said that taking all of my experience into account I offer this to everyone that this affects as a decision gets made here this evening. Our family moved back to make Saskatoon home again in 2013. After various moves, and having been given the opportunity to participate in community and sports throughout our lives my husband and I wanted to give the same opportunities to our children. After trying various activities my daughter Katherine (now 11) determined Dance would be her thing. Not sure where to turn we heard about this newer studio Dance Ink from a family member. So not knowing what would happen we took the chance and went to meet Ashley in September 2013 to enroll Katherine and have not looked back since.

What started as one Studio, quickly grew to 2, and now hopefully 3 all within safe distance of one another. Let me first start by addressing some of the concerns I've read and heard about. Parking could be seen as a concern however as a resident of Stonebridge where there is next to no parking on residential streets, I believe that parking is a Saskatoon issue and not simply specific to this area. Even with a good neighbor policy which we as studio parents sign and agree to there is an inability from a By-Law, signage, and resident perspective for Ashley or anyone to enforce or properly regulate this. Furthermore, the location of these studio I believe allows for enough parking on 29th street West of Avenue N with little impact to local residents. Sound could also be seen as a concern however having moved several times in my life we have had instances where we need to address this with our neighbors. From both a parking and sound perspective I believe that Ashley is doing whatever she can to ensure that things get resolved immediately as she wants to promote that good neighbor policy and I've seen it in action within the limits of what she's able to do as a business owner within a residential neighborhood. Finally, it was mentioned about the impact and possibility that Dance Ink has outgrown the current location. If that's seen as a deciding factor then I would say what is the impact of possibly losing this business and relocating everything altogether and not being a part of the Westmount community and all of the benefits it's giving?

From a personal stand point each year Katherine has been able to add something new to pursue however I've seen that with continued growth studio time, space, & scheduling becomes a challenge to balance and meet the demands of competitive and recreational dancers. I believe adding this 3rd studio to the location will help Dance Ink properly address this and balance the demands in a more efficient way, and allow for increased flexibility for the area throughout the days.

Aside from Katherine's tremendous growth as a dancer these are the things I've come to value the most from Ashley and the Dance Ink Staff in terms of what she's gained and what I see students that come from all over the city are gaining:

1. The studios have become Katherine's second home where she has the chance to meet and work with people from all different walks of life. With challenges or struggles she's faced she's been able to escape here and be amongst a safe and inviting place.
2. She's gaining more and more confidence which is helping her be more assertive and vocal in her school classroom.

3. She's learning the value of hard work and effort to be successful and to help turn dreams into realities.
4. She's learning the value of putting in extra time and effort on doing things that she doesn't necessarily like to do and learning how it can be just as or more important to help and benefit the things we love to do.
5. She's developing her skills to work as a member of a team, rather than as an individual, with common goals in the end.
6. She's seeing the value of being physically active and having proper nutrition and how it's helpful and benefits day to day activities aside from dance.
7. She's getting the opportunity to be a role model and teacher for new and younger students to the studio.
8. She's developing her skills as a leader.
9. With things like this meeting she has the opportunity to see what it's like to work in partnership with neighbors and community members.

I could go on and on but bottom line it simply means that by having these studios here, the residents of this neighborhood are helping my husband and I develop not only Katherine but all students to be successful in whatever they wish to pursue in life. The values fall in line with our family values, what I feel future employers will value, and simply from my experience has shown me are skills necessary to be successful in life. We are extremely grateful for this and hope that this helps you to see the value that this can add to the local Westmount community and Saskatoon as a whole.

I'm happy to answer any questions you may have for me and I again thank everyone for your valuable time.

Sincerely, Kristine Lacelle

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/141992>

From: City Council
Sent: January 23, 2017 9:58 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, January 23, 2017 - 09:57
 Submitted by anonymous user: 216.197.216.56
 Submitted values are:

Date: Monday, January 23, 2017
 To: His Worship the Mayor and Members of City Council
 First Name: Ashley
 Last Name: Berrns
 Address: 811 29th St W
 City: Saskatoon
 Province: Saskatchewan
 Postal Code: S7L 0N2
 Email: info@danceink.ca
 Comments:

My name is Ashley Berrns and I am the owner of Dance Ink. Our studio is located in the heart of Westmount and offers a variety of classes for ages 2 to adult.

COMMUNITY INVOLVEMENT:

Over the past 5 and a half years we have enjoyed being active members of the community. My involvement with the community goes beyond Dance Ink. I have the privilege of working with many kids from different schools including Pleasant Hill, Lester B. Pearson, Howard Coad, St. Michaels, Bedford Road and Tommy Douglas to name a few. Our involvement in local schools presents opportunities for new dancers to get involved while living an active lifestyle. Thanks to programs like Creative Kids and KidSport, those with financial barriers are given the opportunity to dance at our studio.

WHY WOULD IT BE GREAT FOR DANCE INK TO EXPAND IN WESTMOUNT?

The addition of another studio will better suit the needs of our community. There will be many benefits:

- 1) Opening another studio space will allow for more youth to be physically active. The Westmount Local Area plan identifies several goals related to the benefits of healthy activities, including 'engage neighbourhood youth in healthy activities and initiatives'. Our studio supports this goal, offering accessible classes for those who live in Westmount and surrounding areas. If our studio wasn't located in this residential neighbourhood, many of our students would not have the opportunity to dance.
- 2) Our application also supports the City of Saskatoon's Goal of Economic Diversity and Prosperity as it provides an opportunity for business growth in an existing commercial building.
- 3) Our proposed studio will allow us to continue to improve the overall appeal of 29th St W. Our new studio will be pristine and well taken care of. A huge improvement from the appliance repair store that left the alley littered with broken appliances and the street regularly blocked with delivery trucks.

4) We currently do not have a wheelchair accessible space, but our new studio will be. I do have one student in particular who is very passionate about dance and she is in a wheelchair. She deserves the opportunity to dance at our studio. We hope to incorporate specialized classes to fulfill this need.

5) Opening another studio space will allow us to have a better class schedule. This will create more back to back classes for our students and will result in less pick ups and drop offs.

6) Our new studio will provide us with 5 additional parking spaces and will allow us to expand our good neighbour parking policy which has proven to be successful (see attachment). This will give us even more control of the street parking, as we inform our families not to park in front of residential houses. There is more than sufficient parking available on our properties plus many extra spaces in front of the city power building and alongside the convenience store. It would be difficult to implement this parking policy with other types of commercial business. Due to the nature of our business, we are able to inform our families and remind them regularly of where to park. If someone parks in front of our neighbours house, we politely ask them to move their vehicle and provide them with a copy of our good neighbour parking policy. Even though the street is technically public parking, we understand that our immediate neighbour prefers to park in front of her house. We respectfully ask all patrons and employees of Dance Ink not to park there. In return, our neighbour generously allows us to park in the 3 spaces behind her house.

OUR NEIGHBOURS CONCERNS HAVE BEEN ALLEVIATED:

To address the concerns of our immediate neighbour we have come to an agreement regarding soundproofing (see attachment). We have been working with a sound technician and the neighbour to ensure the proper steps have been taken to adequately soundproof the space.

We are committed to maintaining a positive relationship with our neighbours. We have gone above and beyond to ensure our neighbours quality of life and continued comfort in their homes.

CONCLUSION:

This community is our home. Dance Ink deserves the opportunity to continue to provide a positive, healthy activity for everyone. Our studio attracts a positive clientele that creates a vibrant neighbourhood. We hope you allow us to expand and continue providing a much needed service in the Westmount Community.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/141997>

BYLAW NO. 9417

The Official Community Plan Amendment Bylaw, 2017

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2017*.


Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan to change the land use policy designation on the Land Use Map for the Exhibition Neighborhood for the lands described in the Bylaw from “Special Use Area” to “Light Industrial”.

Official Community Plan Amended

3. The Official Community Plan which is annexed as Schedule “A” to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Land Use Map Amended

4. The Land Use Map for the Exhibition Neighborhood area, which forms part of the Official Community Plan, is amended by changing the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from Special Use Area to Light Industrial.
 - (a) Parcel E on the Plan showing Proposed Surface Subdivision of all of Parcel C, Registered Plan No. 72S03709; and part of Parcel A, Plan No. 101325620; Parcel B, Plan No. 101411200; N.E. ¼ Sec. 17, Twp. 36, Rge. 5 W3rd Mer., N.W. ¼ Sec. 17, Twp. 36, Rge. 5 W3rd Mer., Saskatoon, Saskatchewan, by D.V. Franko S.L.S., dated June 17, 2009 to August 18, 2015.

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2017.

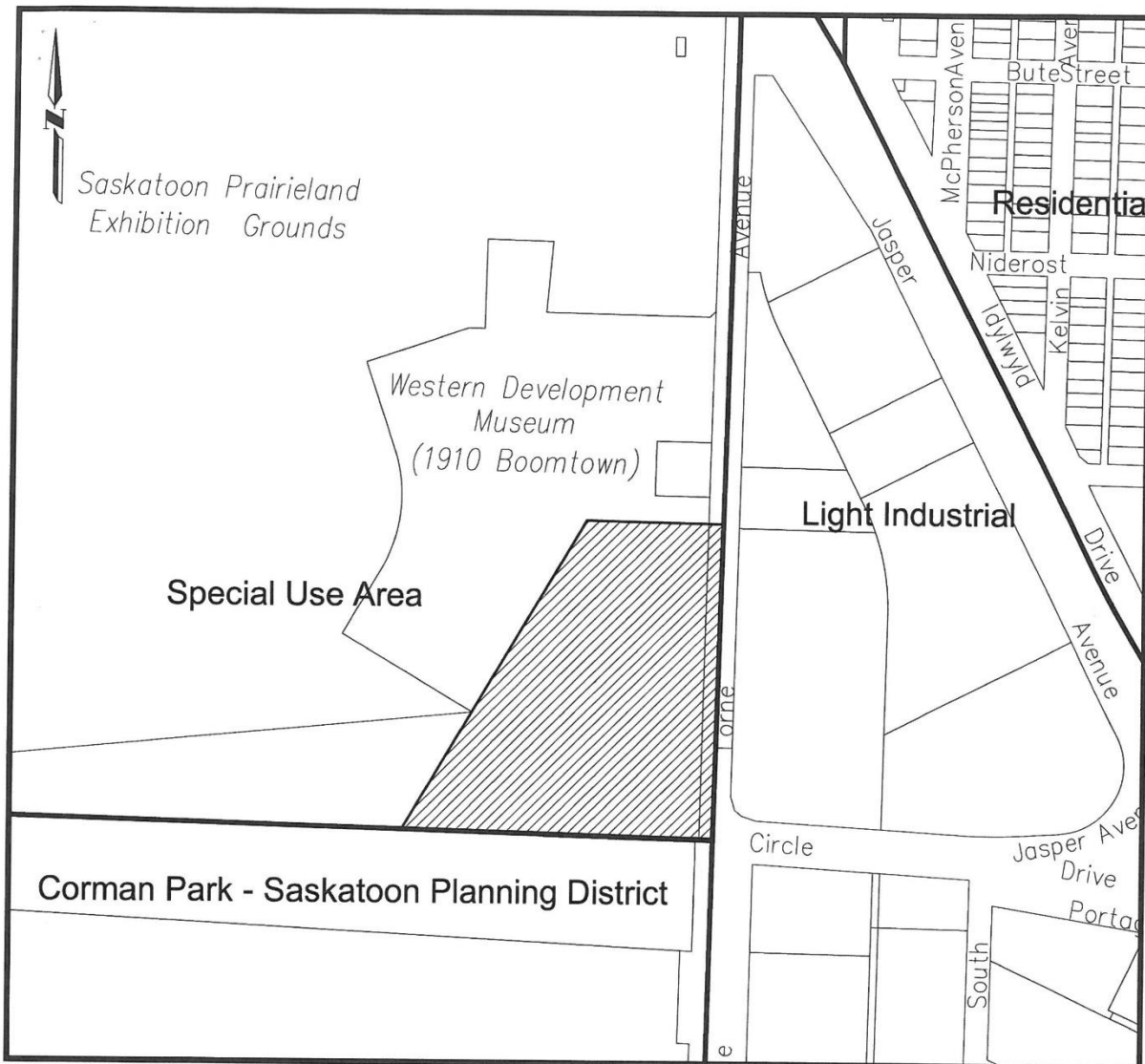
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Appendix "A"



OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE MAP



From Special Use Area to Light Industrial

N:\Planning\IMAPPING\Official Comm Plan\2016 OCP's\OCP07_16.dwg



Proposed Official Community Plan Amendment and Proposed Rezoning from AG to IL1 – 2702 Lorne Avenue - Exhibition

Recommendation

That a copy of this report be forwarded to City Council recommending:

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Policy Map to redesignate land from "Special Use Area" to "Light Industrial," as outlined in this report, be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land from "AG – Agricultural District" to "IL1 – General Light Industrial District," as outlined in this report, be approved.

Topic and Purpose

Applications have been submitted by Saskatoon Land proposing to redesignate land in the Exhibition neighbourhood to provide for light industrial development along an arterial roadway and a land use pattern consistent with the surrounding area.

Report Highlights

1. A land use policy and zoning amendment is proposed for 2702 Lorne Avenue.
2. The proposed rezoning from AG – Agricultural District (AG District) to IL1 – General Light Industrial District (IL1 District) will allow for light industrial development and provide for a land use pattern consistent with the surrounding area.

Strategic Goal

This application supports the Strategic Goal of Sustainable Growth by providing a balanced and appropriate land use pattern in the area.

Background

The subject site is remnant land remaining from the construction of the Circle Drive South project and is presently vacant and undeveloped.

Report

Official Community Plan Amendment

An amendment to the Official Community Plan – Land Use Map is required to redesignate the subject land from "Special Use Area" to "Light Industrial" to accommodate the proposed rezoning (see Attachment 1).

Zoning Bylaw Amendment

A rezoning from AG District to IL1 District is proposed (see Attachment 1). The current AG zoning provides for certain large-scale, specialized land uses, as well as certain rural-

oriented uses on the periphery of the city. The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

The IL1 District prohibits all uses of land, buildings, and industrial processes that may be noxious, injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration, or other similar substances or conditions.

In order to minimize the impact of potential land use conflicts with the Western Development Museum, Saskatoon Land will be registering a caveat on the title of the newly created lot to prohibit outdoor storage within the front yard of the site adjacent to Lorne Avenue. Additionally, all outdoor storage will be required to be screened from view by a solid fence at least 2 metres in height. Saskatoon Land will include this information in both the future tender package and the sales agreement.

Land Use Pattern in Area

The amendment area is bordered to the east (across Lorne Avenue) by land zoned IL1 in the CN Industrial area. To the north and west of the site, the land is zoned AG, and the south border is with land zoned DAG1 (D – Agricultural 1) in the Corman Park – Saskatoon Planning District.

Planning and Development is of the opinion that the IL1 District is an appropriate zoning designation for the subject property, given its proximity to the adjacent CN Industrial area. Additionally, the IL1 District will provide a land use pattern and development that is consistent with the surrounding area.

Future Development

Saskatoon Land is exploring options for sale of property for future development.

Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing. Refer to Attachment 2 for complete comments.

Options to the Recommendation

City Council could choose to deny the proposed amendments. Such a decision would maintain the current land use and zoning designations.

Public and/or Stakeholder Involvement

The Ward Councillor and property owners within 75 metres of 2702 Lorne Avenue were advised, in writing, of the proposal. To date, Planning and Development has received one written response regarding concerns related to turn lanes and traffic light functionality. In discussions with the Transportation and Utilities Department, as part of the conditions of

approval for development on the site located to the east on Lorne Avenue, the existing centre median must be extended north. This will prevent vehicles from turning left into the site, as well as exiting left out of the site. These comments were provided to the author of the letter, and no further concerns were received.

Additionally, comments received from the Transportation and Utilities Department noted the potential requirement for a Traffic Impact Analysis at the time of development, which would also address traffic concerns. The written response from the property owner was also forwarded to the Transportation and Utilities Department for internal review.

Upon application, Saskatoon Land also provided a letter of support received from the Western Development Museum. The letter notes support for the potential of complementary land uses, which may lead to increased visitors to the museum.

Other Considerations/Implications

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date.

Attachments

1. Location Maps
2. Comments from Other Divisions

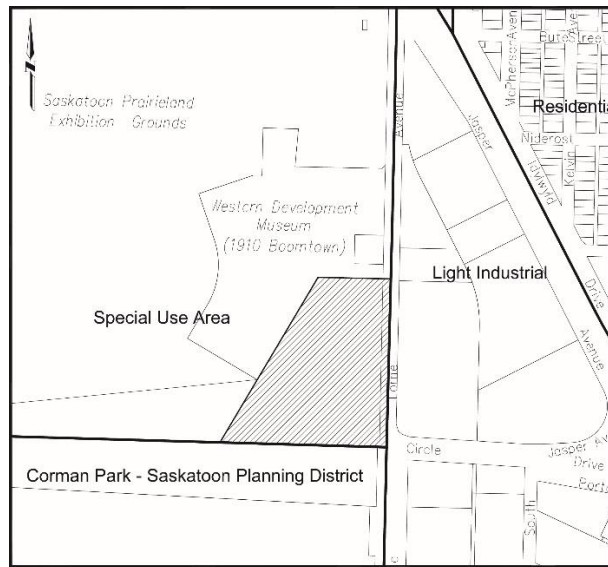
Report Approval

Written by: Jason Sick, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed OCP Amendment and Proposed Rezoning from AG to IL1 – 2702 Lorne Avenue - Exhibition/ks

Location Maps

(Proposed OCP Amendment and Proposed Rezoning – 2702 Lorne Avenue)



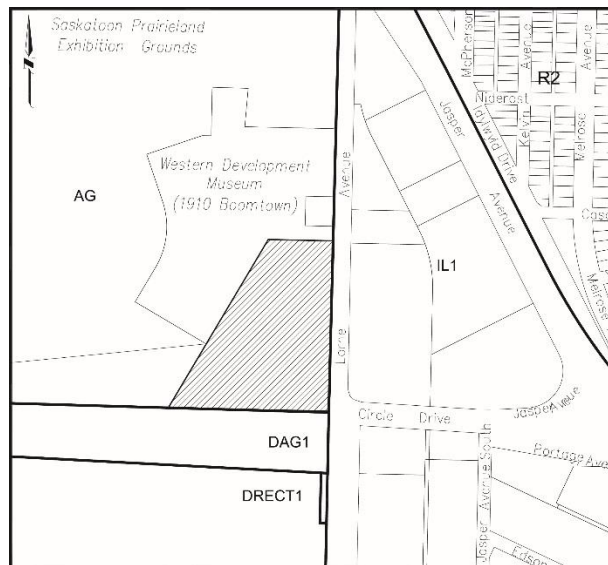
OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP

From Special Use Area to Light Industrial



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ZONING AMENDMENT

From AG to IL1



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Comments from Other Divisions

(Proposed OCP Amendment and Proposed Rezoning – 2702 Lorne Avenue)

Transportation and Utilities Department

The proposed rezoning, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. A Traffic Impact Assessment may be required at the time of application for development.
2. Water Distribution – Adequate fire flow will be available for this rezoning request once the Lorne Avenue watermain connection across Circle Drive is established.
3. Sanitary System – Capacity is available, although the pipe has minimal cover. The parcel contains an old service connection that will need to be abandoned.
4. Stormwater System – The storm connection to the existing ramp dry pond is feasible with directional bore and an outfall structure. On-site storage is required to mitigate the risk of over loading the current dry pond.
5. The Transportation and Utilities Department has informed Saskatoon Land that the existing centre median must be extended to the north of this property. Consequently, all access from this site will be via right-in/right-out driveways only.

January 4, 2017

City Clerk

Dear City Clerk:

**Re: Proposed Official Community Plan Amendment and Proposed Rezoning
from AG to IL1 – 2702 Lorne Avenue
[Files CK 4351-016-013 and PL 4350-Z8/16]**

The Municipal Planning Commission, at its meeting held on December 20, 2016 considered a report of the General Manager, Community Services Department, dated December 20, 2016 on the above application and supports the following recommendation of the Community Services Department:

1. That the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Policy Map to redesignate land from "Special Use Area" to "Light Industrial", as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone land from "AG - Agricultural District" to "IL1 - General Light Industrial District," as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Penny Walter, Committee Assistant
Municipal Planning Commission

PW:ms

BRIDGES, FRIDAY, JANUARY 6, 2017 and
THE STARPHOENIX, SATURDAY, JANUARY 7, 2017

**OFFICIAL COMMUNITY PLAN
NOTICE**

EXHIBITION NEIGHBOURHOOD

**PROPOSED OFFICIAL COMMUNITY PLAN
BYLAW AMENDMENT – BYLAW NO. 9417**

Saskatoon City Council will consider an amendment to the City's Official Community Plan Bylaw (No. 8769) regarding 2702 Lorne Avenue located in the Exhibition Neighbourhood, proposed by Saskatoon Land.

By way of Bylaw No. 9417, The Official Community Plan Amendment Bylaw, 2017, the designation of the site on the Official Community Plan – Land Use Map is proposed to be amended from "Special Use Area" to "Light Industrial."

LEGAL DESCRIPTION - Parcel E on Plan of Proposed Subdivision of all of Parcel C, Reg'd Plan No. 72S03709; and part of Parcel A, Plan No. 101325620; Parcel B, Plan No. 101411200; N.E ¼ Sec. 17 Twp. 36 Rge. 5 W3Mer; N.W. ¼ Sec. 17 Twp. 36 Rge. 5 W3Mer.



REASON FOR THE AMENDMENT - The proposed amendment covers a portion of the Lorne Avenue exit from Circle Drive and a remnant parcel of land remaining from the construction of the Circle Drive South project. The remnant parcel is presently vacant and undeveloped. The proposed amendment, in conjunction with amendments to the Zoning Bylaw, will provide a land use pattern that is more appropriate and consistent with the existing and proposed land uses in the area and provide for development opportunities for light industrial uses or related businesses on the remnant parcel.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan Bylaw and Land Use Map may be directed to the following without charge:
Community Services Department,
Planning and Development
Phone: 306-986-0902 (Jason Sick)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, January 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, January 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9418

The Zoning Amendment Bylaw, 2017 (No. 4)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 4)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an AG District to an IL1 District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Zoning Map Amended

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Schedule "A" to this Bylaw from an AG District to an IL1 District:
 - (a) Parcel E on the Plan showing Proposed Surface Subdivision of all of Parcel C, Reg'd Plan No. 72S03709; and part of Parcel A, Plan No. 101325620; Parcel B, Plan No. 101411200; N.E. ¼ Sec. 17, Twp. 36, Rge. 5 W3rd Mer.; N.W. ¼ Sec. 17, Twp. 36, Rge. 5 W3rd Mer., Saskatoon, Saskatchewan, by D.V. Franko S.L.S., dated June 17, 2009 to August 18, 2015.

Coming into Force

5. This Bylaw shall come into force upon the approval of Bylaw No. 9417, The Official Community Plan Amendment Bylaw, 2017 by the Minister of Government Relations.

Read a first time this _____ day of _____, 2017.

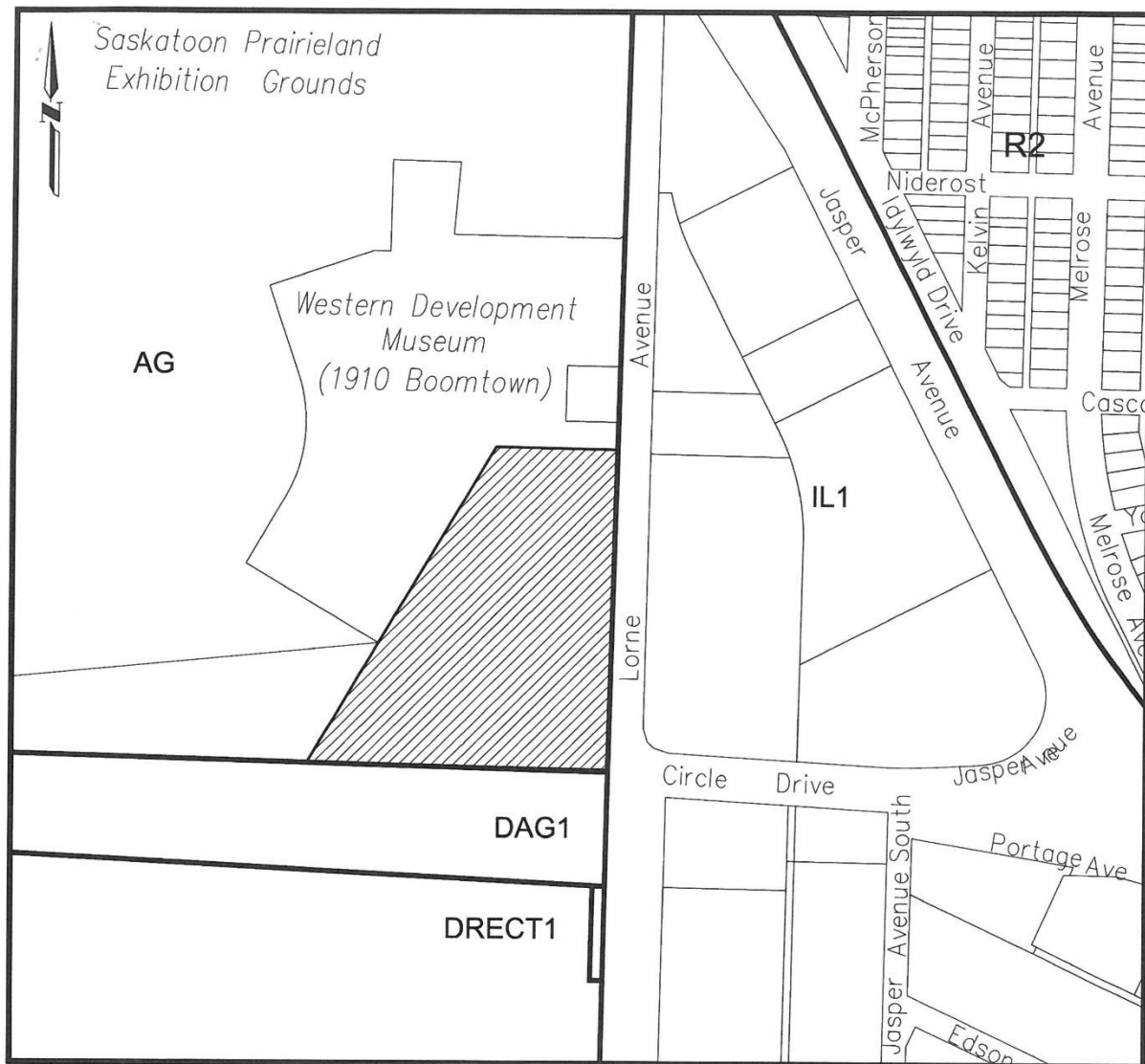
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Schedule "A"



ZONING AMENDMENT



From AG to IL1

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BRIDGES, FRIDAY, JANUARY 6, 2017 and
THE STARPHOENIX, SATURDAY, JANUARY 7, 2017

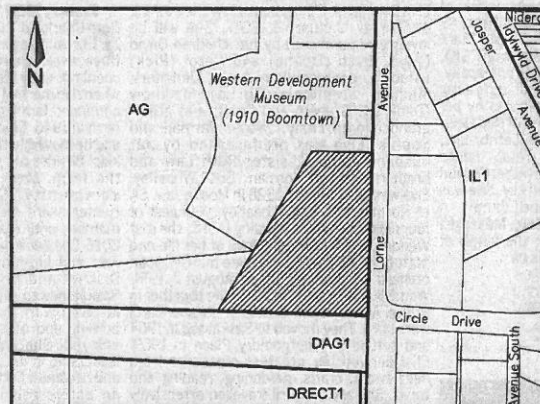
ZONING NOTICE
EXHIBITION NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9418


Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding 2702 Lorne Avenue located in the Exhibition area, proposed by Saskatoon Land.

By way of Bylaw No. 9418, The Zoning Amendment Bylaw, 2017 (No. 4), the subject site is proposed to be rezoned from AG – Agricultural District to IL1 – General Light Industrial District.

LEGAL DESCRIPTION - Parcel E on Plan of Proposed Subdivision of all of Parcel C, Reg'd Plan No. 72503709; and part of Parcel A, Plan No. 101325620; Parcel B, Plan No. 101411200; N.E. ¼ Sec. 17 Twp. 36 Rge. 5 W3Mer.; N.W. ¼ Sec. 17 Twp. 36 Rge. 5 W3Mer.



PROPOSED ZONING AMENDMENT

 From AG to IL1

File No. RZ08-2016

REASON FOR THE AMENDMENT - The proposed amendment covers a portion of the Lorne Avenue exit from Circle Drive and a remnant parcel of land remaining from the construction of the Circle Drive South project. The remnant parcel is presently vacant and undeveloped. The proposed amendment, in conjunction with amendments to the Official Community Plan Land Use Map, will provide a land use pattern that is more appropriate and consistent with the existing and proposed land uses in the area and provide for development opportunities for light industrial uses or related businesses on the remnant parcel.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge: Community Services Department, Planning and Development
Phone: 306-986-0902 (Jason Sick)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, January 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, January 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9414

The Zoning Amendment Bylaw, 2017

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from a B4(H) District to a B4 District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Zoning Map Amended

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Schedule "A" to this Bylaw from a B4(H) District to a B4 District:
 - (a) Parcel H as shown on the Plan showing Proposed Surface Subdivision of all of Reg'd Plan No. 01SA27946 and Parcel A – Plan No. 102194759; parts of Parcel B – Plan No. 102194759 in S.E. ¼ Sec. 31; part of Parcel E – Plan No. 102194759 and all of Parcel F – Plan No. 102194759 in S.W. ¼ Sec. 32; and part of Road Allowance between S.E. ¼ Sec. 31; and S.W. ¼ Sec. 32 all in Twp. 36-Rge. 4-W.3rdMer., Saskatoon, Saskatchewan, by Murray G. Radoux, S.L.S., dated June 30, 2016.

Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

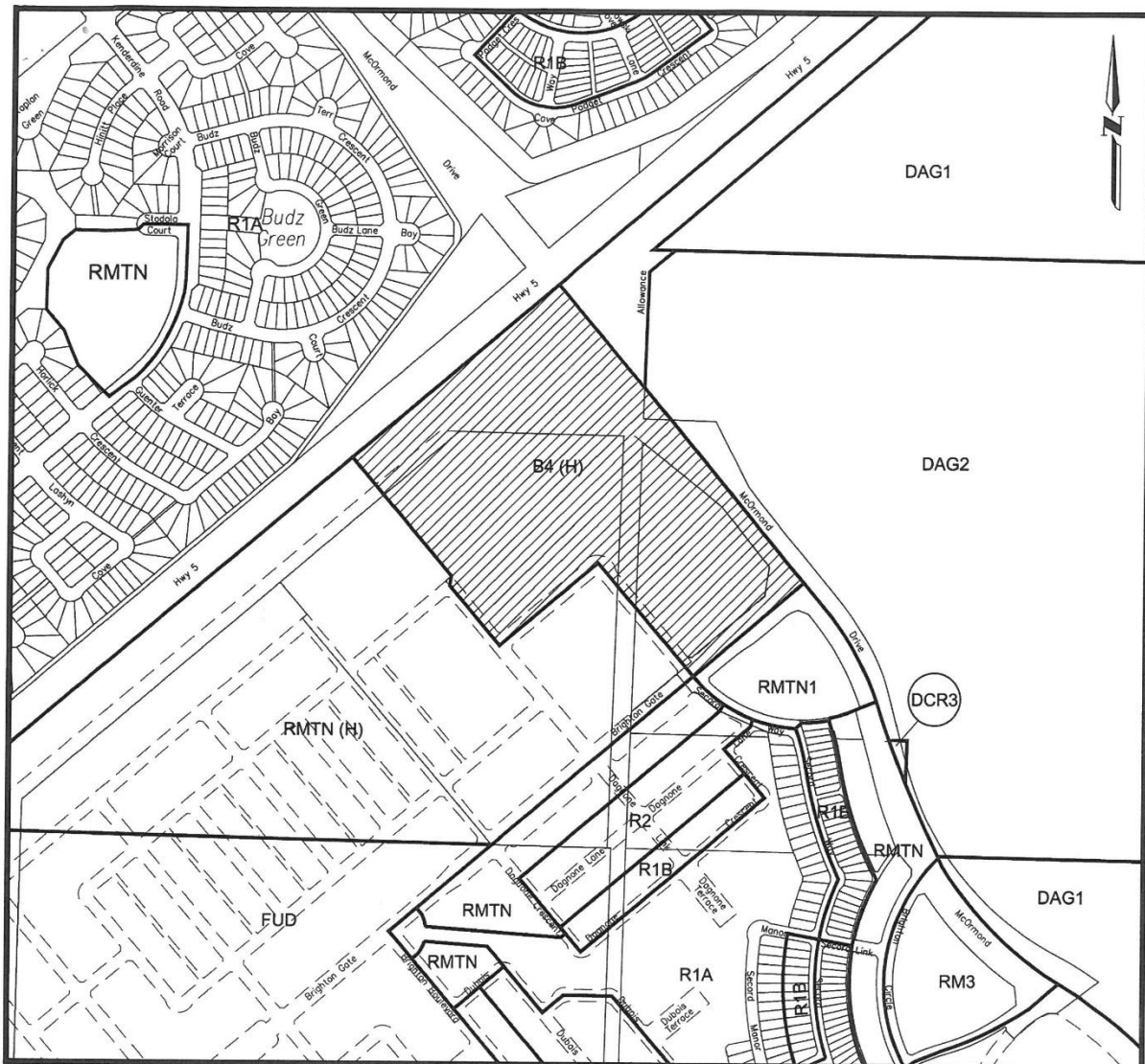
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Schedule "A"



ZONING AMENDMENT

 From B4(H) to B4

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 **City of
Saskatoon**

Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood

Recommendation

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770, to rezone the properties identified in the attached map from B4(H) – Arterial and Suburban Commercial District to B4 – Arterial and Suburban Commercial District – removal of the Holding Symbol "H", be approved.

Topic and Purpose

An application has been submitted by Dream Asset Management Corporation requesting to remove the Holding Symbol "H" from land in the Brighton neighbourhood (see Attachment 1). The removal of the Holding Symbol "H" will allow development of the land to proceed, in accordance with the provisions of the B4 District.

Report Highlights

1. The Holding Symbol "H" was applied to the subject land in 2015 to ensure that servicing and access requirements would be provided prior to development commencing in the area. The application of the Holding Symbol "H" also allowed the subdivision of land to proceed in order to exchange land for ownership purposes in advance of future development in this area of Brighton.
2. A plan of proposed subdivision is under review, and site servicing and traffic studies have been completed to the satisfaction of the Transportation and Utilities Development to facilitate removal of the Holding Symbol "H".
3. Removal of the Holding Symbol "H" will allow development to proceed in accordance with the Brighton Neighbourhood Concept Plan (Concept Plan) and the B4 District.

Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth. Brighton, a neighbourhood in the early stages of development, was designed to align with the objectives of the Growth Plan to Half a Million, which was approved, in principle, by City Council in 2016.

Background

As per Official Community Plan Bylaw No. 8769, City Council may use the Holding Symbol "H", in conjunction with any other use designation in Zoning Bylaw No. 8770, to specify the use to which lands shall be put at some time in the future, but which are now considered premature or inappropriate for immediate development.

The subject properties were rezoned B4(H) in 2015 to ensure the provision of required services to the Brighton neighbourhood, including adequate vehicle access, would be provided prior to development under the B4 District. The application of the Holding Symbol “H” also allowed the subdivision of land to proceed in order to exchange land for ownership purposes in advance of future development in this area of Brighton.

Report

Concept Plan

The Concept Plan identifies lands within the area to be rezoned for development as retail land use (see Attachment 2).

Zoning Amendment

If the recommendation of this report is approved, the Holding Symbol “H” will be removed from the B4(H) zoning designation, and development under the provisions of the B4 District may proceed.

The purpose of the B4 District is to facilitate arterial and suburban commercial development, providing a wide range of commercial uses serving the Brighton neighbourhood.

Comments from Other Divisions

No concerns were identified through the administrative referral process that precludes this application from proceeding to the public hearing.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as the application facilitates the implementation of the Concept Plan.

Public and/or Stakeholder Involvement

Extensive public consultation was undertaken during the development of the Concept Plan. As this application relates to the implementation of the Concept Plan, no further consultation was conducted.

Other Considerations/Implications

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a

Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood

public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date.

Attachments

1. Location Map
2. Brighton Concept Plan

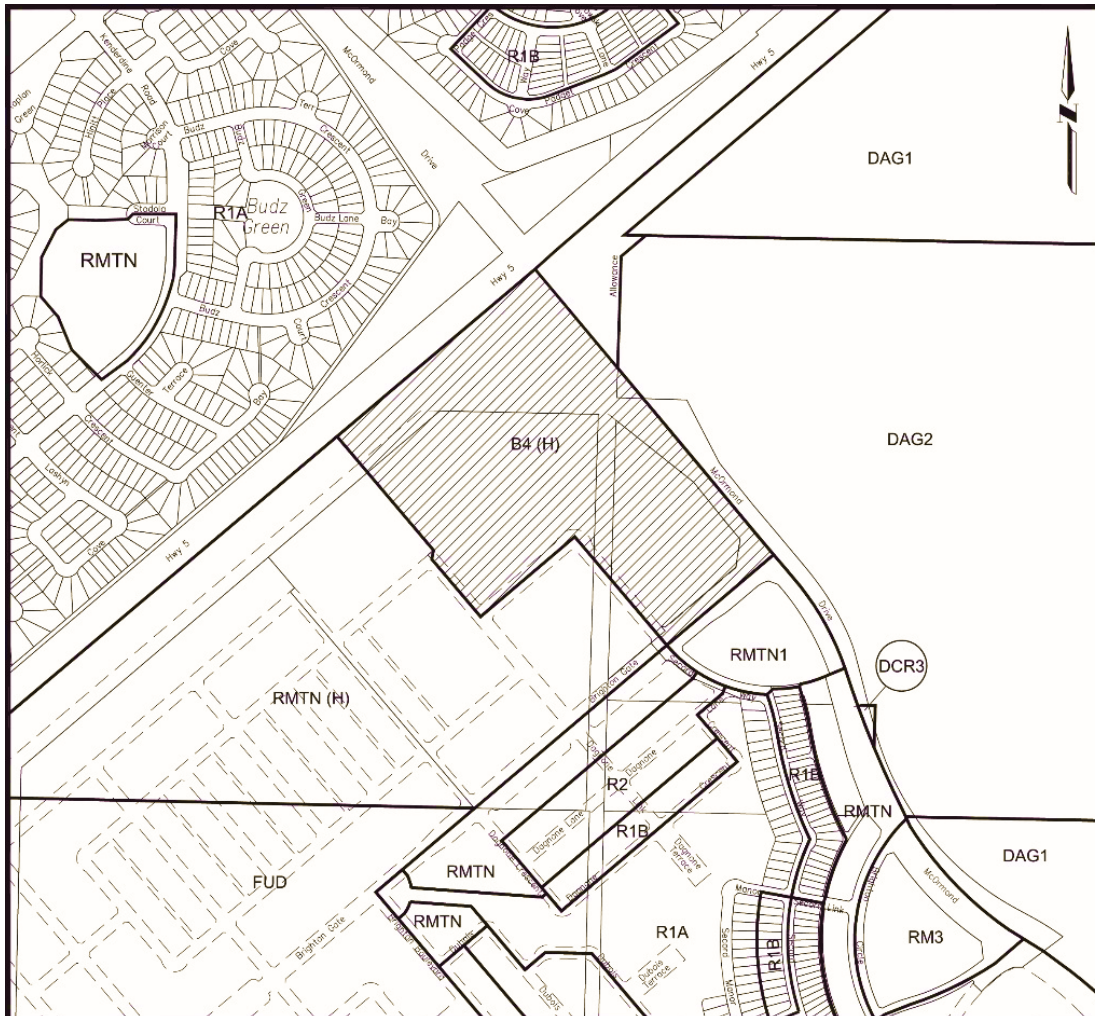
Report Approval

Written by: Jason Sick, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Rezoning from B4(H) to B4 – McOrmond Drive and Highway 5 – Brighton Neighbourhood/ks

Location Map

Proposed Rezoning from B4(H) to B4
McOrmond Drive and Highway 5 – Brighton Neighbourhood



ZONING AMENDMENT

 From B4(H) to B4

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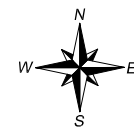
BRIGHTON CONCEPT PLAN

AMENDED MAY 24, 2016

ATTACHMENT 2

LEGEND

- SINGLE UNIT/SEMI UNIT DETACHED DWELLINGS 
- LOW DENSITY STREET TOWNHOUSING MULTI-UNIT DWELLINGS 
- LOW DENSITY GROUP TOWNHOUSING MULTI-UNIT DWELLINGS 
- MEDIUM DENSITY MULTI UNIT DWELLINGS 
- MIXED USE 1 - RESIDENTIAL/RETAIL/INSTITUTIONAL 
- MIXED USE 2 - OFFICE/RETAIL 
- RETAIL 
- POTENTIAL SCHOOL SITE 
- WETLAND COMPLEX (WATER LEVEL VARIES) 
- MUNICIPAL RESERVE 
- BUFFER STRIP 
- PEDESTRIAL LINKAGE 
- RESIDENTIAL CARE HOME 
- APPROXIMATE CELL TOWER LOCATION 
- CONCEPT PLAN BOUNDARY 
- ZONING AMENDMENT AREA 



**City of
Saskatoon**
Planning & Development

NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Regional Planning, Mapping & Research Section.

DRAWING NOT TO BE SCALED
November 23, 2016

N:\Planning\MAPPING\Rezoning\2016\BZ10_16_concept_plan.dwg

January 4, 2017

City Clerk

Dear City Clerk:

**Re: Proposed Rezoning from B4(H) to B4 - McOrmond Drive and Highway 5 -
Brighton Neighbourhood
[File No. CK 4351-016-014, x4110-46 and PL 4350-Z10/16]**

The Municipal Planning Commission, at its meeting held on December 20, 2016 considered a report of the General Manager, Community Services Department, dated December 20, 2016 on the above application and supports the following recommendation of the Community Services Department:

That the proposed amendment to Zoning Bylaw No. 8770, to rezone the properties identified in Attachment 2 of the December 20, 2016 report of the General Manager, Community Services Department, from B4(H) - Arterial and Suburban Commercial District to B4 - Arterial and Suburban Commercial District - removal of the Holding Symbol "H", be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Penny Walter, Committee Assistant
Municipal Planning Commission

PW:ms

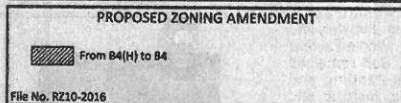
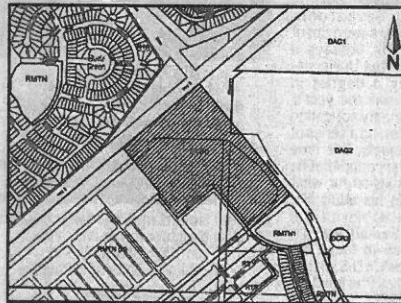
**ZONING NOTICE
BRIGHTON NEIGHBOURHOOD**

**PROPOSED ZONING BYLAW AMENDMENT –
BYLAW NO. 9414**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding land located at Highway 5 and McOrmond Drive in the Brighton Neighbourhood, proposed by Dream Asset Management Corporation.

By way of Bylaw No. 9414, The Zoning Amendment Bylaw, 2017 (No. 1), the subject land is proposed to be rezoned from B4(H) – Arterial and Suburban Commercial District, with the Holding Symbol "H" to B4 – Arterial and Suburban Commercial District. The removal of the Holding Symbol "H" will permit development of the site under the provisions of the B4 District, consistent with the approved Brighton Neighbourhood Concept Plan.

LEGAL DESCRIPTION - Parcel H on Plan of Proposed Subdivision of all of Registered Plan No. 015A27946 and Parcel A, Plan No. 102194759; parts of Parcel B, Plan No. 102194759 in S.E. ¼ Sec. 31, part of Parcel E, Plan No. 102194759, and all of Parcel F, Plan No. 102194759 in S.W. ¼ Sec. 32, and Part of Road Allowance between S.E. Sec. 31 & S.W. ¼ Sec. 32 all in TWP. 36, RGE. 4 – W. 3rd MER.



REASON FOR THE AMENDMENT - The subject land was previously rezoned in 2015 from FUD – Future Urban Development District to B4(H) - Arterial and Suburban Commercial District, with the Holding Symbol "H". The Holding Symbol "H" was applied to ensure servicing and access requirements were met prior to development commencing in the area. The application of the Holding Symbol "H" also allowed the subdivision of land to proceed in order to exchange land for ownership purposes in advance of future development in this area of the Brighton Neighbourhood.

As the servicing and access requirements have been met, the Holding Symbol "H" may now be removed to allow development in accordance with the Brighton Neighbourhood Concept Plan and the B4 District. The B4 District will provide for a wide range of commercial uses serving the Brighton neighbourhood.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge: Community Services Department, Planning and Development
Phone: 306-986-0902 (Jason Sick)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, January 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, January 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are

BYLAW NO. 9415

The Zoning Amendment Bylaw, 2017 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 2)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an R1A District to an R1B District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Zoning Map Amended

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Schedule "A" to this Bylaw from an R1A District to an R1B District:
 - (a) Lots 1-21, Block 61 as shown on Plan of Proposed Surface Subdivision of part of N.W.14 Sec. 17-Twp. 36-Rge. 4-W.3Mer. and part of SE ¼ Sec. 17-Twp. 36-Rge. 4-W.3Mer. and part of Parcel EE, Plan No. 102028586 in SW ¼ Sec. 17-Twp. 36-Rge. 4-W.3Mer., Saskatoon, Saskatchewan, by Murray G. Radoux, S.L.S., dated September 24, 2014.

Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

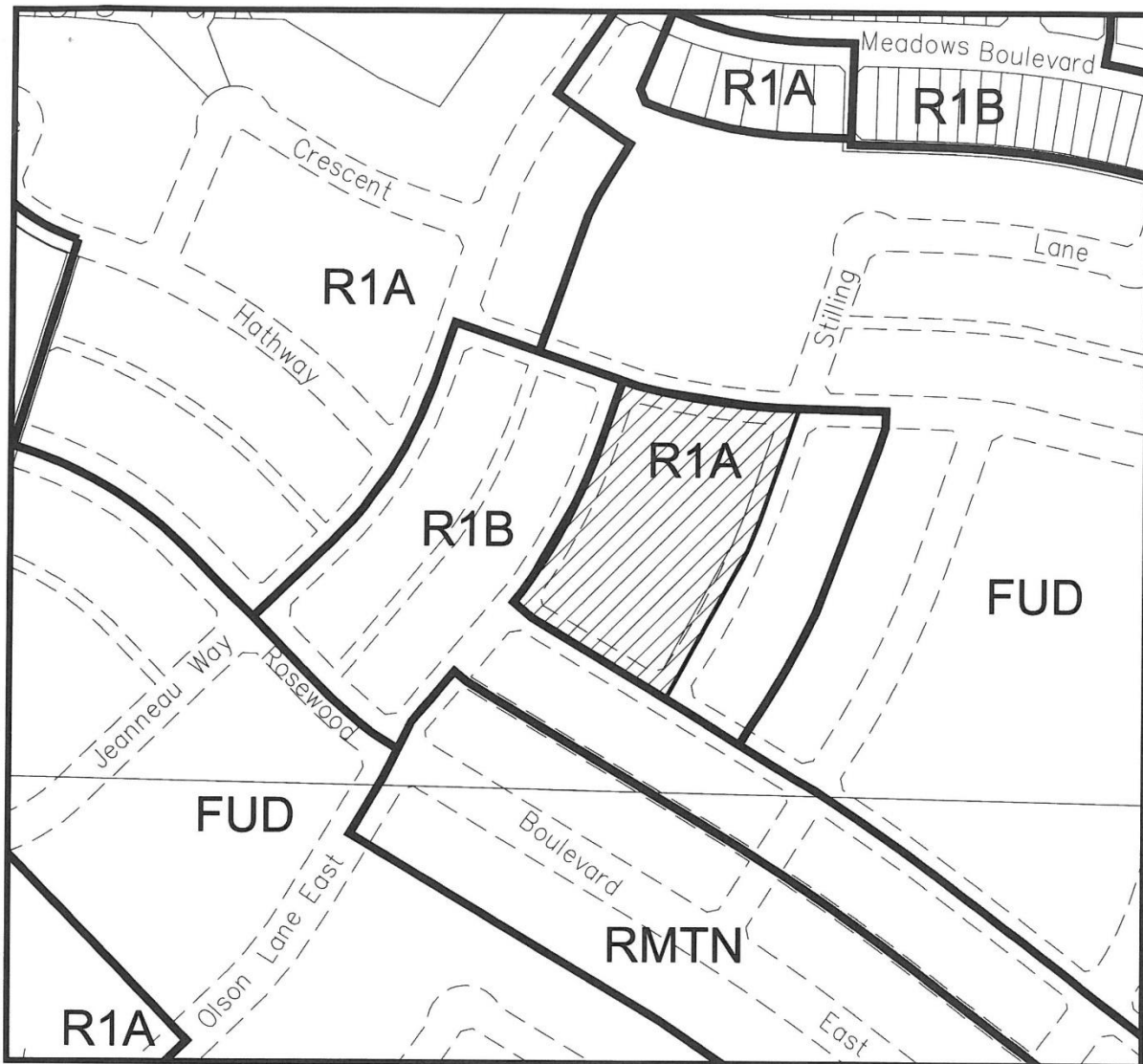
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Schedule "A"



ZONING AMENDMENT



From R1A to R1B



Proposed Rezoning – From R1A to R1B – Block 61 on Newton Lane and Stilling Lane – Rosewood

Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land in the Rosewood neighbourhood, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by Arbutus Properties proposing to rezone a block of land on Newton Lane and Stilling Lane in the Rosewood neighbourhood from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District. The purpose of the rezoning is to provide for single-family residential lots with a width of less than 12.0 metres.

Report Highlights

1. The rezoning will accommodate the creation of single-family residential lots with site widths narrower than the current 12.0 metre minimum requirement.
2. The purpose of the rezoning is to provide smaller, more affordably priced lots.
3. The proposed rezoning is consistent with the Rosewood Neighbourhood Concept Plan (Concept Plan).

Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth by helping to provide an appropriate mix of residential lot sizes within a neighbourhood.

Background

The Concept Plan was originally approved by City Council in May 2008. A zoning designation of R1A – One-Unit Residential District, consistent with the Concept Plan, was applied to the subject area that same year. This area remains undeveloped at the present time.

Report

Concept Plan

The Concept Plan identifies the subject area for development as single-family detached residential (see Attachment 1).

Official Community Plan Bylaw No. 8769

The subject area is designated as "Residential" on the Official Community Plan Bylaw No. 8769 (OCP) Land Use Map, which supports a variety of low-density, residential zoning designations.

Proposed Zoning Bylaw No. 8770 Amendment

Arbutus Properties is proposing to rezone the block of land located on Newton Lane and Stilling Lane from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District (see Attachment 2).

The rezoning will provide for single-family residential development on sites narrower than the 12.0 metre minimum site width currently required under the R1A District. While R1B provides for sites as narrow as 7.5 metres, it is not anticipated that sites of that width will be subdivided within the subject area given that no rear lanes are provided as per the Concept Plan. As a result, dwellings with attached front garages will be developed.

The rezoning is being requested by Arbutus Properties in response to an observed market shift toward smaller, more affordably priced lots. Should the rezoning be approved, two additional lots are anticipated to be created through a subdivision of the subject area, for a total of 21 lots.

The block face fronting Newton Lane on the west, included as part of this rezoning, is located opposite the block face of the roadway that is zoned R1B. The block face fronting Stilling Lane, on the east side, is located opposite the block face of the roadway that is proposed to be zoned R1A. In order to resolve the potential inconsistency of the streetscape with opposing block faces that have different setback requirements, Arbutus Properties has indicated they will incorporate Architectural Guidelines to address the minimum setbacks.

Comments from Other Divisions

No comments or concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing at City Council.

Conclusion

This proposal is consistent with the Concept Plan and OCP Land Use Map. The Planning and Development Division recognizes the importance of facilitating a range of single-family lot sizes and corresponding price points in new neighbourhoods, and supports the rezoning as proposed.

Options to the Recommendation

City Council could choose to deny this application. This option would maintain the current R1A zoning, which requires a minimum site width of 12.0 metres.

Public and/or Stakeholder Involvement

This phase of the Rosewood neighbourhood is in the early stages of development, and there is no established resident population or alternate land owners in the immediate area to consult. Further, this proposal is consistent with the approved Concept Plan, for which there was extensive public and stakeholder consultation.

The Rosewood Community Association and the Ward Councillor were advised, in writing, of the proposal. To date, the Planning and Development Division has not received any comments regarding the proposed amendments.

Other Considerations/Implications

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised, in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date. Notice boards will be placed on-site.

Attachments

1. Rosewood Concept Plan
2. Location Map

Report Approval

Written by: Jason Sick, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

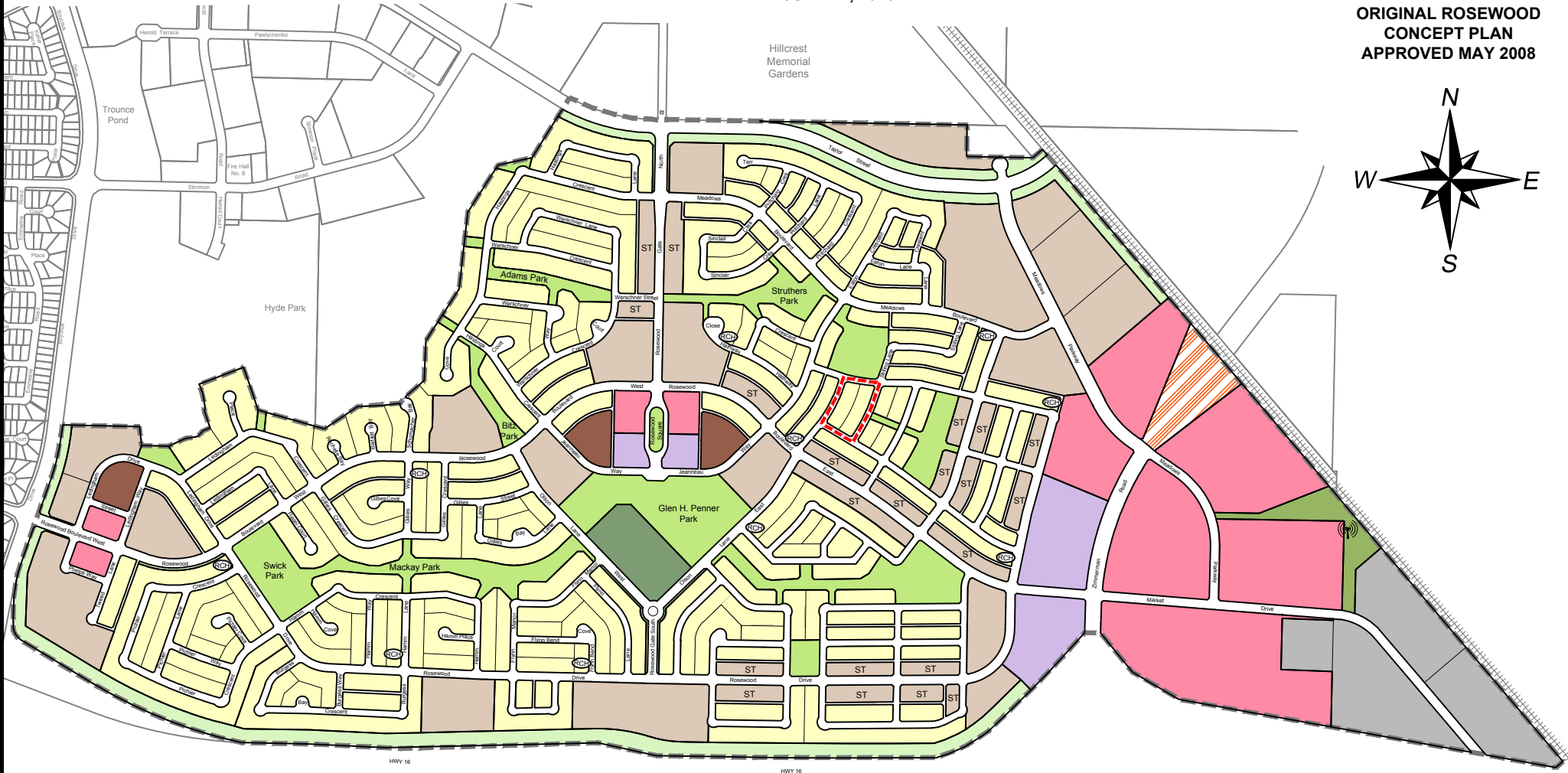
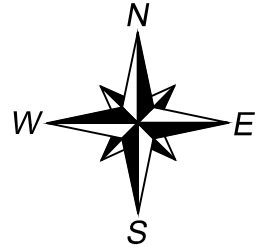
S/Reports/2016/PD/MPC – Proposed Rezoning – From R1A to R1B – Block 61 on Newton Lane and Stilling Lane – Rosewood/ks

ROSEWOOD CONCEPT PLAN

AMENDED JUNE 22, 2015

ATTACHMENT 1

ORIGINAL ROSEWOOD
CONCEPT PLAN
APPROVED MAY 2008



SINGLE FAMILY
 MULTI FAMILY
 MULTI FAMILY (STREET TOWNHOUSE)
 MULTI FAMILY (MEDIUM DENSITY)

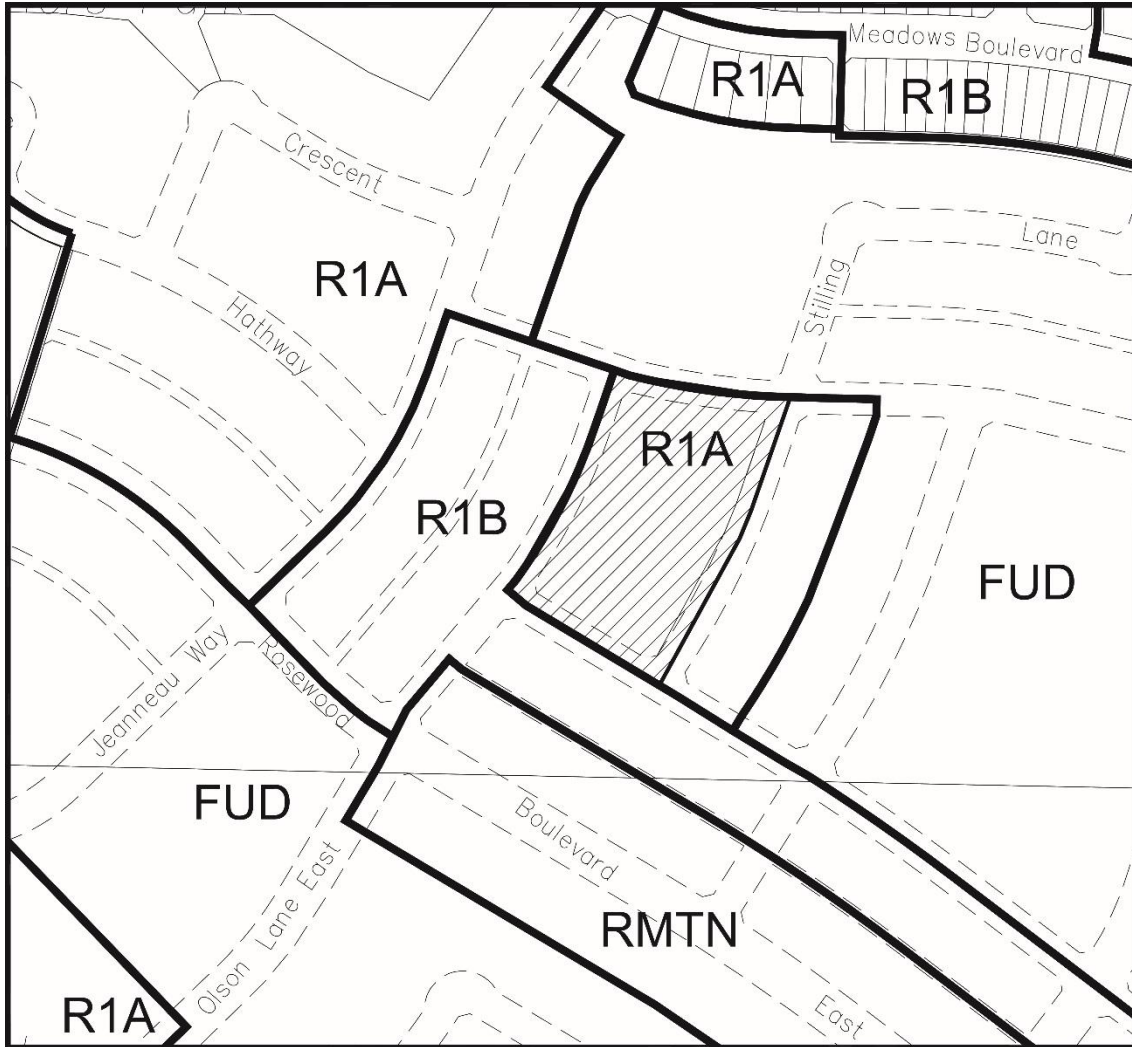
MIXED USE
 COMMERCIAL
 LIGHT INDUSTRIAL
 POTENTIAL SCHOOL SITE

MUNICIPAL RESERVE
 BUFFER STRIP
 STORM WATER PARCEL
 POTENTIAL RIGHT OF WAY

RESIDENTIAL CARE HOME
 CELL TOWER
 CONCEPT PLAN BOUNDARY
 ZONING AMENDMENT AREA

Location Map

Proposed Rezoning – From R1A to R1B
Block 61 on Newton Lane and Stilling Lane – Rosewood



ZONING AMENDMENT

 From R1A to R1B



January 4, 2017

City Clerk

Dear City Clerk:

Re: Proposed Rezoning - From R1A to R1B - Block 61 on Newton Lane and Stilling Lane - Rosewood [File No. CK 4351-016-015, xCK4110-40 and PL 4350-227/16]

The Municipal Planning Commission, at its meeting held on December 20, 2016 considered a report of the General Manager, Community Services Department, dated December 20, 2016 on the above application.

During consideration of the matter, the streetface of 21 houses with front garages on narrow lots was deemed inconsistent with the standard and quality of streets that has been set by Council through policy in recent years.

The Commission does not support the proposed amendment to Zoning Bylaw No. 8770 to rezone the land in the Rosewood neighbourhood, as outlined in the December 20, 2016 report of the General Manager, Community Services Department.

The Commission respectfully requests that their concerns be taken into consideration and the above application be denied by City Council at the time of the public hearing.

Yours truly,



Penny Walter, Committee Assistant
Municipal Planning Commission

PW:ms

BRIDGES, FRIDAY, JANUARY 6, 2017 and
THE STARPHOENIX, SATURDAY, JANUARY 7, 2017

ZONING NOTICE
ROSEWOOD NEIGHBOURHOOD

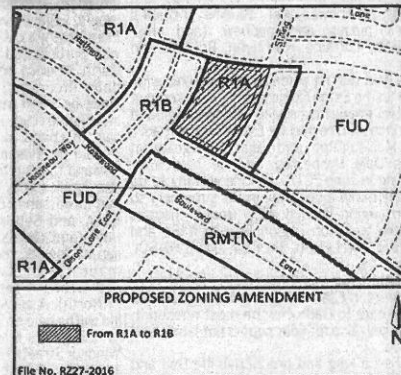
PROPOSED ZONING BYLAW AMENDMENT –
BYLAW NO. 9415

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding land located in the Rosewood Neighbourhood, proposed by Arbutus Properties.

By way of Bylaw No. 9415, The Zoning Amendment Bylaw, 2017 (No. 2), land in the Rosewood neighbourhood is proposed to be rezoned in accordance with the approved Rosewood Neighbourhood Concept Plan. The subject area is proposed to be rezoned from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District.

The subject area is proposed to be rezoned from R1A – One-Unit Residential District to R1B – Small Lot One-Unit Residential District.

LEGAL DESCRIPTION - Lots 1-21, Block 61 on Plan of Proposed Subdivision of part of N.W. ¼ Sec. 17-TWP.36-RGE.4-W.3MER., and part of S.E. ¼ Sec.17-TWP.36-RGE.4-W.3Mer., and part of Parcel EE, Plan No. 102028586 in S.W. ¼ Sec.17-TWP.36-RGE.4-W.3Mer.



REASON FOR THE AMENDMENT - The zoning amendment will provide for single family residential development on lots narrower than the 12.0 metre minimum site width required in the R1A District. The R1B District would provide for sites with a potential minimum site width of 7.5 metres.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge: Community Services Department, Planning and Development
Phone: 306-986-0902 (Jason Sick)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, January 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, January 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9416

The Zoning Amendment Bylaw, 2017 (No. 3)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 3)*.

Purpose

2. The purpose of this Bylaw is to authorize an amendment to the Amended Rezoning Agreement, applicable to the land described in this Bylaw.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Zoning Map Amended

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended as follows:

- (a) The Amended Rezoning Agreement applicable to the following lands:

Civic Address:	1622 Acadia Drive
Condominium Parcel No.:	152911975
Legal Description:	Condo Plan No. 101666381 Ext 0
Commodity/Units:	1 to 53

is amended in accordance with the Amended Rezoning Agreement (No. 2) attached as Appendix "A" to this Bylaw.

Execution of Agreement Authorized

5. The Mayor and City Clerk are authorized to execute the Amended Rezoning Agreement (No. 2) annexed as Appendix "A" to this Bylaw.

Coming into Force

6. This Bylaw shall come into force upon registration of the Amended Rezoning Agreement (2) against title to the lands to be rezoned.

Read a first time this _____ day of _____, 2017.

Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Proposed Amendment to Rezoning Agreement – RM5 by Agreement – 1622 Acadia Drive

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend the existing Rezoning Agreement for the property located at 1622 Acadia Drive, as outlined in this report, be approved.

Topic and Purpose

An application has been submitted by the Bentley Retirement Residence requesting amendments to the existing Rezoning Agreement for 1622 Acadia Drive, a residential development in the Wildwood neighbourhood (see Attachment 1). The proposed amendment will provide for the second floor conversion of Building B, the existing building in the east of the complex, from boarding apartments to personal care suites.

Report Highlights

1. This residential development is subject to a Rezoning Agreement that provides for a boarding apartment and a multi-unit residential development.
2. This amendment to the Rezoning Agreement is proposed to revise the land use terms of the property by allowing "special care home" as a permitted use.
3. The total number of suites in the development is not anticipated to change; building additions or exterior alterations to the site are not proposed as part of these amendments.

Strategic Goal

This report supports the Strategic Goal of Quality of Life by encouraging a mix of housing types across the city.

Background

In 2001, the property was rezoned from R1A – One-Unit Residential District to RM5 – High-Density Multiple-Unit Dwelling District, subject to a Rezoning Agreement. The purpose of this rezoning was to address the need for affordable housing and independent care facilities for senior citizens. The Rezoning Agreement restricted development to two buildings, consisting of 110-unit boarding apartments and 51 multi-unit dwelling units.

In 2002, City Council approved an application to amend the Rezoning Agreement to accommodate an addition to Building B, the existing easterly building, consisting of 19 boarding apartments (see Attachment 2). Further amendments included increasing the off-street parking requirement from 145 spaces to 155 spaces, and a change in signage regulations from Group 1 to Group 2, which permitted a larger identification sign.

Report

Additional Use of Land

The Bentley Retirement Residence (Bentley) has applied to amend the Rezoning Agreement for 1622 Acadia Drive (see Attachment 1). The Bentley currently operates 126 independent living suites in Building B, the easterly building in the complex, which offers meals and light housekeeping to the residents. The proposed amendment would convert 36 units on the second floor of Building B to special care home units, providing 24-hour personal and supervisory care. Zoning Bylaw No. 8770 defines a “special care home” as a nursing home, supervisory care home, sheltered care home, or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

The Planning and Development Division recognizes the need to provide flexibility in permitted land uses on this property to expand options for seniors receiving care.

Proposed Revised Terms

The current Rezoning Agreement for 1622 Acadia Drive restricts the use of land to two buildings, consisting of 129 boarding apartment units and 51 multi-unit dwelling units. The proposed amendments will allow for 36 special care home units, 93 boarding apartment units, and 51 multi-unit dwelling units. Existing accessory services, such as meals, housekeeping and laundry services, recreational activities, and other related services and programs, will remain permitted.

The proposed amendments to the Rezoning Agreement at 1622 Acadia Drive pertain only to the interior of one of the buildings; amendments would not involve any building additions or alterations to the exterior. The total number of units on the site is expected to remain consistent. No impact to parking is anticipated from the proposed conversion; therefore, new parking stalls are not required in the development.

Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing.

Options to the Recommendation

City Council could choose to deny this application. This decision is not recommended as the increased flexibility in permitted uses will help appropriately serve the needs of the existing residents.

Public and/or Stakeholder Involvement

Given that the proposed amendments outlined in this report will accommodate internal changes only to the existing building, impacts, if any, are expected to be limited to the site itself. A public information meeting was not held for this reason.

Property owners within 75 metres of 1622 Acadia Drive, the Wildwood Community Association, and the Ward Councillor were advised, in writing, of the proposal. To date, Planning and Development received three written comments regarding the proposed

amendments:

- i) the adjacent Condominium Management Board (for Building A) voiced concerns regarding potential changes to the division of property lines. Planning and Development responded that the applicant has not requested alterations to the existing property line boundaries with this proposed amendment.
- ii) concerns were expressed regarding parking in the surrounding area of the Wildwood neighbourhood. Planning and Development responded that additional units will not be created; consequently, an increase in parking is not anticipated.
- iii) there was a comment that this amendment would allow additional floors within the building to convert from boarding apartments to special care home units in the future. Planning and Development responded that amendments to the proposed Rezoning Agreement have provisions which limit the number of converted units to that stated on the current proposal. Any future conversions would require further public consultation and amendments to the Rezoning Agreement.

Other Considerations/Implications

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

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. Written notice of the public hearing will be provided to all condominium property owners of 1622 Acadia Drive and other property owners within 75 metres of the site. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date, and notice boards will be placed on the property.

Attachments

- 1. Location Map
- 2. Existing Zoning Agreement

Report Approval

Written by: Jason Sick, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2016/PD/MPC – Proposed Amendment to Rezoning Agreement – RM5 by Agreement – 1622 Acadia Drive/ks

Location Map
Proposed Amendment to Rezoning Agreement
1622 Acadia Drive



ZONING AMENDMENT



Amendment to RM5 by Agreement

Existing Zoning Agreement
Amended Rezoning Agreement

This Agreement made effective this 10th day of June, 2002.

Between:

The City of Saskatoon, an urban municipality
 pursuant to *The Urban Municipality Act, 1984*
 (hereinafter referred to as the "City")

- and -

P.R. Developments Ltd., a body corporate
 incorporated under the laws of the Province of
 Saskatchewan, with offices in the City of Saskatoon
 (hereinafter referred to as the "Owner")

Whereas:

- A. The City entered into a Rezoning Agreement with Emmanuel Village Housing Corporation, a copy of which is attached as Schedule "A" to this Agreement, with respect to the following lands:

Parcel No. 120885846
 Title No. 108399336
 Parcel CC
 Plan 01SA05549
 Extension 5 as described on
 Certificate of Title 01SA12971

(hereafter referred to as the "Land")

- B. P.R. Developments Ltd. is now the registered owner of the Land;
- C. The City has an approved Development Plan which, pursuant to Section 82 of *The Planning and Development Act, 1983*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for rezoning of lands; and

- D. The City has agreed, pursuant to the provisions of Section 82(2) of *The Planning and Development Act, 1983*, to vary the Rezoning Agreement.

Now therefore the parties covenant and agree as follows:

Variation of Rezoning Agreement

1. The Rezoning Agreement attached as Schedule "A" to this Agreement is amended in the manner set forth in this Agreement.

Use of Land

2. The Owner shall be allowed to construct and operate an addition to the building consisting of an additional 19 boarding apartment units. Site development must be substantially in accordance with the diagram attached as Schedule "B" to this Agreement.

Off-Street Parking

3. The off-street parking requirement is increased from 145 spaces to 155 spaces.

Signage

4. Signs shall be permitted on the Land in accordance with the regulations applicable to Signage Group No. 2 contained in The Sign Regulations, being Appendix "A" to Zoning Bylaw No. 7800.

Intersection Upgrade

5. The Owner covenants and agrees that it shall pay any costs associated with changes required at the intersection of the main access road to the Land and Acadia Drive which result from traffic generated by the development. The requirement for such changes and the determination of the costs thereof shall be matters solely within the discretion of the Infrastructure Services Department of the City.

Other Provisions of Rezoning Agreement

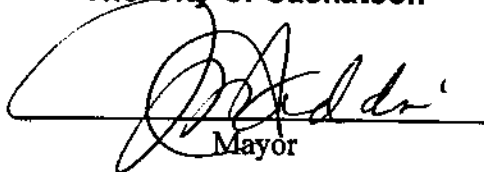
6. Except as modified by the provisions of this Agreement, all terms and conditions of the Rezoning Agreement attached as Schedule "A" remain in full force and effect.

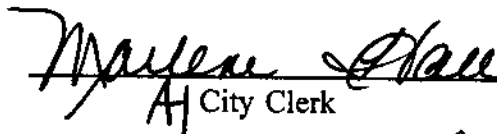
Registration of Interest

7. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 82 of *The Planning and Development Act, 1983* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title to the Land. The Interest Registration may only be removed from the Title by agreement of the City or by a judge's order pursuant to Section 215.1(2) of *The Planning and Development Act, 1983*.
- (2) This Agreement shall run with the Land pursuant to Section 82(3) of *The Planning and Development Act, 1983*, and shall bind the Owner, its successors and assigns.

Signed by The City of Saskatoon this 16th day of August, 2002.

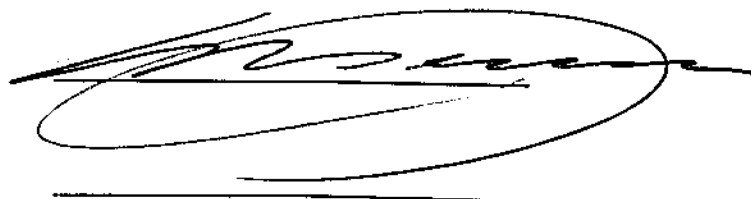
The City of Saskatoon


Mayor


City Clerk

Signed by P.R. Developments Ltd. this 6th of August, 2002.

P.R. Developments Ltd.



c/s

Rezoning Agreement

Between:

The City of Saskatoon, a municipal corporation, of
the Province of Saskatchewan
(hereinafter referred to as "the City")

- and -

Emmanuel Village Housing Corporation, of
Saskatoon, Saskatchewan
(hereinafter referred to as "the Owner")

Whereas:

1. The Owner is the registered owner of the land described as follows:

Parcel CC
Saskatoon, Saskatchewan
Plan 01SA05549
MINES AND MINERALS EXCEPTED

(hereinafter referred to as "the Land");

2. The Owner has applied to the City for approval to rezone the Land from an R1A District to an RM5 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Development Plan which, pursuant to Section 82 of *The Planning and Development Act, 1983*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 82 of *The Planning and Development Act, 1983*, to rezone the Land from an R1A District to an RM5 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner covenants and agrees with the City that, upon the Land being rezoned from an R1A District to an RM5 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. The Owner covenants and agrees that the use of the Land will be restricted to that of a four storey building containing a 51 unit, multiple-unit dwelling, and a 110 unit boarding apartment. Accessory services such as meals, house-keeping and laundry services, recreational activities and other related services and programs are also permitted. Site development must be substantially in accordance with the diagrams contained in Schedule "A" to this Agreement.

Development Standards

3. The development standards applicable to the Land shall be as set out in the following chart:

Front Yard Setback	6.0m minimum
North Side Yard	20.0m minimum
South Side Yard	12.0m minimum
Rear Yard Setback	7.5m minimum
Building Height	14.0m maximum and four storeys
Site Coverage	40% maximum
Site Area	3.0 ha minimum
Amenity Space	5.0m ² per dwelling unit minimum
Off-Street Parking	145 spaces, which may be provided in all yards, except north side yard
Outdoor Lighting	All lighting must be directed away from nearby dwellings
Landscaping and Site Development	To the satisfaction of the General Manager, Community Services Department

Signage

4. Signs shall be permitted on the Land in accordance with the regulations applicable to Signage Group No. 1 contained in The Sign Regulations, being Appendix "A" to Zoning Bylaw No. 7800.

Application of Zoning Bylaw

5. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of The City of Saskatoon Zoning Bylaw No. 7800 as amended from time to time shall apply.

Compliance with Agreement

6. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

7. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

8. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 7800 shall have the meaning ascribed to it in that Bylaw.

Departures and Waivers

9. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

10. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

11. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

12. It is understood by the Owner that the Land shall not be effectively rezoned from an R1A District to an RM5 District until:
 - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
 - (b) this Agreement has been registered by the City, by way of Caveat, against the Title to the Land.

Use Contrary to Agreement

13. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.


Registration of Caveat


14. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 82 of *The Planning and Development Act, 1983*, and the Owner agrees that this Agreement shall be registered by way of Caveat against the Title to the Land.
- (2) This Agreement shall run with the Land pursuant to Section 82(3) of *The Planning and Development Act, 1983*, and shall bind the Owner, its successors and assigns.

Enurement

15. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

Signed by the City this 24th day of April, 2001.

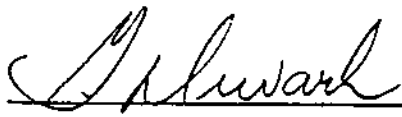
The City of Saskatoon


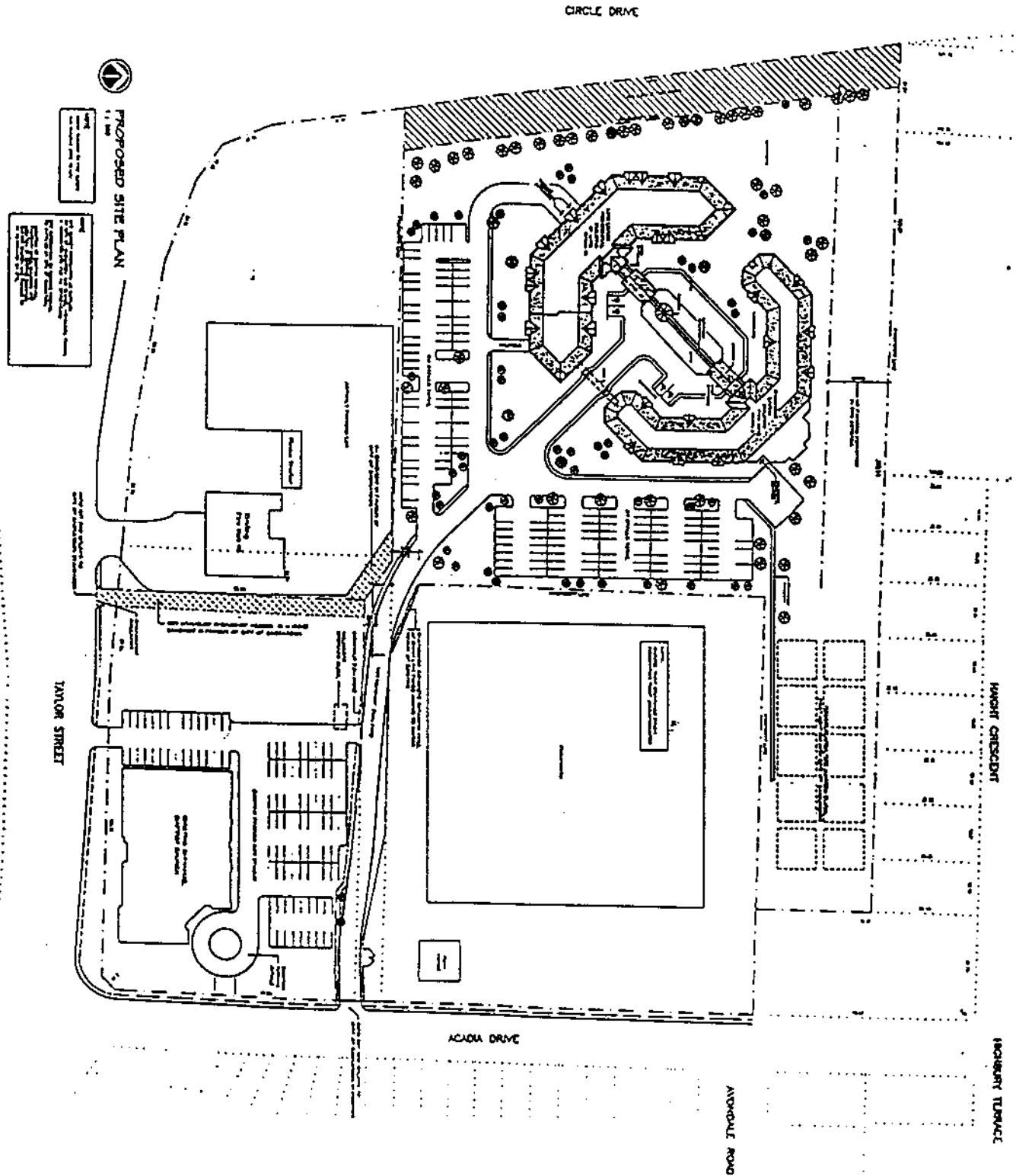
Mayor


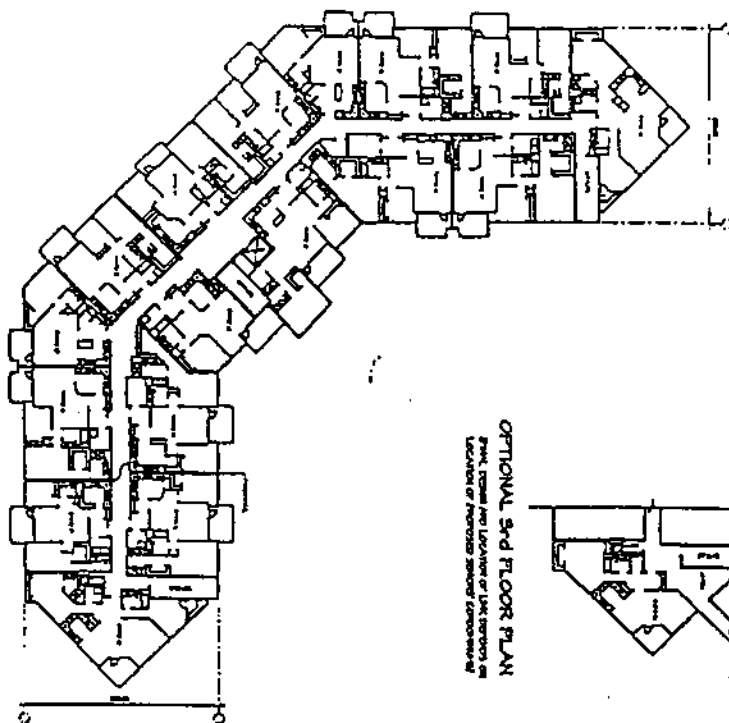
City Clerk

Signed by the Owner this 21st day of March, 2001.

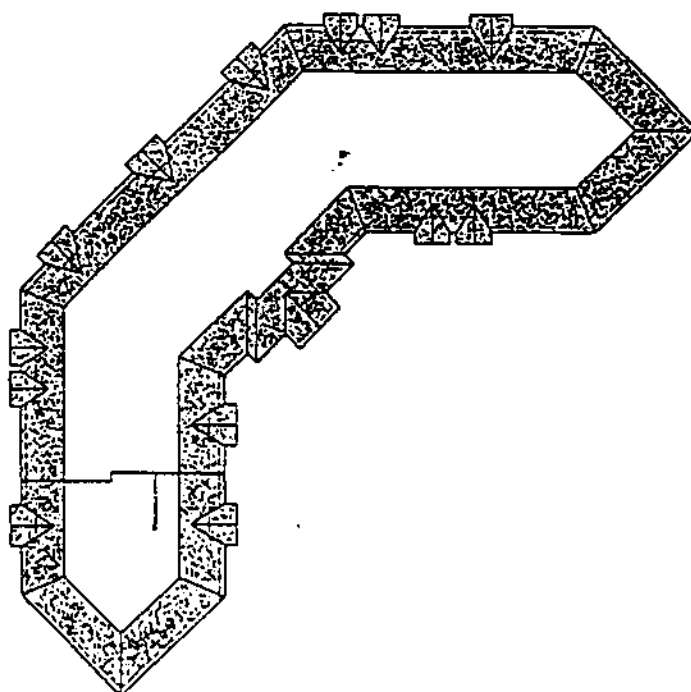
Emmanuel Village Housing Corporation



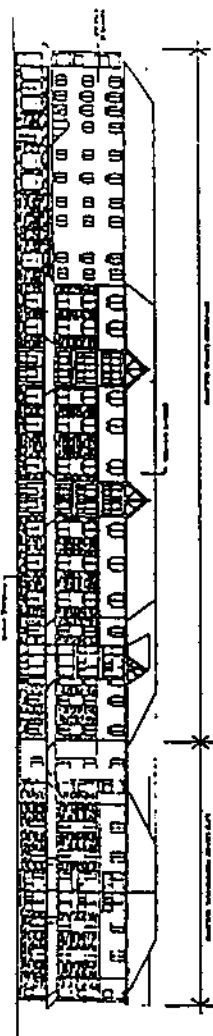




OPTIONAL 5th FLOOR PLAN
Show, locate and identify all rooms, corridors, and service areas, and location of proposed building footprint.



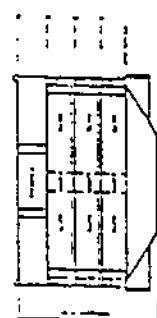
SCHEMATIC 3rd & 4th FLOOR PLANS
11' 11"



SCHEMATIC ELEVATION FROM NORTH
11' 11"

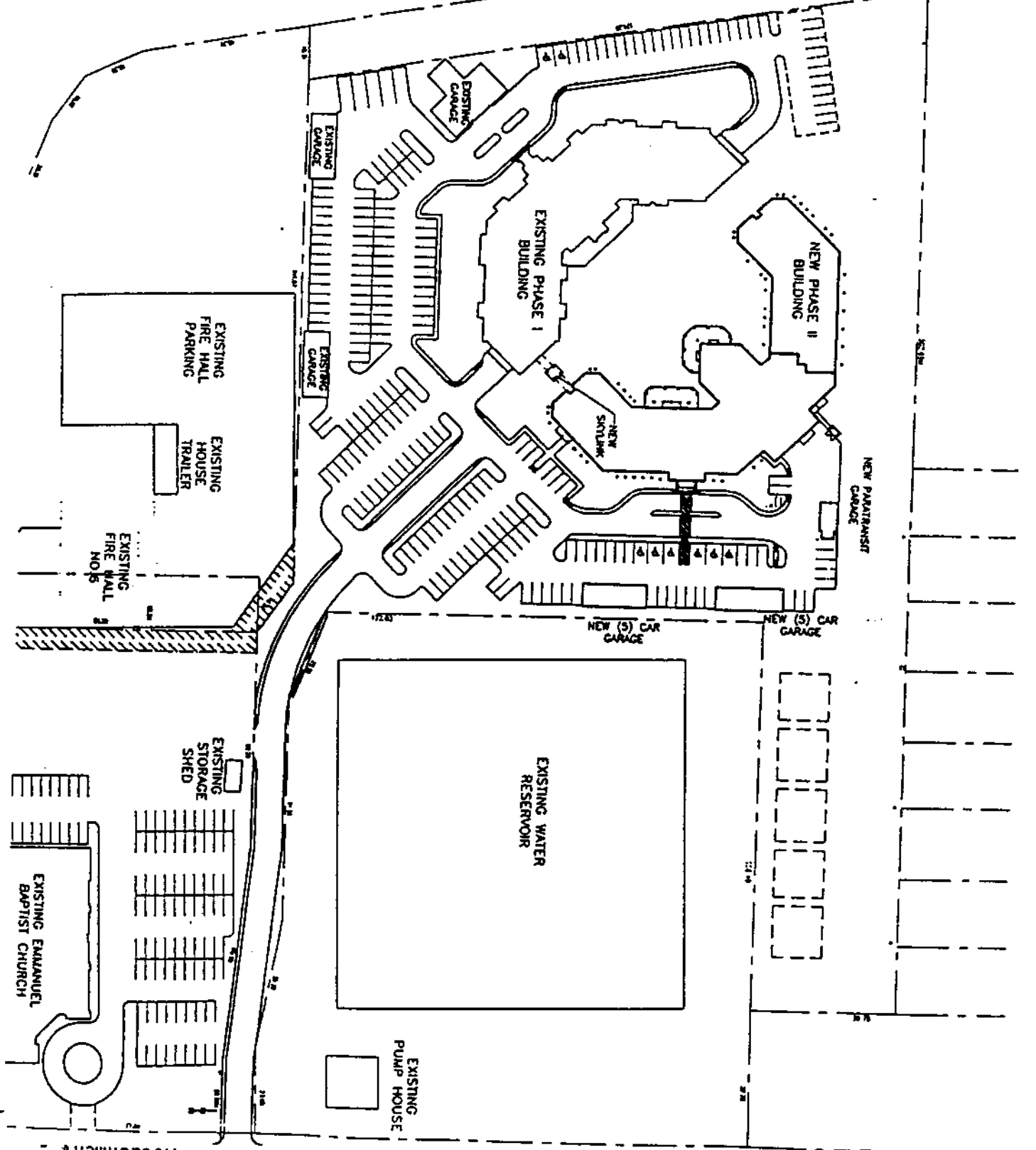


SCHEMATIC ROOF PLAN
11' 11"



SCHEMATIC SECTION
11' 11"

Schedule "B"



Attachment

Rezoning Agreement

Between:

The City of Saskatoon, a municipal corporation, of
the Province of Saskatchewan
(hereinafter referred to as "the City")

- and -

Emmanuel Village Housing Corporation, of
Saskatoon, Saskatchewan
(hereinafter referred to as "the Owner")

Whereas:

1. The Owner is the registered owner of the land described as follows:

Parcel CC
Saskatoon, Saskatchewan
Plan 01SA05549
MINES AND MINERALS EXCEPTED

(hereinafter referred to as "the Land");

2. The Owner has applied to the City for approval to rezone the Land from an R1A District to an RM5 District to allow the development of the proposal specified in this Agreement;
3. The City has an approved Development Plan which, pursuant to Section 82 of *The Planning and Development Act, 1983*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land;
4. The City has agreed, pursuant to the provisions of Section 82 of *The Planning and Development Act, 1983*, to rezone the Land from an R1A District to an RM5 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner covenants and agrees with the City that, upon the Land being rezoned from an R1A District to an RM5 District, none of the Land shall be developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. The Owner covenants and agrees that the use of the Land will be restricted to that of a four storey building containing a 51 unit, multiple-unit dwelling, and a 110 unit boarding apartment. Accessory services such as meals, house-keeping and laundry services, recreational activities and other related services and programs are also permitted. Site development must be substantially in accordance with the diagrams contained in Schedule "A" to this Agreement.

Development Standards

3. The development standards applicable to the Land shall be as set out in the following chart:

Front Yard Setback	6.0m minimum
North Side Yard	20.0m minimum
South Side Yard	12.0m minimum
Rear Yard Setback	7.5m minimum
Building Height	14.0m maximum and four storeys
Site Coverage	40% maximum
Site Area	3.0 ha minimum
Amenity Space	5.0m ² per dwelling unit minimum
Off-Street Parking	145 spaces, which may be provided in all yards, except north side yard
Outdoor Lighting	All lighting must be directed away from nearby dwellings
Landscaping and Site Development	To the satisfaction of the General Manager, Community Services Department

Signage

4. Signs shall be permitted on the Land in accordance with the regulations applicable to Signage Group No. 1 contained in The Sign Regulations, being Appendix "A" to Zoning Bylaw No. 7800.

Application of Zoning Bylaw

5. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of The City of Saskatoon Zoning Bylaw No. 7800 as amended from time to time shall apply.

Compliance with Agreement

6. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

7. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

8. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 7800 shall have the meaning ascribed to it in that Bylaw.

Departures and Waivers

9. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

10. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

11. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

12. It is understood by the Owner that the Land shall not be effectively rezoned from an R1A District to an RM5 District until:
 - (a) the Council of The City of Saskatoon has passed a Bylaw to that effect; and
 - (b) this Agreement has been registered by the City, by way of Caveat, against the Title to the Land.

Use Contrary to Agreement

13. (1) The Council of The City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the district to which it was subject to before rezoning.
- (2) If this Agreement is declared void by the Council of The City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

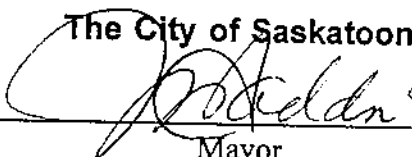
Registration of Caveat

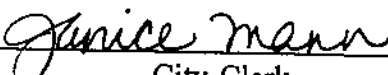
14. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 82 of *The Planning and Development Act, 1983*, and the Owner agrees that this Agreement shall be registered by way of Caveat against the Title to the Land.
- (2) This Agreement shall run with the Land pursuant to Section 82(3) of *The Planning and Development Act, 1983*, and shall bind the Owner, its successors and assigns.

Enurement

15. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

Signed by the City this 24th day of April, 2001.


The City of Saskatoon


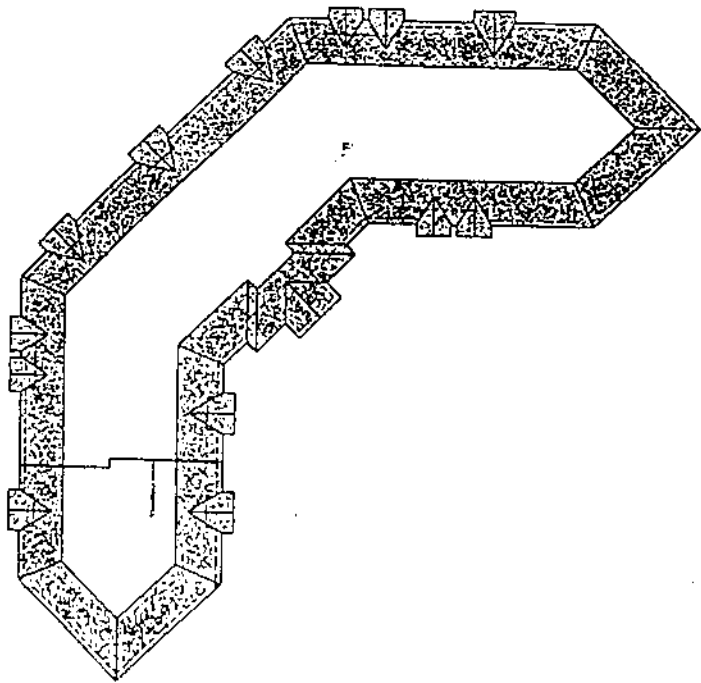
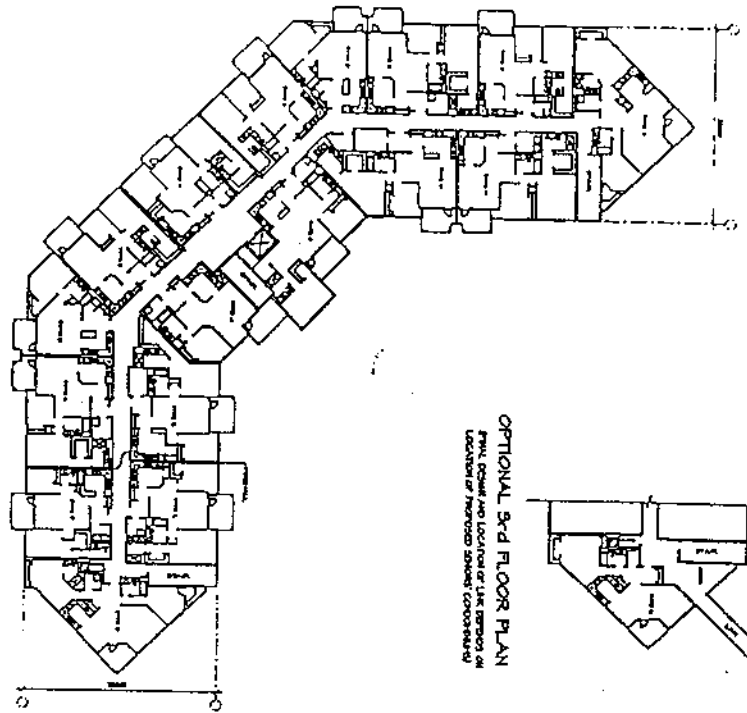
Mayor


City Clerk

Signed by the Owner this 21st day of March, 2001.

Emmanuel Village Housing Corporation

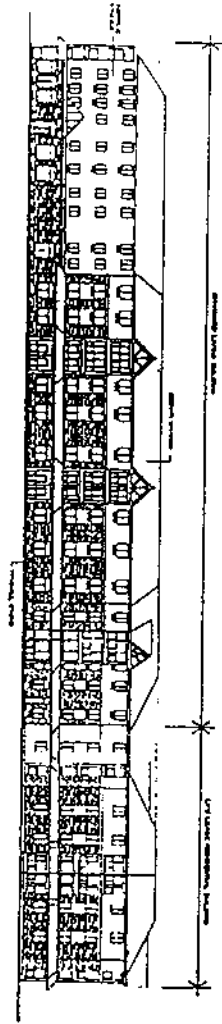




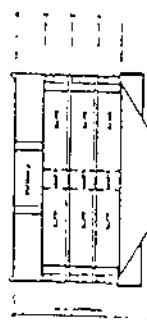
SCHEMATIC 3rd & 4th FLOOR PLANS
1:100

SCHEMATIC ROOF PLAN
1:100

SCHEMATIC ELEVATION FROM NORTH
1:100



SCHEMATIC SECTION
1:100



January 4, 2017

City Clerk

Dear City Clerk:

**Re: Proposed Amendment to Rezoning Agreement - RM5 by Agreement - 1622
Acadia Drive [File No. CK 4351-016-016 and PL 4350-Z28/16]**

The Municipal Planning Commission, at its meeting held on December 20, 2016 considered a report of the General Manager, Community Services Department, dated December 20, 2016 on the above application and supports the following recommendation of the Community Services Department:

That the proposal to amend the existing Rezoning Agreement for the property located at 1622 Acadia Drive, as outlined in the December 20, 2016 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Penny Walter, Committee Assistant
Municipal Planning Commission

PW:ms

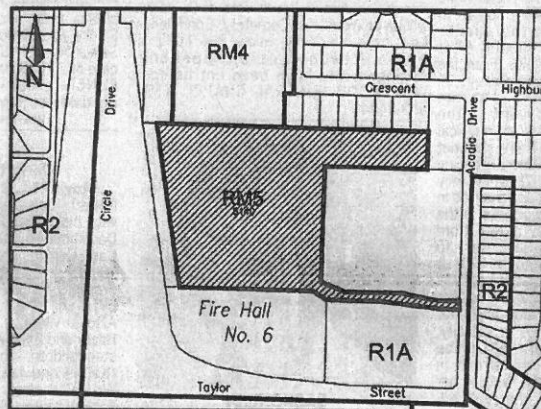
BRIDGES, FRIDAY, JANUARY 6, 2017 and
THE STARPHOENIX, SATURDAY, JANUARY 7, 2017

ZONING NOTICE
WILDWOOD NEIGHBOURHOOD


PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9416

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9416, The Zoning Amendment Bylaw, 2017 (No. 3), the existing Rezoning Agreement for 1622 Acadia Drive will be amended to provide for special care home units within the easterly building located on this site.

LEGAL DESCRIPTION - Parcel CC, Plan No. 01SA05549.



PROPOSED ZONING AMENDMENT

 Amendment to RM5 by Agreement

File No. RZ28-2016

REASON FOR THE AMENDMENT - The property is subject to a Rezoning Agreement that restricts the use of land to two buildings, consisting of 129 boarding apartment units and 51 multi-unit dwelling units. The owner is requesting an amendment to the existing Rezoning Agreement to expand options for care within this development. The amendment would provide for a special care home to be developed in a portion of the easterly building located on this site (Building B) that would provide 24-hour personal and supervisory care of residents.

The proposed amendments to the Rezoning Agreement are as follows:

- Allow "special care home" as a permitted land use;
- Restrict the use of land to two buildings, consisting of 36 special care home units, 93 boarding apartment units, and 51 multi-unit dwelling units.

No building additions or exterior alterations to the site are proposed.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge: Community Services Department, Planning and Development
Phone: 306-986-0902 (Jason Sick)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, January 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on Monday, January 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

Intent to Borrow

Recommendation

That the planned borrowing to finance the following projects approved, in principle, through Capital Budgets and Capital Plans be approved:

- a. up to \$5,625,000 for the Water Treatment Plant's Automatic Meter Reading Conversion (Capital Project 1055);
- b. up to \$4,050,000 for the Wastewater Treatment Plant's Liquid Waste Haulers Station (Capital Project 2224);
- c. up to \$5,580,000 for the Wastewater Treatment Plant's Fourth Digester Tank (Capital Project 2579);
- d. up to \$12,195,000 for the Water Treatment Plant's Transfer Pumping and Electrical Upgrades (Capital Project 2565); and
- e. an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

Topic and Purpose

The purpose of this report is to request City Council approval to borrow in the future for projects included in the 2017 Capital Budget by providing the public with information on future debt and repayment plans through a Public Notice Hearing.

Report Highlights

1. The 2017 Capital Budget that was approved includes projects with borrowing identified as a source of funding. As required by legislation and City Council, these projects can proceed only after this Public Notice Hearing for borrowing is held.

Strategic Goal

This report supports the strategic goal of Asset and Financial Sustainability through being open, accountable and transparent, particularly when it comes to the resource allocation and collection decisions the City makes. The required Public Notice for Borrowing is one of the key elements of accountability and transparency which enhances the longer term objective of financial sustainability.

Background

The Cities Act and City Council Bylaw 8171 require that City Council give Public Notice before borrowing money, lending money, or guaranteeing the repayment of a loan. City

Council authorized these projects to proceed during its Budget Review, subject to a Public Notice Hearing for borrowing.

Report

The 2017 Operating and Capital Budgets were approved by City Council on December 1, 2016. Projects included in the 2017 Capital Budget that identified borrowing as a source of funding were approved but require this Public Notice Hearing prior to borrowing any amounts identified. While some expenditures may have already been incurred, no borrowing has been undertaken pending this Hearing.

It should also be noted that while authorization is being requested for the full borrowing requirements for all of these projects, actual borrowing will occur based on cash flow requirements and/or prevailing market conditions.

Some of the projects listed may have already had approved borrowings from previous Public Notice Hearings. The recommendation restates the full borrowing amount for the project that is anticipated.

Terms of the borrowings will not be known until the Administration is closer to initiating the loans. While the Administration has preferred ten-year terms for debt in the past, the terms for the actual borrowings will be reviewed based on a number of factors, including repayment plans, term interest rates, the debt instrument being considered and life of the asset.

Options to the Recommendation

City Council could choose not to proceed with the construction of the various capital projects noted in this report, or to finance these projects without borrowing.

Policy Implications

City Council should be aware that the Administration will follow its existing practice with respect to borrowing. Once an administrative decision has been made to borrow, City Council will be requested to authorize the CFO/General Manager, Asset and Financial Management Department, to effect that borrowing within specified ranges (e.g. interest rates). Once a borrowing has occurred, the Administration will draft and present a borrowing bylaw with all of the relevant data related to the transaction for City Council approval.

City Council is also asked to allow a 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

Financial Implications

The requested borrowing identified through the recommendation is being proposed within the capital budget plan with debt repayment covered through mill rate funding that is in place or through water and wastewater utility rates.

Other Considerations/Implications

There are no environmental, privacy, or CPTED considerations or implications. Neither public and/or stakeholder involvement nor a communication plan is required.

Due Date for Follow-up and/or Completion

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

Public Notice

Public Notice is required for consideration of this matter, pursuant to Section 3e) of Policy No. C01-021, The Public Notice Policy). The following notice (Attachment 1) was given:

- Posted on the City Hall Notice Board on Friday, January 6, 2017;
- Posted on the City's website on Friday, January 6, 2017; and
- Advertised in The StarPhoenix on Saturday, January 7, 2017.

Attachment

1. Copy of Public Notice

Report Approval

Written by: James Nechiporenko, Corporate Budget Manager
Reviewed by: Clae Hack, Director of Finance
Approved by: Kerry Tarasoff, CFO/General Manager, Asset & Financial
Management Department

Public Notice 2017 Capital Budget.docx

Copy of Public Notice

**PUBLIC NOTICE
INTENT TO BORROW**

City Council will be considering a report from the Administration at a Council meeting to be held on **Monday, January 23rd, 2017 at 6:00 p.m., Council Chambers, City Hall** recommending:

That the planned borrowing to finance the following projects approved, in principle, through capital budgets and capital plans be approved:

- a) up to \$5,625,000 for the Water Treatment Plant's Automatic Meter Reading Conversion (Capital Project 1055);
- b) up to \$4,050,000 for the Wastewater Treatment Plant's Liquid Waste Haulers Station (Capital Project 2224);
- c) up to \$5,580,000 for the Wastewater Treatment Plant's Fourth Digester Tank (Capital Project 2579);
- d) up to \$12,195,000 for the Water Treatment Plant's Transfer Pumping and Electrical Upgrades (Capital Project 2565); and
- e) an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

The Cities Act and The Public Notice Policy Bylaw No.8171 require that City Council give public notice before borrowing money, lending money or guaranteeing the repayment of a loan. Some of the projects listed above may have already had approved borrowings from previous Public Notice Hearings. The recommendation above restates the full borrowing amount for each project.

For more information, contact the City Clerk's Office: 306-975-3240

BRIDGES, FRIDAY, JANUARY 6, 2017 and
THE STARPHOENIX, SATURDAY, JANUARY 7, 2017

PUBLIC NOTICE
INTENT TO BORROW

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For more information, contact the City Clerk's Office: 306-975-3240

From: City Council
Sent: Wednesday, December 21, 2016 1:32 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Wednesday, December 21, 2016 - 13:31
Submitted by anonymous user: 167.129.198.65
Submitted values are:

Date: Wednesday, December 21, 2016
To: His Worship the Mayor and Members of City Council
First Name: Loretta
Last Name: Rempel
Address: Box 1728, Saskatoon SK S7K 3R6
City: Saskatoon
Province: Saskatchewan
Postal Code: S7K 3P9
Email: crimestoppers@police.saskatoon.sk.ca
Comments:

I respectfully request that His Worship, Mayor Clark, declare that January, 2017, be proclaimed as Crime Stoppers month. I am asking that this item be placed on the January 23, 2017, City Council meeting agenda. Thank you for your consideration.
Loretta Rempel,
Crime Stoppers Assistant

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/137324>

Canadian Baptists of Western
Canada
Canadian Catholic Organization
for Development and Peace
Canadian Co-operative
Association / Co-operative
Development Foundation
of Canada
Canadian Hunger Foundation
Canadian Lutheran World Relief
Change for Children Association
CODE
Crossroads International
Cuso International
Effect:hope
The Leprosy Mission Canada)
OPE International
Development Agency
Islamic Association of
Saskatchewan (Saskatoon)
Lennonite Central Committee
an International Canada Inc.
Presbyterian World
Service & Development
imate's World Relief and
Development Fund
ave the Children Canada
he Salvation Army
NICEF
nited Church of Canada
SC Canada
World Relief Canada
World Renew
WUSC
ycliffe Bible
anslators of Canada



2138 McIntyre Street
Regina, SK, S4P 2R7 Canada
P: 306.757.4669 F: 306.757.3226
E: scic@earthbeat.sk.ca
www.earthbeat.sk.ca

205-5

December 19, 2016

Mayor Tolmie
Office of the Mayor
222 Third Street
Saskatoon Sk. S7K 0J5



Greetings Mayor Tolmie,

We are pleased to invite you to take part in the annual celebration of **International Development Week** this coming February, 2017. Saskatchewan residents have long supported positive change by committing their time, energy, and money to make a difference all around the world. This year, the Saskatchewan Council for International Cooperation (SCIC), in partnership with the Global Affairs Canada (GAC) are encouraging the residents of Saskatoon to join us in recognizing the contributions of Saskatchewan residents working towards eradicating global poverty. To join our efforts, we are asking that you **formally proclaim February 6th - 12th, 2017 as International Development Week.**

While it may seem like a small gesture in the global context, proclaiming International Development Week is a meaningful way that you, on behalf of the City of Saskatoon can make a difference. By encouraging Saskatoon Citizens to learn about the many ways that we can affect change as global citizens here at home, and to reflect on and celebrate the ways people are already making a difference, you will be raising awareness about the critical importance of global poverty alleviation and inspiring the people of Saskatchewan to take action.

Our world is more connected than ever before; distance no longer separates our lives as it used to, and global poverty affects us all. I sincerely hope that you will join us in recognizing the efforts of Saskatchewan people in tackling these issues during International Development Week 2017. Should you have any questions or require further information, please don't hesitate to contact me.

Jacqui Wasacase
Executive Director
SCIC

505-5



Saskatchewan Organization for Heritage Languages

2144 Cornwall Street, Regina, Saskatchewan S4P 2K7

Tel: (306) 780-9275 Fax: (306) 780-9407 Email: sohl@sasktel.net www.heritagelanguages.sk.ca

January 3, 2017

His Worship Charlie Clark
Office of the Mayor
222 - 3rd Avenue North
Saskatoon, SK S7K 0J5

RECEIVED

JAN 10 2017

**CITY CLERK'S OFFICE
SASKATOON**

Dear Mayor Clark:

On behalf of the Saskatchewan Organization for Heritage Languages Inc. (SOHL), please accept this request to proclaim the week of February 19th to 25th, 2017 as 'International Heritage Language Week' in Saskatoon, Saskatchewan. February 21st was proclaimed 'International Mother Language Day' by the General Conference of the United Nations Educational, Scientific, and Cultural Organization (UNESCO) in November 1999. Since then, this significant day has been celebrated all over the world to promote linguistic and cultural diversity. SOHL, in conjunction with the Saskatchewan Intercultural Association (SIA), will be sponsoring a multicultural Choral Concert in Saskatoon on Saturday, February 11th at Aden Bowman Collegiate Castle Theatre starting at 2:00 pm.

Languages are the most powerful instruments of preserving and developing our tangible and intangible heritage. Irina Bokova, UNESCO Director General, eloquently stated: "Multilingualism is a source of strength and opportunity for humanity. It embodies our cultural diversity and encourages the exchange of views, the renewal of ideas and the broadening of our capacity to imagine".

The Saskatchewan Organization for Heritage Languages Inc. is a provincial cultural organization dedicated to preserving and promoting the languages in our province. SOHL supports over 80 community-based heritage language schools in Saskatchewan by funding their language programs, providing training for language teachers, and promoting the benefits of language education.

On behalf of SOHL, we thank you for your consideration, and hope that you will recognize February 19th to 25th, 2017 as International Heritage Language Week. Please do not hesitate to contact the SOHL office at (306) 780-9275 if you require any further information.

Sincerely,

Gord Zakreski
SOHL Executive Director



To: Web E-mail - Mayor's Office
Subject: RE: Form submission from: Contact the Mayor (Angela Connell-Furi)

-----Original Message-----

From: Angela Connell-Furi [mailto:contact@sasklymph.ca]
 Sent: Wednesday, January 11, 2017 2:31 PM
 To: Web E-mail - Mayor's Office <Mayors.Office@Saskatoon.ca>
 Subject: Form submission from: Contact the Mayor



Submitted on Wednesday, January 11, 2017 - 14:31
 Submitted by user: Anonymous

Submitted values are:

First Name: Angela
 Last Name: Connell-Furi
 Organization: Lymphedema Association of SK Inc.
 Street Address: P.O.Box 28068
 City: Saskatoon
 Province: Saskatchewan
 Postal Code: S7M 5V8
 Phone: (306) 477-1266
 Fax Number:
 Email: contact@sasklymph.ca
 Confirm Email: contact@sasklymph.ca
 Comments:
 Good day Mayor Clark,

First of all congratulations on the recent election!

I'm contacting you on behalf of the Lymphedema Association of SK to ask to you please have March 6, 2017 proclaimed as Lymphedema Awareness Day.

We have had it proclaimed in Saskatoon and other SK cities for the past few years. I have included the proclamation below as the file will not attach to this message.

Proclamation
 Lymphedema Awareness Day

Whereas lymphedema is an accumulation of lymphatic fluid that causes swelling in the arms, legs and other areas of the body and affects men, women, and children; and

Whereas the swelling caused by lymphedema can lead to severe infection or loss of the use of limbs; and

Whereas patients suffering from lymphedema must endure physical discomfort and disfigurement and cope with the distress caused by these symptoms; and

Whereas no drug or effective surgical treatment for lymphedema currently exists; and

Whereas research in all areas of lymphedema has been notably limited; and

Whereas lymphedema, which has no cure and can occur anytime, has a severe financial, physical, and psychological impact on patients;

Now therefore, let it be known that I, (name), (title) do hereby proclaim March 6, 2017 as
Lymphedema Awareness Day

In (city/province) and do commend its thoughtful observance to all citizens of our (city/province).

Thank you for your time and have a wonderful day,

Angela Connell-Furi

LAS Vice President

www.sasklymph.ca

Attachment:

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/395/submission/140129>



Fédération des Francophones de Saskatoon

Le Rendez-vous francophone

308 4e avenue nord • Saskatoon • Saskatchewan • S7K 2L7
306.653.7440 • ffs@shaw.ca • www.francoSaskatoon.ca



Saskatoon, Jan 5th, 2017

Letter to City of Saskatoon Council

RE : Authorization to raise Fransaskois Flag in City Square



On behalf of the Francophone community of Saskatoon, «Fédération des Francophones» wishes, as in previous years, to receive permission from the City Council to raise the Fransaskois Flag in City Square, to celebrate the 2017 Rendez-vous de la Francophonie, national event held from March 02nd to March 22th, 2017 (<http://rvf.ca/>). We would like to keep the Fransaskois Flag up in City Square during the 21 days of the «Rendez-vous».

The Fransaskois Flag is an official Saskatchewan provincial flag. The flag-raising for the 21 days-period is an expression of the celebration of the cultural and economic presence of Francophones in Canada and in the city of Saskatoon.

The «Fédération des Francophones de Saskatoon» regroups twelve member organizations, reaches 700 families with its weekly newsletter, and serves over 15,000 French speaking persons within the City of Saskatoon.

Thank you in advance for your attention to this request.

Best regards.



Éric Lefol, MBA
Directeur / Manager

La Fédération des Francophones de Saskatoon
212 - 308 4^e avenue Nord
Saskatoon, SK, S7K 2L7
Tel. : 306.653.7441
www.francoSaskatoon.ca

Le français rayonne pour tous!



**Saskatoon
Open Door
Society**



January 14th 2017

His Lordship Mayor of Saskatoon & Members of the City Council

Office of the City of Saskatoon,

222 – 3rd Avenue (North) Saskatoon, SK., S7K 0J5

Respected His Lordship Mayor of Saskatoon & Members of the City Council:

Sub: 1. Request to Support WALK For VALUES on Sunday May 14th 2017 &

2. To Proclaim the Week of May 14 – 20 , 2017 as “Walk for Values Week”

Sri Sathya Sai Baba Centre of Saskatoon is a non-profit, non-denominational Spiritual Organization open for all adults, youths and children drawn from all Faiths to serve the Society, train our children and adults to practice Human Values. We volunteer for Meals on Wheels Program, Blood Bank, Food Bank and serve at the Saskatoon Friendship Inn.

Sri Sathya Sai Baba Centre of Saskatoon in partnership with Saskatoon Open Door Society and Multi-faith Saskatoon is organizing a non-monetary annual walkathon for raising awareness in the community to practice five fundamental human values, i.e., Truth, Right Conduct, Peace, Love and Nonviolence on 14th May, 2017 (Sunday). The Walk for Values began at the Sathya Sai School in Scarborough, Ontario in 2003. It has since grown into an international event (<http://www.walkforvalues.com>).

This year we plan to Walk together to promote and raise awareness about human values on **Sunday May 14th 2017 at 1.30 pm followed by small cultural festival at Civic Square.** There will be about 100 participants.

We have initiated necessary paper work to secure permission from both City of Saskatoon and Saskatoon Police Services.

By this letter, we are now seeking the permission of His Lordship to hold the Walk for Values event in Saskatoon on May 14th and also request the City Council to declare the week of May 14th 2017 as "Walk for Values Week".

We would be grateful to have this agenda item going forward on the City Council meeting and the decision conveyed to us before we conduct this event.

We thank Lordship Mayor, and all members of the City Council of Saskatoon for considering our request.

Sincerely yours,

Sandeep Sharma

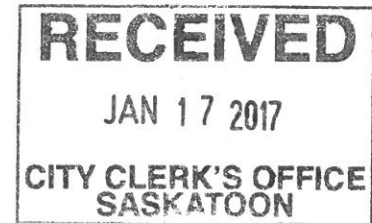
Sri Sathya Sai Baba Centre of Saskatoon

Sandeep Sharma, 1311 Konihowski Road, Saskatoon, S7S1L4, (306) 8504563

Ranga Ranganathan, 639, Delaronde Crescent, Saskatoon, S7J 3Z9, (306) 2441568.

205-5
x 505-1

From: Jeanny Buan <Jeanny.Buan@redcross.ca>
Sent: January 17, 2017 3:28 PM
To: Web E-mail - City Clerks
Subject: Proclamation for city council
Attachments: Saskatoon proclamation.pdf



To the Mayor and City Council,

The Canadian Red Cross has been working on promoting healthier relationships, comprehensive management strategies and safe communities. Our aim is to create a safe and accepting environment free of violence and bullying especially for children and youth.

In line with this, on behalf of the Red Cross, I would like to request your office to proclaim February 22, 2017 as Red Cross Pink Day. Kindly see attached document.

I would also like to request for a "Pink Flag raising" on the morning of February 22 and a possibility of putting a link to Red Cross Pink Day on the City of Saskatoon website.

You may contact me at 306-668-0712 and send any correspondences via mail at 443 2nd Avenue North, Saskatoon, SK S7K 2C1.

Thank you,

Jeanny Buan
Respect Education
Province of Saskatchewan

443 2nd Ave N
Saskatoon, SK
S7K 2C1
Tel: (306) 668-0712
Fax: (306) 668-0722

Canadian Red Cross | Croix-Rouge canadienne
Western Zone
Jeanny.Buan@redcross.ca
www.redcross.ca | www.croixrouge.ca





Red Cross Pink Day – February 22, 2017

Proclamation

Whereas, bullying affects every community and can have a devastating affect on children and youth, families, and communities, and,

Whereas, people can put a stop to bullying when they know how to recognize it, how to stand up for themselves and others, and where to go for help, and,

Whereas, Red Cross Pink Day brings attention to the need to stand up to bullying and shows support for people who are bullied, and,

Whereas, by participating in Pink Day and learning about bullying prevention we show our support and help to put a stop to bullying in our province, and,

Whereas, the Canadian Red Cross works with schools and communities across Saskatchewan and Canada through the Respect Education, violence and abuse prevention program to build capacity to address bullying, and,

Whereas, Red Cross Pink Day, along with Canadian Red Cross bullying prevention training, will raise awareness of bullying and help children, youth and adults in our community to stand up for each other and create a safer community for all.

Therefore, the city of Saskatoon hereby proclaims February 22, 2017, as Red Cross Pink Day. We urge all residents of Saskatoon to participate in Red Cross Day of Pink and to support the Canadian Red Cross by volunteering their time or by financially supporting the Red Cross bullying prevention program.



205-5

Bangladeshi Community Association of Saskatchewan
বাংলাদেশী কমিউনিটি এসোসিয়েশন অব সাসকাচুয়ান

x 205-1

Saskatoon City Council
Saskatoon City Hall
222 Third Avenue North
Saskatoon, SK S7K 0J5



January 6, 2017

Subj: Raising Bangladesh Flag on February 21st on Saskatoon Civic Square

Respected Members of the City Council;

As you know that the International Mother Language Day is celebrated worldwide on February 21st to recognize the significance of mother language in our lives. However, it is the sacrifice of the People of Bangladesh during the Language Movement of 1952 that brought this issue at the fore front. On February 21st, 1952, several people in Bangladesh (former East Pakistan) were gunned down when police fired on a peaceful rally. The rally was organized to support the rights of the Bangla speaking people in Bangladesh to practice their language in schools, offices and in everyday life.

In recognition of this extraordinary sacrifice of the people of Bangladesh for their mother language, and to promote the use and preservation of mother languages, on November 17, 1999 UNESCO has proclaimed 21st February as the International Mother Language Day.

21st February is an important day for the people who consider Bangla as their mother language. It is a day of mourning in memory of those people who made their ultimate sacrifice to protect and preserve Bangla as the mother language of over 240 million people. A significant number of Bangla speaking people now call Saskatoon as their home. It is needless to say that we receive very good support from our Mayor and the City Hall. Last year, the City Council honoured us by proclaiming the International Mother Language Day as a Civic Day in Saskatoon. This year, we are again preparing for the celebration of the International Mother Language Day. I would like to request our City Councilors that you grant us the opportunity to raise the Flag of Bangladesh on Saskatoon Civic Square and proclaim February 21st a Civic Day in Saskatoon.

Please let me know the detailed steps that I may have to follow to have the Council make the necessary decision. I would be happy to provide more details on the history and significance of 21st February. I am also available for a meeting with you or any City Officials to discuss it further.



I can be contacted at (306) 717 8234, (306) 382 1590, or by email at h.zakir@hotmail.com. In the mean time, you may find the following excerpts informative.

UNESCO International Mother Language Day

Why International Mother Language Day?

Linguistic and cultural diversity represent universal values that strengthen the unity and cohesion of societies. The recognition of the importance of linguistic diversity led to UNESCO's decision to celebrate International Mother Language Day.

When was it launched?

The 30th session of the General Conference of UNESCO in 1999 decided that the Organization would launch and observe an International Mother Language Day on 21 February every year throughout the world.

Proclamation

Considering that languages are at the very heart of UNESCO's objectives and that they are the most powerful instruments of preserving and developing our tangible and intangible heritage,

Bearing in mind also that all moves to promote the dissemination of mother tongues will serve not only to encourage linguistic diversity and multilingual education but also to develop fuller awareness of linguistic and cultural traditions throughout the world and to inspire solidarity based on understanding, tolerance and dialogue,

Considering consequently that one of the most effective ways to promote and develop mother tongues is the establishment of an "International Mother Language Day" with a view to organizing various activities in the Member States and an exhibition at UNESCO Headquarters on that same day,

Recognizing the unprecedented sacrifice made by Bangladesh for the cause of mother language on 21 February 1952,

Noting that this idea has not yet been adopted at the international level, the general conference



Bangladeshi Community Association of Saskatchewan
বাংলাদেশী কমিউনিটি এসোসিয়েশন অব সাসকাচুয়ান

Proposes that 21 February be proclaimed “International Mother Language Day” throughout the world to commemorate the martyrs who sacrificed their lives on this very date in 1952. (end of proclamation)

Most Sincerely,

Zakir Hossain
President
Bangladeshi Community Association of Saskatchewan