

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, July 5, 1993,  
at 7:00 p.m.

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

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Councillors Waygood, Thompson, McCann, Mann,  
Dyck, Hawthorne and Mostoway;  
A/City Commissioner Gustafson;  
Director of Planning and Development Pontikes;  
A/Director of Finance Veltkamp;  
A/City Solicitor Dirauf;  
City Clerk Mann;  
A/City Councillors' Assistant Larson

### **PRESENTATION**

Mr. Wayne Brownlee, President of Tourism Saskatoon, informed Council that he wished to present to the City a cheque representing the \$210,000,000 that was spent on tourism last year in Saskatoon.

His Worship Mayor Dayday accepted the cheque with thanks, on behalf of the City of Saskatoon.

Ms. Susan Lamb, Executive Director of Tourism Saskatoon, advised Council that the City of Saskatoon recently received a tourism marketing award from the Tourism Industry Association of Saskatchewan, for its "Pick the Berry Best" marketing campaign. Mr. Brownlee presented a plaque for this award to His Worship the Mayor.

*Moved by Councillor Hawthorne, Seconded by Councillor Thompson,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor Mostoway, Seconded by Councillor Waygood,*

*THAT the minutes of the regular meeting of City Council held on Monday, June 21, 1993, be approved.*

*CARRIED.*

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**HEARINGS**

**2a) Zoning Bylaw Amendment  
R.1 District - Addition of Home Crafts to  
Permitted Home Occupations and inclusion of  
Home Occupations as Permitted Uses  
Proposed Bylaws 7355 and 7358  
(File No. CK. 4350-1)**

REPORT OF CITY CLERK:

"Attached is a copy of Clause 5, Report No. 11-1993 of the Planning and Development Committee which was ADOPTED by City Council at its meeting held on May 10, 1993.

A copy of the Notice which appeared in the local press under dates of June 12 and 19, 1993, is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of Bylaws 7355 and 7358, copies attached.

This matter is also being reported under Clause 1, Report No. 8-1993 of the Municipal Planning Commission.

Also attached is a copy of letter dated June 21, 1993, from Jay Hoover, 38 Lindsay Drive, expressing support for the above-noted amendments."

*His Worship Mayor Dayday ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.*

*Moved by Councillor Hawthorne, Seconded by Councillor McCann,*

*THAT Clause 1, Report No. 8-1993 of the Municipal Planning Commission be brought forward and considered.*

*CARRIED.*

**REPORT NO. 8-1993 OF THE MUNICIPAL PLANNING COMMISSION**

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**1. Proposed Zoning Bylaw Amendment  
Bylaw No. 7355 - Addition of Home Crafts to Permitted Home Occupations  
Bylaw No. 7358 - Inclusion of Home Occupations as Permitted Uses in R.1 Districts  
(File No. CK. 4350-12)**

City Council, at its meeting held on May 10, 1993, considered a report of the Planning and Development Committee regarding home occupations. Council resolved, in part, that a copy of the report be forwarded to the Municipal Planning Commission and that the Commission be invited to provide any comments that it might have on the proposed amendments for consideration during the public hearing.

Your Commission has reviewed the proposal with the City Planner and supports the proposed amendments to include home occupations as a permitted use in the R.1 Zoning District and to include homecrafts in the list of permitted home occupations.

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

*Moved by Councillor Hawthorne, Seconded by Councillor Dyck,*

*THAT the correspondence be received.*

*CARRIED.*

*Moved by Councillor Hawthorne, Seconded by Councillor Dyck,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Hawthorne, Seconded by Councillor Mostoway,*

*THAT Council consider Bylaws 7355 and 7358.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

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The following communications were submitted and dealt with as stated:

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

**1) Florence Johnson  
Secretary, Decoration Day Committee, dated June 22**

Requesting Council to authorize the payment of expenses incurred for the 1993 City of Saskatoon Decoration and Memorial Day Service and Parade to be held on Sunday, August 29, 1993. (File No. CK. 205-1)

**RECOMMENDATION:** that Council authorize the payment of expenses incurred for the 1993 Decoration and Memorial Day Service and Parade.

*Moved by Councillor Mann, Seconded by Councillor McCann,*

*THAT Council authorize the payment of expenses incurred for the 1993 Decoration and Memorial Day Service and Parade.*

*CARRIED.*

**2) Marlene Hall, Secretary  
Development Appeals Board, dated June 24**

Submitting Notice of Development Appeals Board Hearing regarding proposed renovation of five-unit dwelling at 506 - 11th Street East. (File No. CK. 4352-1)

**3) Joanne Sproule for Marlene Hall, Secretary  
Development Appeals Board, dated June 29**

Submitting Notice of Development Appeals Board Hearing re freestanding sign at Market Mall, 2325 Preston Avenue. (File No. CK. 4352-1)

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

*Moved by Councillor Mann, Seconded by Councillor McCann,*

*THAT the information be received.*

*CARRIED.*

**4) Dr. Stephan Dershko, Chairman  
Board of Management, Riversdale Business Improvement District, dated June 28**

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Requesting Council to approve the appointment of Tim Wake to the Board of Management to replace Ruth Fretwell who has resigned. (File No. CK. 1680-4)

**RECOMMENDATION:** that Mr. Tim Wake be appointed to the Board of Management, Riversdale Business Improvement District, to replace Ms. Ruth Fretwell.

*Moved by Councillor McCann, Seconded by Councillor Hawthorne,*

*THAT Mr. Tim Wake be appointed to the Board of Management, Riversdale Business Improvement District, to replace Ms. Ruth Fretwell.*

*CARRIED.*

**5) Mayor Doug Archer (Regina), Chair  
National Action Committee on Race Relations, dated June 22**

Thanking Council for proclaiming March 21, 1993, as the International Day for the Elimination of Racial Discrimination.

**RECOMMENDATION:** that the letter be received and forwarded to the Race Relations Committee for its information.

*Moved by Councillor Dyck, Seconded by Councillor Mostoway,*

*THAT the letter be received and forwarded to the Race Relations Committee for its information.*

*CARRIED.*

**6) Peggy McKercher, Chairman  
Meewasin Valley Authority, dated June 16**

Informing Council of the adoption of a new Meewasin Development Plan. (File No. CK. 180-6)

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

*Moved by Councillor Waygood, Seconded by Councillor McCann,*

*THAT the information be received.*

*CARRIED.*

**7) Jim McCurdy, FICF, District Manager  
Independent Order of Foresters, dated June 25**

Requesting Council to proclaim the month of October as The Independent Order of Forester's Prevention of Child Abuse Month (public relations package is available in the Office of the City Clerk). (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the month of October, 1993, as The Independent Order of Forester's Prevention of Child Abuse Month.

*Moved by Councillor Waygood, Seconded by Councillor Mostoway,*

*THAT His Worship the Mayor be authorized to proclaim the month of October, 1993, as The Independent Order of Forester's Prevention of Child Abuse Month.*

*CARRIED.*

**8) Kent Smith-Windsor, Executive Director  
The Partnership, dated July 2**

Requesting permission to close portion of 2nd Avenue in connection with 17th Annual Second Avenue Sidewalk Sale, Thursday, July 15 from 9:00 a.m. to 9:00 p.m. and Friday, July 16, from

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9:00 a.m. to 6:00 p.m.

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

*Moved by Councillor McCann, Seconded by Councillor Thompson,*

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

*CARRIED.*

**9) Ben Hjermsstad, President  
Saskatoon Archaeological Society, dated July 4**

Requesting permission for a representative of the Society to address Council re Heritage Assessment of the Saskatoon South Downtown Development Project Area. (File No. CK. 710-1 and 4130-2)

**RECOMMENDATION:** that the information be received and considered with Clause 4, Report No. 16-1993 of the Planning and Development Committee.

*Moved by Councillor Hawthorne, Seconded by Councillor McCann,*

*THAT the information be received and considered with Clause 4, Report No. 16-1993 of the Planning and Development Committee.*

*CARRIED.*

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

**1) Bruce Acton, President  
Saskatoon Rowing Club, dated June 16**

Requesting assistance from the City to dredge sand from the south Saskatchewan River for the

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Annual Prairie Rowing Association Regatta on July 17, 1993. Referred to the Works and Utilities Committee. (File No. CK. 1871-9)

**2) Geri Yee, President  
Saskatoon Multicultural Council Inc., dated June 21**

Submitting concerns and comments of the Saskatoon Multicultural Council Equity and Anti-Racism Committee regarding the City of Saskatoon Strategic Plan. Referred to A Committee of the Whole Council. (File No. CK. 100-14)

**3) William Smith  
1703 First Avenue North, undated**

Requesting action be taken re condition of street in front of 1703 1st Avenue North. Referred to the Works and Utilities Committee. (Files CK. 6315-1 and 7310-1)

**4) Reuben Wiebe  
3230 Mountbatten Street, dated June 28**

Commenting in regard to the proposed amendment to the Zoning Bylaw re Personal Care Homes. Referred to the adjourned hearing into proposed Bylaw No. 7348, scheduled for July 19, 1993. (File No. CK. 4350-12)

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

*Moved by Councillor Dyck, Seconded by Councillor Hawthorne,*

*THAT the information be received.*

*CARRIED.*

**REPORTS**

Mr. R. Tennent, Chair, submitted Report No. 8-1993 of the Municipal Planning Commission;

City Commissioner Irwin submitted Report No. 15-1993 of the City Commissioner;



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Councillor Waygood, Chair, presented Report No. 15-1993 of the Planning and Development Committee;

Councillor McCann, Member, presented Report No. 16-1993 of the Planning and Development Committee;

Councillor Thompson, Chair, presented Report No. 6-1993 of the Audit Committee;

Councillor Mann, Member, presented Report No. 4-1993 of the Pension Administration Board;

Councillor Mostoway, Member, submitted Report No. 2-1993 of the Advisory Committee on Animal Control;

His Worship Mayor Dayday, Chair, presented Report No. 6-1993 of A Committee of the Whole Council.

*Moved by Councillor Hawthorne, Seconded by Councillor McCann,*

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

- a) Report No. 8-1993 of the Municipal Planning Commission;*
- b) Report No. 15-1993 of the City Commissioner;*
- c) Report No. 15-1993 of the Planning and Development Committee;*
- d) Report No. 16-1993 of the Planning and Development Committee;*
- e) Report No. 6-1993 of the Audit Committee;*
- f) Report No. 4-1993 of the Pension Administration Board;*
- g) Report No. 2-1993 of the Advisory Committee on Animal Control; and*
- h) Report No. 6-1993 of A Committee of the Whole Council.*

*CARRIED.*

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

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

*Committee arose.*

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

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

**"REPORT NO. 8-1993 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Committee

Mr. R. Tennent, Chair  
Mr. Jim Kozmyk  
Councillor D.L. Birkmaier  
Ms. Ann March  
Mr. Glen Grismer  
Mr. Bill Delainey  
Ms. Fran Alexson  
Mr. Victor Pizzey  
Dr. H.O. Langlois  
Dr. Brian Noonan  
Ms. Lina Eidem

- 1. Proposed Zoning Bylaw Amendment  
Bylaw No. 7355 - Addition of Home Crafts to Permitted Home Occupations  
Bylaw No. 7358 - Inclusion of Home Occupations as Permitted Uses in R.1 Districts  
(File No. CK. 4350-12)**

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*DEALT WITH EARLIER. SEE PAGE NO. 2.*

- 2. Zoning Bylaw Amendment  
R.2 District to R.1A District  
Lots 1 - 7 inclusive, Block 306, Plan No. 86-S-17946  
503 to 527 Perehudoff Crescent  
(File No. CK. 4351-1)**

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An application has been submitted by the City's Land Manager requesting that Lots 1 to 7 inclusive, Block 306, Plan No. 86-S-17946 (503 to 527 Perehudoff Crescent) be rezoned from an R.2 District to an R.1A District.

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City Council, at its meeting held on May 10, 1993, approved Bylaw No. 7353 to close a portion of Epp Avenue between Perhudoff Crescent and Attridge Drive. This portion of Epp Avenue was closed to stop through traffic from travelling on a residential street and to reduce the number of intersections on this section of Attridge Drive. As a result of the street closure, the value of the City-owned residential lots increased as the lots are now on a quiet crescent, as opposed to a busy through-street. The Land Manager is therefore requesting the rezoning of these lots so that the zoning district will be consistent with those residential lots zoned R.1A District to the south and east.

Your Commission has reviewed the attached copy of report of the Planning Department dated June 15, 1993, and

- RECOMMENDS:**
- 1) that City Council approve the advertising respecting the proposal to rezone Lots 1 to 7 inclusive, Block 306, Plan No. 86-S-17946 (503 to 527 Perhudoff Crescent) from an R.2 District to an R.1A District;
  - 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;
  - 3) that the City Solicitor be requested to prepare the required Bylaw; and
  - 4) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing, and that City Council consider the Commission's recommendation that the proposed Zoning Bylaw amendment, as outlined in Resolution 1) above, be approved.

*ADOPTED.*

**REPORT NO. 15-1993 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

- A1) Proposed Five-Minute Loading Zone  
228 Avenue G South  
(File No. CC 6145-1) \_\_\_\_\_**

Report of the City Engineer, June 24, 1993:

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"The Engineering Department has received a request from representatives of the Ukrainian National Federation Hall to install a general loading zone in front of their building at 228 Avenue G South. Immediately across from the hall is the Lucky Horseshoe Bingo building whose patrons frequently park on Avenue G, in front of the hall, which significantly reduces the amount of available on-street parking. The hall often hosts social functions and frequently requires on-street parking space to accommodate loading/unloading of equipment or elderly/handicapped people.

The Engineering Department has reviewed the request and proposes that a 'Five-Minute Loading Zone' be installed on the east side of Avenue G, in front of the Ukrainian National Federation Hall. A twenty-four hour loading zone is required in this case as the hours of the Lucky Horseshoe Bingo extend late into the evenings. The loading zone conforms to City guidelines with respect to 'Five-Minute Loading Zones' within the City. No fee will be charged as the hall is located within a retail business district."

**RECOMMENDATION:** that a "Five-Minute Loading Zone" be installed on the east side of Avenue G, in front of the Ukrainian National Federation Hall located at 228 Avenue G South.

*ADOPTED.*

**A2) 1993 Capital Budget - Project No. 1060  
Reconstruction of Circle Drive at Warman Road  
(File No. CC 6000-2)**

Report of the City Engineer, June 10, 1993:

"Circle Drive between Millar Avenue and the Circle Drive Bridge was completed during 1982. Due to limited funding, a five-year pavement design was used with the intent that the roadway would be repaved within ten years. For the most part, the pavement has performed well except at Warman Road where it has now failed. Project No. 1060 was approved in the 1993 Capital Budget for the repair of the eastbound roadway at an estimated cost of \$175,000.

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In the fall of 1992, the westbound roadway and Millar Avenue ramp showed signs of failure. The extent and severity of this failure on the westbound roadway increased substantially during the spring of 1993. A geotechnical investigation done in 1993 shows that the cause of the failure is high water table and recommends that a sub-surface drainage system be installed to control the water table. In addition, a thicker pavement structure is required.

In light of the accelerated rate of failure on the westbound roadway and Millar Avenue ramp, the Engineering Department is recommending that both the eastbound and westbound roadways and the Millar Avenue ramp be rehabilitated under one contract this summer. To do so requires an estimated \$75,000 additional funding for the Project.

The alternative is to do the work over two years, with the eastbound lanes done this year and the westbound lanes and Millar Avenue ramp being done in a subsequent year. It is estimated that the incremental cost of staging the work over two years would be \$25,000 to \$30,000 due to further deterioration and interim maintenance requirements. In addition, mobilization costs of one contract could be avoided if the work was done under one contract as opposed to two contracts."

- RECOMMENDATION:**
- 1) that the Engineering Department be authorized to tender the entire work under one contract;
  - 2) that an additional provision of \$75,000 in Capital Project No. 1060, "Rehab Expressway - Circle Drive at Warman Road" for 1993, be approved; and,
  - 3) that the source of funding be the Reserve for Capital Expenditures.

*ADOPTED.*

**A3) Fuel Tanks Compliance with the Hazardous  
Substances and Dangerous Waste Regulations  
(File No. CC 270-14)**

Report of the Transit Manager, May 25, 1993:

"The Province has legislated that all metal fuel tanks be retrofitted with 'at-ground' spill containment to contain any fuel spills that may occur either in filling the tanks or in filling vehicles. Metal tanks must be equipped with cathodic protection to prevent corrosion. In addition, piezometers must be installed around the tanks to detect any fuel leakage from the tanks. The objective is to prevent soil contamination by flammable liquids.

Saskatoon Transit has completed an investigation of what is required, has discussed the results with the Fire Department, and has forwarded an application to Saskatchewan Environment and Resource

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Management outlining the work to be performed.

Initially, the retrofit had to be completed by April 1, 1994. On May 20, 1993, the Minister announced that the date for compliance has been delayed until April 1, 1995. However, in light of the City's strategic plan regarding environmental management, we propose to proceed with having the work done in 1993.

The preliminary cost estimate is \$28,000 which means that it should proceed as a capital project. The source of funds would be by borrowing from the Transit Vehicle Replacement Reserve with repayment over five years at 8% interest. The City Comptroller is in agreement with the source of funding. The principal and interest payments would increase the 1994 Current Budget by approximately \$7,000."

- RECOMMENDATION:**
- 1) that a new Capital Project, "Fuel Tank Upgrade - Transit Department", with a provision of \$28,000, be approved; and,
  - 2) that the source of funding be borrowing from the Transit Vehicle Replacement Reserve.

*ADOPTED.*

**A4) 1993 Capital Budget  
Project No. 723 - Electrical Network Systems - Central Business District  
Award of Tender - Duct Line and Manholes in the South Downtown Area  
(File Nos. CC 1703 & 1000-2)**

Report of the Manager, Electrical Distribution Department, June 29, 1993:

"The Central Purchasing and Stores Department called for tenders for the construction of duct lines and manholes in the South Downtown area for approved Capital Project No. 723-19. Two bids were received and publicly opened on June 29, 1993. The results of the two bids are as follows:

Miazga Construction Ltd.	\$275,455.62
Steinitz Construction Ltd.	\$205,275.00

Project No. 723-19, 'Feeders from Avenue C to Network', is required to improve the reliability and capacity of the electrical network system in the South Downtown area to meet the electrical

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requirements for new and future developments there. This project involves the construction of approximately 700 metres of duct line, installation of five precast manholes, and installation of three sets of 15 kV cables from the Avenue C Substation to Electrical Vault No. 8 located on the 200 Block of 4th Avenue South. The electrical cables and precast manholes have recently been purchased for this project.

The Electrical Department's estimate for the construction of duct lines and installation of precast manholes was \$210,000.00. The net cost to the City, considering G.S.T. rebate is as follows:

Base Tender	\$ 188,035.50
Applicable P.S.T. at 9%	4,464.50
Applicable G.S.T. at 7%	<u>12,775.00</u>
Contract Amount	205,275.00
G.S.T. Rebate	<u>12,775.00</u>
Net estimated cost to the City	\$ 192,500.00"

- RECOMMENDATION:**
- 1) that City Council accept the bid submitted by Steinitz Construction Ltd., for the construction of duct lines and manholes in the South Downtown area, for a total estimated cost of \$205,275.00, including P.S.T. and G.S.T.; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**Section B - Planning and Development**

- B1) Communications to Council**  
**From: George Adolph, Walter and Verna Scott,**  
**Ivan and Charlene McArthur, and Lloyd and Anne Rowlett**  
**Lots B, C, D and E, Block 7, Plan G654**  
**Date: May 13, 1993**  
**Subject: Asking Council for Assistance in Rezoning Properties**

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**(File No. CC 4351-1)**

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Report of the City Planner, June 21, 1993:

"The attached May 13, 1993, letter, addressed to City Council, regarding the rezoning of properties on the southwest corner of Central Avenue and 115th Street was referred to the Planning Department. The writers are requesting to have their properties, as shown on the attached plan, rezoned to facilitate the establishment of an 'area of transition from industrial to residential'.

**Background:**

These same properties were the subject of applications in 1988 and 1989 to amend the Development Plan. The applications were made by F. M. Shah Building Design Ltd. who, at that time, held an option to purchase these properties.

The 1988 application involved rezoning the properties from an R.2 Residential District to a B.4B Commercial District. The Planning Department recommended that the application should be denied because there was an adequate supply of commercial land envisaged for the University Heights Area and because the approval of the commercial zoning would set a precedent for other residential sites.

The Municipal Planning Commission agreed with the Planning Department's recommendation to deny this application. However, it endorsed the principle of having the properties zoned to a commercial designation and asked the Planning Department to suggest an appropriate commercial zoning district, including the possibility of zoning by agreement.

In August of 1988, the Planning Department advised that rezoning these properties from a residential to a commercial use would require, first, an amendment to the City's Development Plan Map. 'Arterial commercial' was felt to be the most appropriate commercial land-use designation because of the properties' strategic location and function. While it did not support the proposition, the Department also reported that the most appropriate commercial zoning category for the site was the B.2A District. This zoning district permitted all of the applicant's envisaged uses, as well as requiring adequate landscaping and off-street parking. The development standards within this zoning district were felt to be sufficient to negate the need for zoning by agreement.

With this supplementary report, the Municipal Planning Commission recommended to City Council to advertise the proposal to amend the City's Development Plan Map from a residential to a commercial use and to rezone the properties from an R.2 to a B.2A District. City Council adopted the Commission's recommendation. However, it subsequently received many letters from people who objected to the proposal.



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On October 17, 1988, the applicant withdrew his application. In doing so, he suggested that his application had received one-sided media coverage and that there were many misconceptions and misunderstandings by the people and the merchants of the area. Therefore, he decided to consult with the appropriate parties and to reapply at a later date.

On February 27, 1989, City Council adopted the recommendations of the Planning Department and of the Municipal Planning Commission to deny a separate application to amend the Development Plan Map from 'residential' to 'arterial commercial' for property located on the opposite side of Central Avenue (i.e. on the southeast corner of Central Avenue and 115th Street). In making its recommendation, the Planning Department felt that the proposal would encourage the extension of continuous commercial development along Central Avenue and that the proposed commercial development of a gas bar would not be compatible with the adjacent residential properties.

City Council asked the Planning Department to review and report further on the zoning pattern in the area along Central Avenue north of the tracks and south of 115th Street. On July 4, 1989, the Department reported that it could not support changing the designation in the Development Plan from 'residential' to 'commercial', although a change in zoning, from R.2 District to M.2 District, may be acceptable for the property on the west side of Central Avenue.

In August of 1989, F. M. Shah reapplied to amend the Development Plan from 'residential' to 'arterial commercial' on the southwest corner of Central Avenue and 115th Street. City Council denied this request on August 28, 1989, and referred the matter to the Planning and Development Committee to review other alternatives.

The Committee reported to City Council on January 8, 1990. In addition to advising City Council of several written and verbal presentations that it received from residents of the Sutherland Neighbourhood who opposed any rezoning of these properties, the Committee provided the following comments on the rezoning alternatives (within the current land-use designation in the Development Plan) for the properties on the southwest corner of Central Avenue and 115th Street:

'In light of City Council's decision to retain the 'residential' land use designation, a rezoning within that designation could be considered. As an alternative to the R.2 District zone, the Planning Department would consider a rezoning to M.2 District to be a reasonable approach. The M.2 District zone, in addition to permitting one and two-unit and multiple-unit dwellings (having a maximum height of three storeys), allows offices and medical clinics (with a maximum height of three storeys). Such uses would be considered suitable and would provide a form of transition between the railway line and the lower density residential uses to the north of 115th Street.'

The Planning and Development Committee's report also discussed the possibility of acquiring these properties for the purpose of establishing a commemorative park for the Sutherland Neighbourhood. The Leisure Services Department did not support this suggestion because this

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Neighbourhood already has a surplus of developed neighbourhood open-space and because the upgrading of existing park-space has a higher priority in this Neighbourhood than the purchasing of additional space.

As a result of the Committee's report, City Council resolved the following on January 8, 1990:

- a) that no further action be taken at this time on the suggestion for the City to purchase, for a new park, the property lying west of Central Avenue and north of the track to 115th Street (being Lots A, B, C, D, and E, Block 7, Plan G654); and,**
- b) that the information on the remaining alternatives for this property be received and referred to the proponents of redevelopment of the property for consideration.'**

Process to Amend the Zoning Bylaw Map From R.2 District to M.2 District:

The May 13, 1993, letter to City Council has been submitted by the owners of Lots B, C, D, and E, Block 7, Plan No. G654. The Planning Department would support an amendment to the Zoning Bylaw Map, provided that the owner of Lot A also agrees and provided that a specific development proposal is brought forth, the details of which would be negotiated and embodied within a rezoning agreement.

On January 8, 1990, when Council considered the rezoning alternatives for these properties, there were several written and verbal presentations by residents of the Sutherland Neighbourhood who opposed any rezoning of these properties. While it was the Planning Department's opinion in 1989 that a rezoning to M.2 District is a reasonable approach, it is also desirable that there is some consensus among property-owners, residents, and the Sutherland Community Association on the proposed zoning-district change and on future uses of these properties. The Department believes that an agreement with respect to rezoning would be more likely if there is certainty with respect to the future land-uses. For this reason, the Planning Department suggests that the writers of the May 13, 1993, letter should consider submitting an application for rezoning by agreement for these specific properties."

- RECOMMENDATION:**
- 1) that the information be received; and,
  - 2) that George Adolf, Walter and Verna Scott, Ivan and Charlene McArther, and Lloyd and Anne Rowlett be:
    - a) provided with a copy of this report;

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- b) be advised to contact the Planning Department if they wish to initiate the rezoning process on the properties which are the subject of this report; and,
- c) be advised that the preceding report has only been received as information by City Council and that if they choose to submit an application in accordance with the Planning Department's suggestions, City Council's decision on this application will be made after taking into consideration all of the information and recommendations (e.g. from the Municipal Planning Commission, from the nearby residents and businesses) which it receives at the time of the subsequent public-hearing process.

*ADOPTED.*

**B2) Application for Registration of Condominium Plan  
611 University Drive (B.6 Zoning District)  
Part of Lot 1, and Lots 2-5 inclusive, Block 86, Plan Q and 61-S-06142  
(File No. CC 4132-1)**

Report of the City Planner, June 17, 1993:

"On April 13, 1993, City Council authorized issuing, to Farco Holdings Ltd., a certificate under Section 8(1) of The Condominium Property Act for the property at 611 University Drive. Subsequently, on June 4, 1993, Farco Holdings Ltd. submitted a Plan of Redivision to change the approved Condominium Plan.

Two suites on the tenth floor have been made into three suites. Therefore, the total number of suites has increased from 65 to 66. The Plan of Redivision has been reviewed by the Planning Department and the development complies fully with the requirements of the Zoning Bylaw."

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the certificate required under Section 8(1)(b) of The Condominium Property Act to Farco Holdings Ltd. (611 University Drive, Saskatoon, Sask., S7N 0H8) for the Plan of Redivision of Units 60 and 61, Condominium Plan No. 93-S-11225; and,
  - 2) that the City Clerk be authorized to prepare and to forward the certificate to the applicant.

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*ADOPTED.*

**B3) Easement Requirement  
Saskatoon Underground  
Lots 2-5 incl., Block 288, Plan 90-S-11481  
Project: E33-575-33; Subproject: E333-15-701  
(File No. CC 4090-1)**

Report of the City Planner, June 29, 1993:

"Carol A. Moore, on behalf of SaskPower's Land Department, has requested the City's approval of an easement over parts of Lots 2-5 incl., Block 288, Plan 90-S-11481. (See the attached plan.)

Subdivision Application #36/89 was approved by City Council during its November 6, 1989, meeting. The various utility agencies, including SaskPower, chose not to indicate their easement requirements during the subdivision-approval process because they were unsure of the exact nature and density of the development that would occur within this area. They felt that their specific easement requirements would be determined and granted upon receiving a specific request for development.

This property is currently being developed for a town-housing project by North Ridge Development Corporation. This company has obtained an option to purchase the property from the City of Saskatoon. The purchaser and the City's Land Manager have agreed that the title to the property will not be transferred until the requested easement has been approved and registered. The Land and the Planning Departments have no objections to granting the easements which have been requested."

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskPower, as outlined in the attached easement agreement; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the easement agreement, in a form which is satisfactory to the City Solicitor, on behalf of the City of Saskatoon, through the application of their respective signatures and the Corporate Seal to such an agreement.

*ADOPTED.*

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**B4) Condition of Property  
127 Avenue S South  
(File Nos. CC 530-1 and 4353-2-3)**

Report of the City Planner, June 29, 1993:

"At its October 13, 1992, meeting, City Council considered a status report on the extent to which the owners of 127 Avenue S South have complied with an order to make certain repairs to a house and a garage on this property. (A copy of the earlier report has been attached.) At that time, City Council resolved, in part:

**'that to accommodate the completion of work which is required to upgrade the garage, the Order to Repair on 127 Avenue S South be extended to June 1, 1993'.**

During the subsequent period, representatives of the Planning Department have communicated with the owner. However, as of this date, no work to repair or demolish the garage has commenced. This is the only outstanding work remaining from the Order to Repair which was issued by City Council on January 6, 1992.

The City can take the necessary steps to have the work completed, the cost of which would be added to the taxes for the property. Before proceeding with that course of action, the City Planner would like to try to convince the owner to undertake the work before September 1, 1993."

- RECOMMENDATION:**
- 1) that the information be received;
  - 2) that City Council instruct the General Manager of the Civic Buildings and Grounds Department to prepare tender documents and take whatever steps are considered necessary to carry out the work that has not been completed, as required by the Order to Repair (approved by City Council on June 6, 1992), on or after September 1, 1993; and,
  - 3) that all of the costs incurred in the tendering process and the subsequent completion of the work be added to, and thereby form part of, the taxes on the land and property known as 127 Avenue S South.

*ADOPTED.*

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**B5) 1993 Capital Budget/1994-1997 Capital Plan  
Project 1081: Rugby and Cricket Facility  
(File Nos. CC 610-1 and 4110-1)**

During its June 21, 1993, meeting, City Council considered a proposal to exchange various parcels of municipal-reserve land in order to accommodate the construction of a rugby and cricket facility in the North Industrial Area. (A copy of the report which identifies the parcels and which explains the rationale for the land-exchange has been attached.) While the recommendations in the report were made specifically to accommodate the new recreational facility's requirements, the exchange also provides certain marketing opportunities for the City's industrial-land inventory. Nevertheless, some members of City Council expressed concerns about the implications for the City's future operating expenditures of facilitating the construction of the new rugby facility. In light of these concerns, the report's recommendations were not approved and instead, City Council resolved:

**"that the Administration be requested to report further with respect to the operating costs which would impact future budgets of the City of Saskatoon if this proposal were to proceed."**

The following June 25, 1993, report of the General Manager of the Civic Buildings and Grounds Department addresses City Council's resolution from the perspective of the operating costs that would arise if the new rugby facility is constructed:

"The Saskatoon Rugby Union has been utilizing an athletic field which is located at the corner of Avenue U South and Schuyler Street. This field is currently being maintained by the Civic Buildings and Grounds Department.

The original proposal involved the Rugby Union maintaining in new clubhouse and the City maintaining the fields. Based on the City's maintenance experience at the existing rugby field on Avenue U South, the projected annual costs of maintaining the proposed two new rugby fields (approximately 4.7 ha.) at the same level of service are:

Turf mowing (2 cycles per week for 22 weeks)	\$5,400
Irrigation (water, electricity for the timers, spring start-up and winterizing maintenance)	5,300
Fertilization (three applications per year)	3,300
Aeration (one operation per year)	100
Turf renovation (annual top-dressing, over-seeding, sod-repair, and filling gopher-holes)	<u>4,200</u>

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Total

\$18,300

As a result of the operating-budget concerns that were expressed by members of City Council and subsequent discussions with the Leisure Services Department, the Saskatoon Rugby Union has agreed to take full responsibility for the operation and maintenance of the proposed clubhouse and the two fields. This agreement will be based on implementing building- and field-maintenance standards which are established by the Civic Buildings and Grounds Department and which will be formalized as part of a lease-agreement between the City and the Rugby Union. Therefore, with this agreement, the proposed development of the two rugby fields will have no operating impact on the City's future budgets.

In addition, the Leisure Services Department has indicated that the existing field at Avenue U South will be available to other user-groups whose play is compatible with the location and dimensions of the rugby field (e.g. soccer, flag football, etc.). This field will continue to require the same level of maintenance as occurred when it was used by the Rugby Union; therefore, the reallocation of the rugby program to the proposed new fields will not reduce the City's operating costs for the field at Avenue U South. The continued use of the latter field will, however, improve the overall quality of the playing conditions for other user-groups whose playing-time can now be distributed over a larger number of fields, allowing the turf at each location to recover better from the wear."

Because it appears that its decision was based on the potential additional operating-cost implications of constructing the new rugby facility, the City's Administration would like City Council to reconsider the land-exchange recommendations which were not approved on June 21, 1993, because the Saskatoon Rugby Union has now agreed to fund the additional costs of maintaining both the building and the fields of the new facility. In addition, regardless of City Council's views on the new rugby facility, the proposed land-exchange also provides an opportunity to re-configure the City's municipal-reserve lands in the North Industrial Area and to provide more-marketable industrial lands for future sales.

**RECOMMENDATION:**

- 1) that the information on the operating costs of the proposed rugby facility be received; and,
- 2) that City Council rescind its June 21, 1993, decision on the land-exchange proposal for the North Industrial Area and approve the following recommendations:
  - a) that City Council approve the exchange of Municipal Reserves MR1, Plan 80-S-11044; MR1, Plan 78-S-01460; and MR3, Plan 79-S-22381 for the proposed Parcel W in Block 919, Plan 80-S-11044 which will be created and which is intended to be dedicated as a

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municipal reserve;

- b) that the City Solicitor be instructed to seek the consent of the Minister for the exchange and to petition the Master of Titles upon receiving the Minister's consent; and,
- c) that all of the costs that are involved in creating the necessary parcels and in effecting the land-exchange be charged to the Dedicated Lands Account.

*ADOPTED.*

**B6) Request for Encroachment Agreement  
210 Clarence Avenue North  
Part of Lot 21, Block 127, Plan G 461  
(File No. CC 4090-2)**

Report of the City Planner, June 29, 1993:

"The owner of above-noted property has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached real property report, part of the detached garage encroaches onto the lane. The encroachment has existed since 1928 when the garage was constructed.

The total area of the encroachment is approximately 0.18 square metres (1.95 square feet). The garage encroaches by a maximum 0.418 metres (1.37 feet) over the City's property.

If approved by City Council, an Encroachment Agreement will be required. The owner of the building will be subject to the minimum annual fee of \$50.00."

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 210 Clarence Avenue North (Part of Lot 21, Block 127, Plan G 461);
  - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement, making provision to collect the applicable fees; and,



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- 3) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement, on behalf of the City, under the Corporate Seal.

*ADOPTED.*

**B7) Subdivision Application #16/93  
322 Duchess Street  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #16/93  
Applicant: Brent Barilla, McDougall, Ready, Barristers and Solicitors  
Legal Description: The most easterly 3.5 feet in perpendicular width throughout of Lot 11, and all of Lots 12, 13, and 14; Block C; Plan No. DE2  
Location: 322 Duchess Street

The June 25, 1993, report of the City Planner concerning this application is attached.

**RECOMMENDATION:** 1) that City Council resolve that in connection with the approval of Subdivision Application No. 16/93, it would be impractical and undesirable to require compliance with Section 16(2) of The Subdivision Bylaw No. 6537 for the following reasons:

- a) all existing lots that front onto Duchess Street also front onto Lauriston Street and this proposal is intended only to rearrange the existing lots' boundaries; and,
- b) Lauriston Street functions essentially as a lane for the development in Block C, Plan No. DE2 and, according to the Engineering Department, was originally the site of a C.P.R. spur-line that served various industries located on Duchess and Lauriston Streets; and,

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- 2) that Subdivision Application No. 16/93 be approved, subject to:
  - a) the Certificate of Approval for the subdivision of Lot 13, Block C, Plan No. DE2 being issued, subject to:
    - i) consolidation of the most easterly 14.2 feet in perpendicular width throughout of Lot 13 with Lot 14 by written description, and
    - ii) consolidation of the most westerly 10.8 feet in perpendicular width throughout of Lot 13 with Lot 12 and the most easterly 3.5 feet in perpendicular width throughout of Lot 11 by written description;
  - b) the payment of \$1,811.51, which is the required area-development charge; and,
  - c) the payment of \$50.00, which is the required approval fee.

*ADOPTED.*

**Section C - Finance**

**C1) 1992 and Previous Business Tax Write-Offs  
(File No. CC 1985-2)**

Report of the City Treasurer, June 17, 1993:

"Attached is a list of Business Tax Accounts totalling \$48,979.06, for which the proprietors discontinued business in 1992 and previous, leaving a Business Tax balance outstanding.

These accounts are now considered due for write-off as the City Treasurer's Department and the City's Collections Agency have made all reasonable efforts to collect the accounts; however, it has

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now been established that there are no funds available to pay these accounts.

In the case of bankruptcies, claims have been processed; confirmation has been received from the Receivers that there are insufficient funds to pay the City's claim.

The distribution of this write-off will be as follows:

City	\$21,630.89
School Boards	26,881.93
Business Improvement Districts	<u>466.24</u>
	\$48,979.06"

**RECOMMENDATION:** that City Council approve of the Business Tax Accounts recommended for write-off in the list dated June 1993, in the amount of \$48,979.06.

*ADOPTED.*

**C2) Investments  
(File No. CC 1790-3)**

Report of the City Treasurer, June 24, 1993:

"With the approval of the Investment Committee, the attached list indicates purchases and sales for the City's various funds."

**RECOMMENDATION:** that City Council approve the above purchases and sales.

*ADOPTED.*

**Section D - Services**

**D1) Routine Reports Submitted to City Council**

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<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$4,387,195.01 (File No. CC 1530-2)	June 15, 1993	June 17, 1993
Schedule of Accounts Paid \$2,236,775.60 (File No. CC 1530-2)	June 15, 1993	June 22, 1993
Schedule of Accounts Paid \$665,680.01 (File No. CC 1530-2)	June 22, 1993	June 24, 1993
Schedule of Accounts Paid \$3,331,032.09 (File No. CC 1530-2)	June 22, 1993	June 30, 1993

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

*ADOPTED.*

**D2) Canada Day Celebrations  
(File Nos. CC 205-13 and 205-14)**

The Civic administration received two requests for activities to be held in conjunction with Canada Day celebrations. One was for a parachute jump, the other was for a fireworks display, both to be held in Diefenbaker Park. These requests were not received in time for Council to grant the required approval. As both events met the necessary administrative conditions, approval was granted.

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

*ADOPTED.*

**D3) Erindale Community Association  
Fireworks Display - June 27, 1993  
(File No. CC 205-14)**

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The Civic administration received a request from the Erindale Community Association for a fireworks display to be held in Ernest Lindner Park on June 27, 1993. As the request was received after the Council meeting on June 21, 1993, the required Council approval could not be obtained. This event met the necessary administrative conditions and therefore, approval was granted.

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

*ADOPTED.*

**D4) Appointment of Acting City Clerk  
July 26 to August 13, 1993, inclusive  
(File No. CC 4510-1) \_\_\_\_\_**

It is reported to City Council that the City Clerk will be absent from July 26 to August 13, 1993, inclusive.

**RECOMMENDATION:** that pursuant to Section 63(3) of The Urban Municipality Act, Mrs. Marlene Hall be appointed Acting City Clerk during the above-noted absence of the City Clerk.

*ADOPTED.*

**REPORT NO. 15-1993 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

Councillor K. Waygood, Chair  
Councillor G. Penner

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Councillor P. McCann

**1. Property for Municipal Reserve  
Options to Purchase Property for Additional Park Space --  
Riversdale  
(Files CK. 4020-1 and 4205-1)**

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City Council, at its meeting held on October 7, 1991, considered Clause 6, Report No. 31-1991 of the Planning and Development Committee, copy attached, and resolved:

- "1) that Lots 10 to 31, the south 30 feet of Lot 40 MTO FJ 4466, and Lot 41 MTO 63-S-14584 all in Block 6, Plan CE E 5618, which are located east of Princess Alexandra School, be purchased at a price of \$452,375, subject to:
  - a) a favourable response from the Riversdale Community and School Association concerning the suitability of the properties in addressing the Neighbourhood's open-space needs; and
  - b) receiving, before the time limited for the exercise of the options, approval from the Saskatchewan Department of Environment and Public Safety that the lands are suitable for residential use;
- 2) that, if the conditions of the option are met and the purchase proceeds, the Administration take the appropriate action to dedicate these lands as Municipal Reserve;
- 3) that the source of financing for the option fees and the purchase of these properties be the Dedicated Lands Account;
- 4) that, if the conditions of the options are met and the purchase proceeds, the City Commissioner and the City Clerk be authorized to execute the appropriate land purchase documents under the Corporate Seal, as approved by the City Solicitor; and
- 5) that City Council advise the Public School Board of the action which it is taking to acquire land for a park development project adjacent to Princess Alexandra School, and that the Board be urged to participate in this project by upgrading the School grounds in a manner which is harmonious with the proposed park design."

Following City Council's authorization, the Administration proceeded to obtain options on the properties. The Land Department also engaged an engineering firm to undertake soil tests at

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several locations on these properties and to forward the results to the Saskatchewan Department of Environment and Public Safety.

On February 24, 1992, your Committee considered a February 3, 1992 letter from the Provincial Department's Director of the Air and Land Protection Branch, advising the City that the properties which were tested contained contaminants which made this land unsuitable for residential housing, unless some remedial work was undertaken. At that time, the General Manager of the Leisure Services Department provided the following suggestion for possible future action by the City:

"The Land Manager has indicated to the Leisure Services Department that he will undertake to secure the return of the option money paid to the owners of the land, before the option period runs out in early March, 1992. If after the option funds are returned, the owners of the land wish to renegotiate with the City on the basis of the property being cleaned up and approved by Saskatchewan Environment and Public Safety as useable for residential use, the City can review its position on whether it still wishes to pursue the property for park space."

Your Committee decided instead to refer the matter back to the Administration for further discussion with the Province on the use of the site for a park and the costs involved for the required remedial work.

Furthermore, on March 9, 1992, your Committee agreed to a request from the vendor to defer making a decision on purchasing these properties until the level of contamination and the cost of cleaning up the site to meet environmental standards could be assessed. In the meantime, the City received its deposit of \$25,000 back from the vendor.

Over the past year, the City has been waiting for a decision by the vendor on whether the lands will be cleaned up in a manner which will satisfy the City's environmental conditions. Status reports were provided on a regular basis to your Committee. The following report of the General Manager, Leisure Services Department, dated June 9, 1993, is the most recent:

"The vendor was given until March 31, 1993, to come up with a solution to meeting the requirements of the Saskatchewan Department of Environment and Public Safety for cleaning up the property. On April 28, 1993, the Leisure Services Department was informed that the vendor could not satisfy the City's environmental conditions in order to purchase the property at Avenue F and 21st Street. The most significant obstacle was that a location could not be found to store the contaminated soil which would be removed from this property.

On May 13, 1993, the Leisure Services Department's staff met with representatives from the Riversdale Community Association, the owner of the property, the Land Manager, and a

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representative from the Planning Department. The objectives of the meeting were twofold:

- to clear up any misunderstandings as to what contaminants had been previously removed from this site and what contaminants still remained on the site; and,
- to explore the alternatives for park-sites that would satisfy the Riversdale Community.

The owner's representative, Mr. Glen Grismer, responded to questions about the work which was done in relation to Provincial regulations and standards for contaminant sites. He provided the following information:

- samples of soil that have been collected and partially tested conclude that there is some hydrocarbon and trace-metal contamination;
- metals in excess of standards include lead, copper, and some mercury;
- PCBs were removed during an earlier remediation and are not a concern in the recent studies;
- the scope of the clean-up requirements is under review by Saskatchewan Environment and Public Safety;
- preliminary cost estimates for cleaning up the property exceed \$1 million and additional time is required to further assess the clean-up alternatives in order to identify the most economical approach; and,
- Golder Associates will explore with the owner the option of fencing the site in response to the Neighbourhood's concerns.

In addition to the discussions on the condition of the site at Avenue F and 21st Street, the Community's representatives were presented with several alternative options for resolving the deficiency of park space within the Riversdale Neighbourhood:

Option 1: The Community could wait for the clean-up and subsequent development on the Avenue F and 21st Street property. Glen Grismer has agreed to obtain a reasonable estimate from the owner on the time-frame for completing the clean-up and for fencing the property in the interim for safety measures.

Option 2: The Leisure Services Department's staff and the Land Manager can research the potential purchase of an alternate park-site.

Option 3: The Leisure Services Department's staff will research the feasibility of moving the ball-diamonds out of Optimist Park and possibly



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relocating them to the industrial area west of Optimist Park.

It was decided by the representatives who attended the May 13, 1993, meeting that civic staff should gather the information on the various options and call another meeting where the Community's representatives could fully consider whether to pursue the alternative sites or to wait for the site at Avenue F and 21st Street to be cleaned up to the satisfaction of the Department of Environment and Public Safety. The Planning and Development Committee will receive a further report on this matter after the Riversdale Community Association has determined its preferred course of action in addressing the park-deficiency in its Neighbourhood."

Your Committee will receive a further status report on this matter after the Riversdale Community Association has decided how it wishes the City to proceed with the development of additional park space in its neighbourhood.

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

*ADOPTED.*

- 2. Communications to Council**  
**From: E.M.K. (Keith) MacGregor**  
**126 Avenue J South**  
**Subject: Expressing concern regarding the**  
**property at 124 Avenue J South**  
**(File No. CK. 530-2)**

Attached is a copy of an undated letter from Mr. E. M. K. MacGregor of 126 Avenue J South concerning the condition of the property at 124 Avenue J South. This letter was considered by City Council during its May 25, 1993, meeting.

Also attached are the following documents:

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- Mr. MacGregor's July 29, 1992, letter and the report which was prepared, in response, by the Administration (and considered by City Council on September 28, 1992), and
- Mr. MacGregor's November 19, 1992, letter and the Administration's report which was considered by City Council on December 7, 1992.

On December 7, 1992, Council resolved, in part, that a further report be submitted to City Council on whether action should be taken on this property under Section 124 of *The Urban Municipality Act*.

Your Committee has considered the following report of the City Planner dated June 9, 1993:

"Since the Department's last report to City Council, the Planning Department's staff have been making regular inspections of the property. There are two buildings on the site -- the principal building (a house) and an accessory building (an old garage). The house is secure. The garage is not secure and access can be obtained through a door. The yard has not been maintained.

The Planning Department has been attempting to locate the owner in order to determine his intentions for this property. Letters have been sent to the address which the owner has provided to the Treasurer's Department and to the address which is in the Land Titles Office's records. No responses to these letters have been received. (Contact was also made with his previous employer and landlord.) It is possible that the owner may have left the province and has abandoned the property.

The fire that damaged the dwelling occurred in November of 1991. The owner removed the siding from the building and since that time, apart from securing the building, he has made no attempt to demolish or to repair the dwelling.

The Planning Department is receiving complaints from residents in the area about the condition of the building and the yard. Because the siding has been removed from the house, the building is somewhat of an eyesore and does nothing to improve the aesthetics of this block. Recent photographs of the buildings and the site are available for viewing in the City Clerk's Department.

Although the house is still secure, the Planning Department has received reports that children are regularly climbing up onto the roof and that people are using the old garage (which is easily accessible) for shelter. The interior of the house has been completely gutted by the fire and there could be serious consequences if anyone either fell through the roof or obtained access to the interior of the house by other means.

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Section 124 (2) of The Urban Municipality Act states:

that Council may declare any building to be a nuisance if, because of its ruinous or dilapidated state or its faulty construction, or for any other reason, that Council is of the opinion that the building:

- (a) is dangerous to the public safety or health; or,
- (b) substantially depreciates the value of other land or improvements in the vicinity'.

In the Planning Department's opinion, both of the buildings are a danger to the public's safety and health; they also depreciate the value of the other land or improvements in its vicinity. Therefore, the property should be declared a nuisance pursuant to Section 124 of The Urban Municipality Act. It is also the opinion of the Planning Department that neither building is worth repairing and that consideration should be given to issuing a Demolition Order on the property."

Mr. MacGregor has been provided with a copy of this report.

- RECOMMENDATION:**
- 1) that the information be received;
  - 2) that City Council declare the property at 124 Avenue J South to be a nuisance pursuant to Section 124 of *The Urban Municipality Act* because, in Council's opinion, both of the buildings are a danger to the public safety and health and depreciate the value of other land or improvements in the vicinity; and
  - 3) that the City Solicitor be instructed to advise the owner, and all persons having an interest in the above-noted property, of the date of the hearing wherein City Council will consider the making of a Demolition Order.

*ADOPTED.*

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**3. Communications to Council**

**From: Milton Derry**

**218 Flavelle Crescent**

**Date: December 21, 1992**

**Subject: Expressing concerns of residents of Dundonald  
with respect to the delay in the construction and  
operation of a spray feature for Dundonald Park**

**(Files CK. 613-1 and 4206)**

On March 29, 1993, City Council considered a report on the schedule whereby outdoor water-features (e.g. paddling pools) will be constructed in various neighbourhood parks. The underlying reason for implementing this schedule was to phase the budgetary impact of these new facilities over several years.

At the time when this matter was discussed, Mr. Milton Derry made a presentation to City Council concerning the timing of the water feature at Dundonald Park. He also took the opportunity to discuss the overall condition of this City-developed Park and to compare it to the privately-developed Crocus Park. As a result of this presentation, City Council resolved that the matter of the overall park development in the City be referred back to the Planning and Development Committee for a further report.

Your Committee has considered the following report of the General Manager, Civic Buildings and Grounds Department dated May 26, 1993:

"Prior to 1988, the City's policy and funding strategy (i.e. through the Parks and Recreation Prepaid Levy) for the development of new neighbourhood parks provided for the installation of an irrigation system in only 50% of each park. In 1988, City Council changed its policy and adjusted the prepaid-services rate to accommodate the full (100%) irrigation of new neighbourhood parks. At the same time, a neighbourhood-park irrigation-upgrading program, with non-prepaid-services funding determined annually through the Capital Budget, was introduced to provide previously-developed non-irrigated and partially-irrigated parks with a full-irrigation system.

Dundonald Park was constructed in 1985 when the prepaid-services levy financed an irrigation system for only one-half of the Park. Therefore, this Park was initially constructed with a partial-irrigation system. Subsequently, in 1990, this Park received capital-budget funding under neighbourhood-park irrigation-upgrading program and a new irrigation system was installed in the previously-unirrigated areas. The newly-irrigated area was top-dressed and seeded. Subsequently, the Civic Buildings and Grounds Department worked with the Dundonald Community Association to ensure that the new turf became successfully established, as well as to address other concerns about the Park which were

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identified by the Association.

The development of Crocus Park in the Lakeridge Neighbourhood also commenced prior to 1988. However, the developer of this Neighbourhood (Cairns Homes) contributed an additional \$180,000 (over and above what was available from the prepaid-services levy) in the form of services and cash towards the construction of this Park. One of the developer's conditions on this contribution was that Crocus Park should be fully irrigated.

Currently, the Parks and Recreation Prepaid Levy includes a component which provides for a minimum standard of neighbourhood-park development. This minimum standard represents what the City is prepared to construct in the new neighbourhoods that it develops (e.g. Silverspring). However, it does not prevent a private developer from providing additional funding to enhance the development of a neighbourhood park above the City's standard. These enhancements could include additional trees, asphalt walkways, tennis courts, and larger play-structures. The developers can rationalize making these contributions because they can add to the sales-value of the development and can serve as a visual marketing tool for the entire new neighbourhood. As a consequence of agreeing to incorporate these additional amenities into the park's design, the City is accepting the responsibility for the on-going maintenance costs which are likely higher than exist for the parks which are constructed only to the City's minimum standards.

With these developer-funded enhancements, there will be a perceived difference in the level of development among newly-constructed parks. This difference will be further accentuated as new concepts, such as linear parks, are introduced into future neighbourhoods.

The City can attempt to reduce these differences through its park-upgrading programs. However, this can take place only as long as sufficient capital funding is available. In the long-run, the differences in each neighbourhood park will characterize the uniqueness of each neighbourhood. This subtle patchwork of parks should enhance our city and should add 'colour' to the total community."

In a report dated June 1, 1993, the Director of Planning and Development reported as follows:

"The preceding report raises various policy issues which are currently under active review by the City's Administration. The Parks and Recreation Prepaid Levy is being used to finance a wide range of neighbourhood, district, and multi-district parks and recreational facilities. For example, on March 30, 1992, City Council directed that the multi-district component of the Levy should be sufficient to finance the construction of a leisure centre for the University Heights Suburban Area, as well as additions to the Lakewood Civic Centre and to the Lawson Civic Centre. The Administration is reviewing whether this

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component of the Levy is appropriate in light of the need (for financial viability) to draw on a city-wide base of customers for these facilities and in response to the criticism that the City has been receiving over the competition that the existing leisure centres provide to the comparable facilities of other private and non-profit organizations.

The Administration is also reviewing the degree to which the current Parks and Recreation Prepaid Levy should be restructured to shift more of the amenities from the multi-district to the neighbourhood level, as well as the degree to which any profits from the sale of the lots in the newly-developed areas should be directed (in the same manner as is done by the private-sector developers) to enhance the City's prepaid-funded standards for neighbourhood parks. The underlying principle for charging the Parks and Recreation Prepaid Levy, as stated in City of Saskatoon Policy C03-011 (Parks and Recreation Levy), is "to obtain a direct financial contribution from the beneficiaries of parks and recreation facilities in approximate relation to the benefits received (as measured by geographic proximity to the facilities)". The greatest and most direct benefits occur through the parks and recreational facilities that are provided at the neighbourhood level and that are developed near the residences of those who paid the prepaid levy. At the district level, these benefits are less direct and are potentially shared with residents who have not paid the levy.

At the multi-district level, the parks and recreational facilities have a significant city-wide component, thereby raising the question as to why only the lot-purchaser in a newly-developed area is required to fully finance the capital cost of such facilities.

The multi-district levy represents a commitment by the City to use these funds to construct certain specified facilities, such as multi-district parks and leisure centres, which are not necessarily justified on the basis of market-considerations. As a result, the levy also commits the general taxpayer to finance any operating deficits that these facilities might have.

These matters are only in the initial stages of discussion within the City's Administration. Any changes to the current structure of the Parks and Recreation Levy and to the method of financing neighbourhood, district, and multi-district parks and recreational facilities will require City Council's approval."

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

*ADOPTED.*

**4. Parks and Recreation Prepaid Levy  
1993 Analysis of the Levy's Reserves**

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**(Files CK. 4216-1 and 1815-8)**

Your Committee has considered the following report of the Director of Planning and Development dated June 11, 1993:

**"Background**

City of Saskatoon Policy C03-011 (Parks and Recreation Levy) establishes the financing principles for levying a one-time charge against all (private and City-owned) new lots in order to fund the construction of parks and recreational facilities in residential and industrial areas. The rates for this Levy are set in relation to the following funding criteria:

- The Levy must generate sufficient funds to finance the entire capital cost of eligible parks and recreational facilities at the neighbourhood and district levels. It also can provide financial support, fully or partially, to multi-district parks and recreational facilities.
- Parks are eligible for funding from the Levy in accordance with the classification system which is specified in City Council Policy C10-017 (Parks and Recreation Open Space).

On an annual basis, the Civic Buildings and Grounds Department, in consultation with the Leisure Services Department, analyzes the costs of constructing the parks and recreational facilities which are eligible for funding from the Parks and Recreation Levy. Within each catchment area, these costs are then compared to the cash which has already been collected and has not yet been spent and to the potential revenue that can be generated from the future sale and development of lots. This yearly analysis permits the City's Administration to examine the programming standards, construction costs, and the Parks and Recreation Levy's rate and to ensure that sufficient funding will be in place to undertake the work that has been contemplated by the Levy.

The first step in the annual review is an analysis of the cost, at current prices, of constructing the eligible parks and recreational facilities. Prior to 1991, this analysis applied the current year's unit costs to a standard set of components for a generic park and recreational facility (i.e. the "template approach"). In November of 1991, a new funding approach was introduced which allowed for greater flexibility in the design and programming of parks and recreational facilities, particularly at the neighbourhood and district levels. Supported by a public-participation process, the new approach allows for greater user-responsiveness in developing the designs for these parks.

To support the new design process for parks, the City's Administration established an overall capital-cost standard (rather than a standard which is based on the provision of a

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template of components) for the development of new parks. In 1992, this standard was \$130,460 per hectare. Subject to annual review, this amount must provide sufficient funds to develop a park which addresses the most frequently-requested facilities and amenities in our parks (e.g. landscaping, turf, trees, a water-feature, play-apparatus), as well as a reasonable number of the remaining highest-priority programming needs which are identified by the users (e.g. the residents of the neighbourhood). By establishing a maximum capital-cost standard, an element of financial control is provided, as well as the financial flexibility exists to accommodate some of the desires which were expressed by the users through the public-participation process.

Recent Experience with the Parks and Recreation Levy

During the past three years, the rate for the Parks and Recreation Levy has not changed. This decision was taken within the Planning and Development Division as a response to the current economic conditions in Saskatoon which had slowed the rate of land-sales for new residential and industrial developments. It is consistent with the City's recent actions to reduce the land component of the price of its industrial properties and of selected residential lots in order to keep the City's overall land prices competitive within the local and regional markets. The Division could not justify increasing the Parks and Recreation Levy at the same time when it was recommending reductions to the prices of the Land Bank's inventory.

A highly-competitive bidding climate and administrative efforts to hold down the capital costs of new parks and recreational facilities have contributed to the Division's ability to freeze the Parks and Recreation Levy. However, the City has also restructured the Levy, by shifting more of its financial impact from the multi-district (i.e. suburban and city-wide) to the neighbourhood and district levels.

For example, during the ten-year moratorium on the development of new paddling pools, the costing of these facilities was not updated. When the moratorium was lifted, it was necessary to take into account both the current construction prices and the additional water-treatment and safety requirements that had been imposed by the Provincial Government. Rather than increase the overall Parks and Recreation Levy to accommodate the higher construction costs, the Planning and Development Division recommended (and City Council agreed) that the multi-district portion of the Levy should be reduced and that the neighbourhood portion should, correspondingly, be increased. This approach is consistent



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with the overall philosophy of the Parks and Recreation Levy, as is suggested in City of Saskatoon Policy C03-011. A primary purpose of the Levy is:

'to obtain a direct financial contribution from the beneficiaries of parks and recreation facilities in approximate relation to the benefits received (as measured by geographic proximity to the facilities)!'.

In light of the recent decisions of City Council, the following table provides an overview of the Parks and Recreation Levy, as well as its relationship to the City's entire package of off-site levies, for the period between 1988 and 1992:

<b>RESIDENTIAL PREPAID LEVIES</b>						
	<b>1988</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>Percent Change 1992 over 1988</b>
Neighbourhood	\$34.50	\$19.12	\$19.46	\$25.05	\$49.62	+ 43.8
District	\$11.04	\$27.43	\$28.55	\$27.48	\$31.44	+ 184.7
Multi-District	\$91.08	\$93.10	\$96.02	\$91.50	\$62.97	- 30.9
Total Parks and Recreation	\$136.62	\$139.65	\$144.03	\$144.03	\$144.03	+ 5.4
Combined Off-site and Direct Levies (from all sources)	\$1,130.97	\$1,154.35	\$1,196.68	\$1,225.03	\$1,225.03	+ 8.3
Parks and Rec. as a Percent of Total	12.1	12.1	12.0	11.8	11.8	

<b>INSTITUTIONAL/COMMERCIAL/SCHOOL PREPAID LEVIES</b>						
	<b>1988</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>Percent Change 1992 over 1988</b>
Parks and Recreation	\$136.62	\$139.65	\$144.03	\$144.03	\$144.03	+ 5.4

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Total Off-site and Direct Levies (from all sources)	\$1,305.72	\$1,329.10	\$1,342.08	\$1,376.63	\$1,376.63	+ 5.4
Parks and Rec. as a percent of Total	10.5	10.5	10.7	10.5	10.5	

Current Construction Costs for Parks and Recreation Projects

Because there was not very much landscaping work undertaken on behalf of the City during 1992, there is limited pricing information available for updating the current cost-analysis for the Parks and Recreation Levy. From the available information, it appears that the 1992 prices were very close to 1991 levels. Therefore, for the general landscaping work, there is no need to increase the Levy's current rate. However, it should be noted that a lengthy period of depressed prices carries with it the increasing possibility of an inflationary rebound, when the economic recovery is more firmly established.

With respect to the recreational facilities, recent tenders suggest that paddling pools are not yet sufficiently funded under the current rate structure. After the ten-year moratorium on the construction of neighbourhood outdoor water-features and the changes in the Provincial Government's regulations which govern the operation of these facilities, construction costs are greater than was anticipated when the current cost for developing these water-features was established.

Proposed Changes to the Rate Structure for the Parks and Recreation Levy

The Civic Buildings and Grounds Department is proposing two changes to the Parks and Recreation Levy which will respond to the issues which affect the construction-cost of providing parks and recreational facilities at the neighbourhood and district levels. These proposals include a strategy for accommodating these additional costs without increasing the entire Parks and Recreation Levy; however, this strategy will affect the City's ability to finance certain multi-district recreational facilities. The proposed changes do not represent any changes to the current standards in the development of parks and recreational facilities at the neighbourhood and district levels. Rather, they are a consequence of more accurately

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reflecting the capital costs of accommodating these standards.

The two changes to the Parks and Recreation Levy which follow from the Civic Buildings and Grounds Department's recent cost-analysis are as follows:

1. An amount needs to be included in the park-development budgets to ensure that the construction provides proper site-drainage into the City's storm-sewer system. In the past, a haphazard approach appears to have been taken to drainage requirements in our parks. Portions of certain City-owned parks drain into adjacent privately-owned residential property. Also, there are parks (e.g. Umea Vast Park) where standing water has to be pumped off the ballfields every spring, thereby affecting the public's use of these facilities and adding extra and unnecessary costs to the City's annual operating budget. Based on preliminary design assumptions and after consulting with the Engineering Department, the Civic Buildings and Grounds Department is proposing to add \$8,150 per hectare to the capital-cost standard for parks (i.e. increasing the standard from \$130,460 to \$138,610 per hectare).
2. As previously-mentioned, the cost-factor for the neighbourhood outdoor water-features needs to be increased in light of the results of recent tenders. The Civic Buildings and Grounds Department is satisfied that the current design standards are modest enough and should not be compromised. Therefore, the costing for these facilities should be increased from \$155,000 to \$178,000.

Taking into account the preceding changes, the Civic Buildings and Grounds Department has analyzed the implications on the prepaid-services reserves for parks and recreational facilities, at the current rate (\$144.03). These calculations have taken into consideration the projected development of new neighbourhoods (as specified in the City of Saskatoon's Development Plan) and reflect the resulting actual amount of frontage on which this Levy will apply:

Revised capital cost of the future development of planned parks and amenities	<u>\$45,921,600</u>
Projected proceeds from the Parks and Recreation Levy:	
Already collected (at December 31, 1992)	\$ 1,516,244
To be collected (302,744 front-metres @ \$144.03/metre)	<u>43,604,218</u>
Total available proceeds	<u>\$45,120,462</u>
Surplus (Shortfall)	<u>(\$801,138)</u>

Proposed Financing Strategy

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In a more buoyant economic climate (where higher land prices could be accommodated in the marketplace), the projected shortfall in the capital reserves for the Parks and Recreation Levy could be addressed by increasing the prepaid-services rate and hence, the price of residential and industrial lots. However, this is not a viable solution at this time and therefore, the alternatives (i.e. reducing park-development standards or reducing the scope of the projects that the Levy must finance) must be considered.

The City's park-development standards have been scrutinized and when compared to parks which are constructed by private-sector developers (where the City's prepaid-funding standard is supplemented from the overall revenues of the development), our standards are relatively modest. Over time, the gap will increase between the development standards which are funded by the prepaid-services levy and are applied in parks where the City is the developer and the development standards which result when private-sector developers provide supplementary funding for additional amenities.

Therefore, the City's Administration is recommending that consideration should be given to reviewing the overall scope of the parks and recreational facilities that will be financed from the Parks and Recreation Levy. Section 3.4 (c) of City of Saskatoon Policy C03-011 clearly states the City's priorities for utilizing the funds that are generated by this Levy:

'Parks and Recreation Levy funds shall be used first, to complete Neighbourhood-Local parks and recreation facilities, and next, to complete Neighbourhood-District parks and recreation facilities. Residual funds shall be used for Multi-District parks and recreation facilities.'

As a result of a report which was considered by City Council on March 30, 1992, the following multi-district facilities have been recognized in projecting the sufficiency (and the present shortfall) in the funding from the Parks and Recreation Levy:

Boulevard Development		\$3,364,000
University Heights	- Multi-District Park	1,953,600
	- Leisure Centre	7,100,000
Lakewood	- Multi-District Park	2,112,000
Lawson Civic Centre	- Addition (Phase II)	2,500,000
Lakewood Civic Centre	- Addition (Phase II)	<u>2,500,000</u>
Total		<u>\$19,529,600</u>

Detailed plans for these projects have not been developed, nor have the funds been collected from the sale of lots (i.e. the funds will be generated from the future sale of lots, particularly in the city's northeast and southeast sectors).

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By financing the \$801,138 shortfall in accordance with the priorities which have been specified in City of Saskatoon Policy C03-011 (i.e. shifting the funding from the multi-district to the district and neighbourhood levels), the Parks and Recreation Levy would be allocated in the following manner:

Neighbourhood	\$ 51.87
District	33.33
Multi-district	<u>58.83</u>
Total	<u>\$144.03</u>

If this shifting of the components is approved by City Council, the multi-district component of the Parks and Recreation Levy will decline from 0.777 to 0.690 of the combined neighbourhood and district components. A further report, for City Council's consideration, will be necessary on the implications of reducing the multi-district rate on the funding of the projects which were identified during Council's March 30, 1992, meeting."

**RECOMMENDATION:**

- 1) that the cost factors for the Parks and Recreation Levy be adjusted to accommodate the drainage and water-feature requirements for the development of parks at the neighbourhood and district levels, as outlined in this report;
- 2) that the total Parks and Recreation Levy which is applicable to residential, industrial, commercial, and school properties remain at \$144.03 per front metre;
- 3) that, effective on January 1, 1993, the Parks and Recreation Levy's component rates be as follows:

Neighbourhood	\$ 51.87
District	33.33
Multi-district	<u>58.83</u>
Total	\$144.03

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- 4) that the appropriate sections of City of Saskatoon Policy C03-011 (Parks and Recreation Levy) be amended to reflect the multi-district component of the Parks and Recreation Levy at 0.690 times the combined neighbourhood and district components of the Parks and Recreation Levy; and
- 5) that the Administration provide a further report on the implications and the financing options for providing the multi-district facilities that were identified by City Council on March 30, 1992.

*ADOPTED.*

**5. Purchase of Additional Land for  
Saskatchewan Place and Prairieland Exhibition  
(File No. CK. 611-3)**

Your Committee has considered the following report of the Director of Planning and Development dated June 10, 1993:

"Over the past several years, City Council has been negotiating extensions to the options which the City holds on certain lands that are adjacent to Saskatchewan Place. At each of these times, the City's Administration has pointed out the financial implications for the City, in terms of foregone investment revenue, of holding these options for Saskatchewan Place and/or for the Prairieland Exhibition.

The last extension of these options occurred on May 25, 1992. Attached is a copy of the report from the Planning and Development Committee which resulted in City Council's adoption of the following resolutions:

- 1) **that the Administration be instructed to seek an extension of the options on the four parcels of land which are being held in Agriplace for use by Saskatchewan Place and/or Prairieland Exhibition; and**
- 2) **that the required funding for these options be provided as an overexpenditure of the General Government Account in the current budget'.**

Subsequently, on September 14, 1992, City Council considered the attached report from the Committee of the Whole Council concerning the proposal by S. P. Developments to build a technology and trade centre adjacent to or adjoining Saskatchewan Place. As result of this report, City Council resolved:

- 1) **that City Council endorse the proposal to construct a Western Technology and**

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**Trade Centre adjacent to Saskatchewan Place;**

- 2) that His Worship the Mayor advise the Provincial and Federal Governments of the City's support for the project;**
- 3) that, upon funding for the new Centre being confirmed, the City exercise its currently held options and complete the land assembly required for the new Centre; and**
- 4) that, upon receipt of Provincial approval and passage of required legislation, the City make such lands available for the long-term use of the new Centre at a purely nominal consideration'.**

The options on the land adjacent to Saskatchewan Place will soon expire and it is necessary again to obtain City Council's direction on whether they should be extended for another year. In this regard, the Land Manager has submitted the following June 10, 1993, report:

'For City Council's information, the City has the following options on the lands which are adjacent to Saskatchewan Place and which are identified in the map that is attached to this report:

Options with SEDCO

The options with SEDCO commenced on June 1, 1992, and terminated on May 31, 1993. The following two lots are involved:

- Lot 1: The total purchase price is \$560,257.00. This price includes \$89,393.60 in outstanding prepaid-service levies that SEDCO must pay to the City. SEDCO considers the 4.13-acre parcel to be a prime location, as witnessed by the asking price of \$135,655.00 an acre.
- Lot 6: The total purchase price is \$1,219,737.00, or \$94,847.00 an acre for 12.86 acres. SEDCO must pay the City \$252,533.54 in outstanding prepaid-service levies upon the sale of this lot.

The City did not pay a fee to secure the options on these lots.

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Options with Private-sector Individuals and Companies

The City has two options with private-sector individuals and companies:

- Ernest Wurmlinger (Pt. L.S.D.'s 9 and 16 of N.E. 1/4 17-37-5 W.3rd.):

The purchase price is \$441,960.00 for 15.24 acres, or \$29,000 an acre. The price does not include approximately \$35,000.00 an acre in site-services and levies. Thus, the total cost of this property, if the option is exercised and the land is serviced, would be about \$975,360.00, or \$64,000.00 an acre. The non-refundable option fee of \$5,000.00 is applicable to the purchase price. The City's option on this property terminates on July 15, 1993.

- Capri Travel Centre Ltd., formerly optioned with Overpass Equipment Sales and Rentals Ltd. (Pt. E. 1/2 L.S.D. 15 in N.E. 1/4 17-37-5 W.3rd.):

The purchase price is \$192,210.00 for 3.96 acres, or \$48,537.88 an acre. The price does not include approximately \$35,000.00 an acre in site-services and levies. If the option is exercised and the land is serviced, the total cost of the property would be about \$330,700.00, or \$83,500.00 an acre. The non-refundable option fee of \$5,000.00 is applicable to the purchase price. The option terminates on July 15, 1993.

The options offered for 1992-93, plus the services and levies required by the two privately-held parcels, would result in the following total acquisition cost to the City:

Lot 1 (SEDCO)	\$ 560,257.00
Lot 6 (SEDCO)	1,219,737.00
Wurmlinger Parcel	975,360.00
Capri Parcel	<u>330,700.00</u>
Total	\$3,086,054.00

The Land Department has contacted SEDCO and the agent for the two privately-held parcels. The Department has been advised that all of the parcels are available to be optioned for another year and on the same terms as applied in 1992-93. If City Council wishes to purchase the privately-owned parcels, rather than option them, the Land Department has been advised that at least one of the vendors is willing to negotiate a lower purchase price.

The Land Department seeks direction on whether any action is required on the optioned



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properties in relation to City Council's September 14, 1992, resolution pertaining to acquiring land for the Western Trade and Technology Centre. The Department also requires direction on City Council's intentions with respect to the source of financing for this land if it is acquired."

- RECOMMENDATION:**
- 1) that the City enter into an option agreement to purchase Lot 1 and Lot 6 from SEDCO on the same terms as applied in 1992 and 1993; and
  - 2) that the City not enter into any further option agreement to purchase the property owned by Ernest Wurmlinger and Capri Travel Centre Ltd.

*ADOPTED.*

**REPORT NO. 16-1993 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

Councillor K. Waygood, Chair  
Councillor G. Penner  
Councillor P. McCann

**1. Victoria Park Riveredge Building  
Lease Agreement  
(File No. CK. 610-4) \_\_\_\_\_**

Report of the General Manager, Civic Buildings and Grounds Department, May 31, 1993:

"Background

The City of Saskatoon acquired the Victoria Park Riveredge Building (sometimes referred to as the 'boat house') as a legacy of the 1989 Jeux Canada Games. The use of the building has been administered through a lease-agreement between the City of Saskatoon and four tenants (the Saskatoon Rowing Club Inc., the Saskatoon Racing Canoe Club Inc., the Saskatoon Canoe Club, and the Saskatoon Nordic Ski Club). The term of this lease was

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from May 1, 1988, to December 31, 1992.

With the expiry of the agreement, the Administration has reviewed the operation of the building and after consulting with the tenants, has drafted a six-year agreement for the Planning and Development Committee's consideration. (See Attachment A.) The following report highlights the major changes between the expired lease-agreement and the proposed agreement.

Rental Fee

The Victoria Park Riveredge Building consists of a public-use area (i.e. washrooms, concession, and lobby) and the tenants' area (i.e. four unheated storage-bays, one heated bay, and two common shower/locker rooms). The Civic Buildings and Grounds Department is responsible for the maintenance and on-going operation of the public-use area. While the tenants are primarily responsible for the day-to-day janitorial and operating activities of their leased area, the City will, from time-to-time, maintain or make repairs to the heating, mechanical, and electrical systems and will undertake carpentry repairs related to this area.

The following table summarizes the 1992 operating costs for the Victoria Park Riveredge Building:

	Total Operating Costs	Cost to Operate Public-use Area	Cost to Operate Tenants' Area
Maintenance	\$15,565	\$14,010	\$1,560
Utilities	9,319	3,730	5,590
Custodial/Security/Service	6,000	5,400	600
<b>Totals</b>	<b>\$30,884</b>	<b>\$23,140</b>	<b>\$7,750</b>

During 1992, the leaseholders contributed \$6,100 towards the operating costs of this facility, resulting in a net operating loss of \$1,650 to the City for the operation of the tenants' area. To move the City towards full cost-recovery on the operation of the rental portion of this facility, the Administration is recommending that, beginning in 1994, the annual rental rate charged to the tenants should be increased by \$330 a year over the term of the lease. The Administration is recommending that the rental rate between 1992 and 1993 should not be changed in order to provide the leaseholders with some time to accommodate this increase within their operating budgets.

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The Committee should be aware that the tenants do not agree with the proposed increase, largely due to the rising costs of operating sports clubs and a decrease in the financial support from their provincial associations. The tenants have encouraged the City to reduce the proposed annual increase to \$183 (i.e. 3% of the rent charged in 1992) for each year of the lease. The Administration is not aware of the total number of individuals involved in all the clubs that are tenants of this facility. We do know, however, that the Saskatoon Rowing Club has approximately 60 members. Assuming an annual rent increase of \$330, of which the Rowing Club pays a 42% share (\$138), the annual increased cost per member is only \$2.30.

Based on an annual increase of \$330, the shaded portion of the following table summarizes the impact (in 1992 dollars) of the proposed fee-structure for the use of the tenants' area of the Victoria Park Riveredge Building and the resulting decrease in the City's net operating loss on this portion of the building. The table also summarizes the financial implications for the City if the fee-structure is based on a \$183 increase for each year, as has been recommended by the tenants.

	1992 Operating Costs	Recovery Cost (based on an annual increase of \$330)	Net Operating Loss	Recovery Cost (based on an annual increase of \$183)	Net Operating Loss
1993	The leaseholders' contribution to the operation of the Victoria Park Riveredge Building will not increase in 1993 (i.e. the fee will remain at the 1992 rate of \$6,100).				
1994	\$7,750	\$6,430	\$1,320	\$6,283	\$1,467
1995	\$7,750	\$6,760	\$990	\$6,466	\$1,284
1996	\$7,750	\$7,090	\$660	\$6,649	\$1,101
1997	\$7,750	\$7,420	\$330	\$6,832	\$918
1998	\$7,750	\$7,750	0	\$7,015	\$735

'Use of Building' Clause

Based on discussions with the tenants, it was concluded that portions of the tenants' area are not being cleaned to a standard which is satisfactory to the City. As a result, the proposed agreement includes a new provision whereby if the tenants fail to maintain their assigned areas to the City's satisfaction, the Civic Buildings and Grounds Department will hire a cleaning firm and charge the costs back to the tenants. The tenants have agreed to this revision.

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Conclusion

The proposed lease-agreement for the Victoria Park Riveredge Building, as prepared by the City Solicitor's Office, is based on the previous agreement and includes a proposal to revise the rental rates and a provision for maintaining the building at a standard which is satisfactory to the City. With the exception of the Administration's proposal to increase the rent by \$330 a year, the tenants generally agree with the wording of the proposed agreement."

Your Committee has reviewed the attached Lease Agreement and

- RECOMMENDS:**
- 1) that the Lease Agreement (for the period January 1, 1993, to December 31, 1998) between the City of Saskatoon, the Saskatoon Rowing Club Inc., the Saskatoon Racing Canoe Club Inc., the Saskatoon Canoe Club, and the Saskatoon Nordic Ski Club concerning the use of the Victoria Park Riveredge Building, as well as a new schedule of rental fees (involving annual increases of \$330), be approved; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal, the Lease Agreement as prepared by the City Solicitor.

*ADOPTED.*

**2. Recent Amendments to *The Planning and Development Act, 1983*  
(File No. CK. 125-3)**

Report of the City Planner, June 23, 1993:

"Introduction

*Bill No. 5 of 1993 -- An Act to Amend The Planning and Development Act, 1983* was proclaimed on May 4, 1993, by the Lieutenant Governor of Saskatchewan. Some of the amendments give municipalities the authority to proceed in new directions with respect to

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their land-use policies and regulations, as well as to the financing of their infrastructure.

The most significant amendments are with respect to the following matters:

- Development levies
- Cost-recovery fees for planning processes
- Minor variances on building-setbacks
- Notices for the Development Appeals Board
- Architectural Control Districts
- Demolition Control Districts
- Servicing Agreement Accounts
- Rules for Caveats

Most of these amendments were instituted in response to requests from urban municipalities, through resolutions of the Saskatchewan Urban Municipalities Association, and have been developed following several meetings between the officials of various urban municipalities and of the Department of Municipal Government. The first four of the above-listed amendments were sponsored by the City of Saskatoon.

This report provides a brief description of each of these amendments and the actions that the City would have to take to utilize the authority which has been provided through this legislation. In each instance and subject to City Council's support, more detailed reports and recommendations on implementing some of these amendments will be submitted for City Council's formal approval.

#### Development Levies

Municipalities will be permitted to establish development levies to finance the direct or indirect servicing-costs for sewage, water or drainage works, public highways, parks, and recreational facilities within a described benefitting area and in situations where:

- a) the land was not previously subject to a servicing agreement, or
- b) additional capital costs for infrastructure have been, or will be, incurred as a result of a change in the development (e.g. where greater sanitary capacity is required for more intense development).

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To utilize this provision, a municipality is required to authorize the use of development levies within its Development Plan, to consider future development patterns and the phasing of its public works, to undertake specific engineering and recreational-need studies to determine specific servicing requirements, and to adopt separate bylaws authorizing a development levy within a specified benefitting area. The levies may be collected either through a development agreement or, where City Council has delegated its authority, by a development officer. When applying for a development permit, the owner would enter into a development agreement or would pay the previously-prescribed development levies.

All monies received, including the accrued interest, must be deposited into one or more development-levy accounts. These funds may only be used to pay for the cost of providing the services or facilities, to finance a debt that the municipality has incurred to provide such facilities, and to reimburse an owner who has previously paid for the over-sizing of the facility.

On several occasions during the preparation of these amendments, officials of the Department of Municipal Government met with officials of the Cities of Saskatoon and of Regina, as well as representatives of the Saskatchewan Home Builders' Association and various land-developers. The private-sector representatives indicated that the imposition of development levies would assist in creating a 'level playing field' between suburban and inner-city development, provided that the interest accruing on these funds is applied to the development-levy accounts to maintain the sufficiency of these reserves until the construction occurs. The amendment to the Act has responded to this request.

If the City of Saskatoon wishes to consider using the financing authority which is provided by this amendment, City Council must decide how, where, and when it wishes to apply these levies. In this regard, the Planning and Engineering Departments can prepare a joint report on the work program that is necessary to implement a system of development levies. The program will identify the amendments which have to be made to the City of Saskatoon Development Plan, the nature and the type of detailed studies that are required, and where and how the development levies can be applied.

Cost-recovery Fees for Planning Processes

This amendment allows City Council to establish its own fees, on a cost-recovery basis, for the processing of rezoning, discretionary-use, and subdivision applications. (Previously, these fees had to conform to a pre-determined schedule which was imposed by the Province.) In addition, municipalities will be permitted to establish cost-recovery fees for processing and issuing development permits and minor-variance permits.

A recent analysis of the Planning Department's fee-schedule for a variety of activities which were performed in 1991 indicates that, under the provincially-imposed fees, the City's cost-

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recovery ranged from 18% for discretionary-use applications to 86% for subdivision applications. By being able to establish fees at levels which can fully recover its costs, the Planning Department will undertake a full examination of the costs of processing rezoning, discretionary-use and subdivision applications and, prior to the submission of its 1994 Operating Budget, will provide recommendations on the appropriateness of its current fee-schedule.

Minor Variances on Building-setbacks

City Council can now establish a procedure, within the Zoning Bylaw, to grant minor variances of up to 10% of the building-setback requirements (e.g. 0.075 metres or 3 inches in the case of a 0.75 metre side-yard setback, 0.6 metres or 23.6 inches in the case of a 6.0 metre front-yard setback). Such variances are allowed as long as the use is permitted, the relaxation will not injuriously affect the neighbouring properties, and the development does not involve a discretionary use or is not subject to a rezoning agreement.

Under the amended Act, if a request for a minor variance is denied, the applicant can appeal the decision to the Development Appeals Board. On the other hand, when a minor variance is approved, the Planning Department will notify, in writing, the applicant and all of the assessed property-owners who have a common boundary with the applicant's property. The adjoining owners may lodge a written objection to the City within 20 days of the date when the notice is served. If an objection is received, the decision to grant the minor variance is automatically revoked. If an objection is not received, the decision to grant the variance comes into effect after 23 days following the date of serving the Notice of Decision.

If City Council delegates its authority to the City Planner, the benefits of having a minor-variance approval procedure include the potential for a quicker processing of these requests (e.g. processing time would be reduced from approximately seven to four weeks), for a reduction in the staff-time that is devoted to the processing of appeals by the City Clerk's Department, and for fewer cases being placed before the Development Appeals Board. This procedure will improve the City's image in providing efficient program-delivery. A review of the City's 1992 files indicates that 25 percent of all appeals (i.e. 16 of 62 cases) involved minor encroachments into the required building-setbacks.

Although a small amount of staff-time would be saved by not having to prepare a report to the Development Appeals Board on each minor-variance, the Planning Department would still be required to assess the merits of each application and would be responsible for certain duties which are now handled by the City Clerk's Department (i.e. notice requirements). However, the Planning Department believes that the benefits to the public, such as expedited turnaround times for the decisions, make it worthwhile to delegate this procedure to the City's Administration. If City Council is prepared to adopt a minor-variance procedure to authorized the City Planner to approve minor variances, the Planning

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Department will prepare the necessary reports to process the appropriate amendment to the Zoning Bylaw.

Development Appeals Board Notice

This amendment permits the Secretary of the Development Appeals Board to serve notices respecting development appeals by regular mail, provided that a statutory declaration is signed that verifies that the required notice for a hearing of the Board has been given. The Board's Secretary has been advised of this amendment and has indicated that this change will provide more cost-effective and efficient procedures.

Until now, all notices had to be served by registered mail which added to the expense of delivering this program. In some instances, this procedure has annoyed people who may not have been home when the registered letter was forwarded to them and who then had to travel to the post office to obtain the letter.

Architectural Control Districts

This amendment enables City Council to establish 'architectural control districts' within the Zoning Bylaw, provided that the City's Development Plan contains architectural-detail guidelines for buildings. The purpose of this legislation is to provide for the preservation of the physical character or to promote an established theme for an specified area.

The control symbol, 'AC', could be used in conjunction with a zoning district for a particular area of the City. Within such designated areas and after receiving a development application, City Council may deny, refuse to issue, or issue the permit with any terms and conditions that are consistent with the general development standards on architectural matters that are made applicable through the Zoning Bylaw. The applicant can appeal a decision of City Council to deny or to refuse a permit or with respect to the imposition of any term or condition of approval.

Possible examples where architectural controls may benefit the community include preserving the building-forms in a selected residential or commercial area of the city (e.g. new residential neighbourhoods or Business Improvement Districts) or where a desirable architectural theme is being implemented and preserved in a redevelopment area or new development area (eg. South Downtown Area or the city's entry-ways). While this amendment may facilitate the attainment of such public objectives, it is important to note that there may be added administration and implementation costs to the City and to the proponent of a particular development proposal.

From the City's perspective, professional staff would be required to develop architectural-control guidelines and then to review and possibly to negotiate the details of specific



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development proposals for City Council's consideration. The controls may also increase the real cost of development upon the proponent who may also require assistance from a design professional. Increased construction costs may also be incurred to satisfy particular architectural requirements.

If City Council wishes to explore the possibility of instituting architectural control districts, the Planning Department will prepare a further report on the applicability of this control mechanism. This report will include a discussion of alternate areas of application, the nature of architectural-control guidelines, and the likely administration costs.

Demolition Control Districts

This amendment enables City Council to establish 'demolition control districts' within the Zoning Bylaw, provided that the City's Development Plan contains guidelines respecting the application of such control areas and that City Council has adopted a building bylaw pursuant to *The Uniform Building and Accessibility Standards Act* and a maintenance bylaw pursuant to *The Urban Municipality Act*. The control symbol, 'DC', could be used in conjunction with a zoning district and any other designation, such as 'AC', for a particular area of the city. No one within such an area may demolish all, or any part, of a residential building without obtaining a valid development permit.

Upon receiving a demolition application, City Council may deny, refuse to issue, or issue the permit with terms and conditions that are consistent with the general development standards that are made applicable, through the Zoning Bylaw, to the demolition of buildings. The applicant can appeal, to the Development Appeals Board, City Council's decision to deny or to refuse a permit or to impose specific terms and conditions of approval.

Possible examples where such controls may benefit the community include retaining publicly-assisted housing units or residential structures within an architectural-control district where the preservation of such buildings would achieve the attainment of a particular architectural theme. As in the case of architectural controls, there may be added costs to the City and to the proponent of a particular development proposal when applying the provisions of this amendment. If City Council wishes to explore the possibility of utilizing demolition control districts, the Planning Department will prepare a further report on the applicability of this control mechanism, including alternate areas for application and the nature of the guidelines that would be required within the City's Development Plan.

Servicing Agreement Accounts

As in the case of development levies, this amendment now requires that all levies which are collected under a servicing agreement that the City enters into after May 4, 1993, as a

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condition of subdivision approval, are applied to one or more separate servicing-agreement accounts. These funds, together with the accrued interest, may only be used to finance the capital cost of providing services and facilities and to pay a debt incurred as a result of applicable capital expenditures. This amendment was instituted in response to the same principle as was established for development levies where the interest accruing to the reserves attempts to ensure their sufficiency at the time when the construction proceeds.

Rules for Caveats

This amendment clarifies and resolves an apparent conflict between the rules for caveats involving agreements filed under *The Planning and Development Act* and caveats filed under *The Land Titles Act*.

Summary

The amendments respecting development levies, cost-recovery fees, minor variances, and architectural and demolition control districts enable City Council to exercise greater authority to facilitate, to shape, and to finance the growth of Saskatoon. A decision to utilize any or all of these new tools will require careful and in-depth examinations of the costs and benefits to the community.

The Planning Department recommends that a review the provisions for cost-recovery fees and for minor-variance procedures should commence as soon as possible. While the possible use of development levies will require extensive review, its importance as a possible financing measure to recover previous capital outlays or to fund the need for expanded capacity suggests that an examination of this matter should commence in the near future.

Examinations of the applicability of architectural and demolition control districts are not considered to have as high a priority. In light of the Planning Department's current work-program, they will be examined after the review of the above-noted amendments has been completed or is well underway."

A copy of the above report has been forwarded to the Works and Utilities Committee for information.

**RECOMMENDATION:**    1)    that the Planning Department and Engineering Department prepare and submit, jointly, a detailed work program on the possible utilization of development agreements and levies as

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provided in Section 55.1 of *The Planning and Development Act*;

- 2) that the Planning Department prepare and submit a further report on the appropriate level of fees for rezoning, discretionary-use, and subdivision applications, prior to the submission of the 1994 Operating Budget;
- 3) that the Planning Department prepare and submit a further report on an appropriate schedule of application fees and on the adoption of a procedure which would delegate the authority to the City Planner to approve minor variances on building-setbacks;
- 4) that, as part of its 1994 work program, the Planning Department prepare a report on the applicability of establishing architectural control districts as provided for pursuant to Section 84.2 of *The Planning and Development Act*; and,
- 5) that, as part of its 1994 work program, the Planning Department prepare a report on the applicability of establishing demolition control districts as provided for pursuant to Section 84.1 of *The Planning and Development Act*.

*ADOPTED.*

3. **Communications to Council**  
**From: Arnold R. Wilderman**  
**Young, SK**  
**Date: February 22, 1993**  
**Subject: Commenting regarding properties along**  
**Idylwyld Drive North**  
**(File No. CK. 4125-1)**

City Council, at its meeting held on March 1, 1993, was advised that the above-noted communication had been referred to the Director of Planning and Development for a report.

Your Committee has considered the following report of the Land Manager dated June 23, 1993:

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"In the attached February 22, 1993, letter to City Council, Mr. Arnold Wilderman expresses his concern about the age and condition of the houses on both sides of Idylwyld Drive, approximately between 33rd and 36th Streets, and about the number of senior citizens who reside in these homes and who are unable to sell their property in order to move to more appropriate residences. He also mentions the noise coming from Ryly's Canadian Grill which is located on 33rd Street.

The concern regarding Ryly's Canadian Grill is being handled by the City Solicitor's Office. In response to a resolution from the Works and Utilities Committee, a report will be submitted by this Office to City Council in due course.

The east side of Idylwyld Drive, from Stanley Place to Connaught Place, is currently zoned as a direct control district (D.C.D.2). This type of zoning offers the greatest amount of flexibility for redeveloping this area. (For the Committee's information, a copy of the D.C.D.2 guidelines which apply to this area has been attached to this report.)

To date, there has not been a great deal of interest by the private-sector in redeveloping all or part of the D.C.D.2 area. Because the properties are adjacent to a high-traffic area and in light of the flexibility for redevelopment which is available through the current D.C.D.2 guidelines, the lack of interest can be assumed to be largely a consequence of Saskatoon's general economic conditions.

Mr. Wilderman has asked if the City would promote the properties in this area to potential investors. In the past, the City has not actively and specifically promoted for sale any property other than its own land.

Because of the particular circumstances associated with these properties, City Council could consider providing an incentive to attract the interest of investors or realtors in redeveloping this area. One type of financial incentive is that if an investor is prepared to develop all or part of the area, the City could offer to close the cul-de-sacs that would be involved in the redevelopment project and to sell the land to the developer for one dollar. This action might enhance the area's financial attractiveness for development. The private-sector would still be required to put a redevelopment project together and it would be up to the existing property-owners to negotiate a reasonable price for their properties."

**RECOMMENDATION:** that the City's Administration be authorized to advise potential developers that, subject to closing the streets in the required manner, the City is prepared to sell the street rights-of-way for Stanley, Minto, Aberdeen, Grey, and Connaught Places for one dollar to the

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developer(s) of any redevelopment project which is approved under the D.C.D.2 guidelines.

*IT WAS RESOLVED: 1) that the City's Administration be authorized to advise potential developers that, subject to closing the streets in the required manner, the City is prepared to sell the street rights-of-way for Stanley, Minto, Aberdeen, Grey, and Connaught Places for one dollar to the developer(s) of any redevelopment project which is approved under the D.C.D.2 guidelines; and*

*2) that the feasibility of the City participating in a potential land assembly for this property be referred to the Land Bank Committee.*

**4. Communications to Council**

**From: Charles L. Ramsay, President**

**Saskatoon Archaeological Society**

**Date: September 30, 1992**

**Subject: Urging the City to Initiate a Heritage Assessment**

**of the Saskatoon South Downtown Development Project Area**

**(Files CK. 710-1 and 4130-2)**

Report of the Director of Planning and Development, June 18, 1993:

"Following the decision to proceed with the construction of Clinkskill Manor in the South Downtown area, City Council received the above-noted letter from the President of the Saskatoon Archaeological Society in which he expressed concerns about the potential impact of this project on the heritage resources in the area. On November 9, 1992, City Council received a report which outlined the procedures which were being taken to address the Society's concerns for the Clinkskill property, in particular. Through these procedures, it was subsequently determined that the construction of Clinkskill Manor did not disturb any significant heritage resources.

During the discussion of the Saskatoon Archaeological Society's concerns over the redevelopment of the South Downtown area, it was evident that the same questions could be raised about all other City-owned land, particularly the properties which are part of the City's Land Bank. Accordingly, on November 9, 1992, City Council also resolved, in part:

**`that the Administration provide a further report through the Planning and Development Committee on a strategy for assessing the heritage and archaeological resources on the City-owned land within the South Downtown**

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**area."**

Your Committee has reviewed the following Report of the Land Manager, dated June 9, 1993:

"There is a growing awareness among the general public about environmental issues associated with land-development, such as pollution and the threats to endangered plant-and animal-species. A similar concern exists for archaeological and heritage matters. From the City's perspective, these concerns are addressed through two main areas -- the implementation and enforcement of regulatory controls over land-use (which are primarily the responsibility of the Planning Department) and the protection of the City's interest and the evaluation of its liabilities with respect to its land-holdings (which are the responsibility of the Land Department).

The Land Department proposes that all of the City's land-holdings should be evaluated to determine the existence of pollutants and of potential archaeological and heritage resources and to assess whether there are any associated environmental liabilities. The Department is planning to undertake its evaluation of the properties in the City's Land Bank through a 'stage-one assessment process'. This process will bring together all of the known information on each parcel of land in order that an informed judgement or assessment can be made on whether the property potentially contains any environment, archaeological or heritage conditions that require further attention. If done systematically, this process will also identify those parcels where the information on these conditions is not available and which must be obtained from external sources or through special studies.

The Land Department will be responsible for co-ordinating the assessment of all properties within the City's Land Bank. Using the staff from various civic departments, the Land Department will collate all of the available information in an attempt to maximize the extent of the evaluation that can be done through the City's staff, rather than using the services of private-sector consultants.

The Land Department is proposing to start this process with the City's lands in the South Downtown area. The procedure which is developed through the evaluation of the lands in this area can then be applied to the City's remaining land-holdings in other areas, as the need arises.

An interdepartmental committee to support this process will be established and will require most of 1993 to develop a suitable evaluation procedure. Through applying this procedure, the available information on the property in the South Downtown area will be reviewed and, if necessary, a recommendation will then be made to the Planning and Development Committee concerning any external consulting-services that will be required for information that is not readily available from internal or other sources."

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Attached, as background information, is a copy of Clause 2, Report No. 25-1992 of the Planning and Development Committee, together with a copy of Mr. Ramsay's above-noted communication.

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that a copy of this report be forwarded to the Municipal Heritage Advisory Committee for information.

*Pursuant to earlier resolution, Item A.9 of Communications was brought forward and considered.*

*Moved by Councillor McCann,*

*THAT a representative of the Saskatoon Archaeological Society be heard.*

*CARRIED.*

*Mr. Ben Hjermstad, President of the Saskatoon Archaeological Society, commended the City for recognizing threats to the environment by its proposal to determine the existence of pollutants and of potential archaeological and heritage resources in all the City's land holdings. However, with regard to the South Downtown Development Project Area, Mr. Hjermstad recommended that sub-surface testing be done first under the supervision of a qualified archaeologist. The Society would be willing to assist with guideline development if required.*

- IT WAS RESOLVED:*
- 1) *that the information be received; and*
  - 2) *that a copy of this report be forwarded to the Municipal Heritage Advisory Committee for information.*

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**5. Comprehensive Maintenance Program  
Fire Department  
Post-budget Capital Request  
(Files CK. 610-1, 630-1, and 640-1)**

Report of the General Manager, Civic Buildings and Grounds Department, June 2, 1993:

**"Background**

In October of 1990, the Fire Chief asked the Civic Buildings and Grounds Department to evaluate the physical condition of the Fire Department's buildings (i.e. seven fire halls, the alarm building, and the maintenance shop) and to develop a comprehensive-maintenance plan for each facility. A condition report was prepared on each building in order to assess the existing infrastructure and the estimated expected life of each building-component and subsystem.

The Civic Buildings and Grounds Department's evaluation determined that the annual operating expenditures of the Fire Department should be restructured (and increased) to implement a formal and planned preventative-maintenance program. Also, a one-time capital expenditure was identified to generally upgrade the nine buildings to a standard which would allow the City to maximize the long-term financial benefits of implementing a comprehensive-maintenance program.

On August 28, 1991, the Planning and Development Committee considered a report on the results of the Civic Buildings and Grounds Department's evaluation and its recommendations for the Fire Department's buildings. At that time, the Committee resolved, in part:

'that the Fire Department provide the Planning and Development Committee with a report on its reaction to the Civic Buildings and Grounds Department's recommendations and on its strategy for implementing a comprehensive maintenance component for its buildings.'

In January of 1992, the Civic Buildings and Grounds Department developed a modified maintenance program which the Fire Department could implement with its existing staffing and its available funds. However, without the appropriate funding and mix of staffing skills to provide a complete range of maintenance, the Fire Department's buildings continued to deteriorate. The insufficient funding also prevented contracting the required mechanical/electrical services and the required upgrading of a significant amount of the



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infrastructure in conjunction with a regular maintenance program remained outstanding.

On January 18, 1993, City Council considered a report from the Planning and Development Committee concerning the sufficiency of several existing major repair reserves under the control of the Civic Buildings and Grounds Department. This report concluded that these reserves had sufficient funds to finance the City's new comprehensive-maintenance reserve, as well as to address some of the one-time expenditures that are required to bring the buildings of the Fire and of the Central Purchasing and Stores Departments into the comprehensive-maintenance program. As a result, City Council resolved, in part:

**'that the Administration provide a further report to the Planning and Development Committee on the implementation of a comprehensive maintenance program in the Fire Department and in the Central Purchasing and Stores Department and on these departments' eligibility to draw upon the Civic Buildings Comprehensive Maintenance Reserve.'**

On May 31, 1993, the Committee received the above-requested report (which was subsequently forwarded to City Council for information). The report confirmed the following with respect to the buildings that are used by the Fire and the Central Purchasing and Store Departments:

1. Both departments have now entered into an agreement with the Civic Buildings and Grounds Department to utilize the latter Department's standards and services to fully implement a comprehensive-maintenance program in these buildings.
2. Both departments have provided sufficient funding in their 1993 operating budgets for the recommended level of maintenance, as well as the appropriate allocations to the new Civic Buildings Comprehensive-maintenance Reserve.
3. Some one-time capital expenditures are required to bring these buildings to the standards that have been established under the City's comprehensive-maintenance program.

The following report addresses the Fire Department's specific requirements. A separate report will be submitted at a later date on the Central Purchasing and Stores Department's building.

The Implementation of a Comprehensive-maintenance Plan for the Fire Department's Buildings

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Comprehensive-maintenance plans are an essential component of any long-term funding strategy for repairing and replacing buildings. When linked with a preventative-maintenance system, these comprehensive plans use condition reports to predict and to schedule major repairs and replacements which are part of the economic life of any structure. For example, roofs have a life which can be achieved, and perhaps extended, through proper preventative maintenance; however, replacements (within the total life of the building) are inevitable and can be incorporated into a long-term financial plan and strategy.

The Civic Buildings and Grounds Department believes that through a comprehensive-maintenance plan, savings in annual maintenance and custodial expenditures will allow the reassignment of funds and the avoidance of premature failure of the major components of civic buildings. To date, the Department has been able to demonstrate such savings to the Planning and Development Committee -- most notably, in the annual operating cost of City Hall. In the long-run, the Department believes that the annual contributions to the major repair reserve will be lower than would be required if the comprehensive-maintenance plans were not being implemented.

The Planning and Development Committee has previously received reports from the Civic Buildings and Grounds Department which explains the methodology for undertaking the condition assessments on civic buildings and their relation to specified maintenance standards. Using the same process, the Civic Buildings and Grounds Department conducted a further evaluation of the upgrading work that is required for the Fire Department's buildings. These more-detailed assessments were necessary to update the 1991 evaluation and to allow a more-accurate estimate of the costs that are involved for implementing an on-going preventative-maintenance program, as well the one-time capital expenditures to bring these buildings up to the minimum maintenance standards that are now being implemented in other City-owned buildings where there is a comprehensive-maintenance program in operation (i.e. all of the Planning and Development Division's buildings).

One-time Capital Repair Expenditures Required at the Fire Department's Buildings.

The one-time capital expenditures that have been identified to bring the Fire Department's buildings to a standard which will maximize the benefits which can be realized from the implementation of a comprehensive-maintenance program are summarized in Attachment A of this report, with more-detailed information on each building being provided in Attachment B. In total, the Civic Buildings and Grounds Department's condition reports indicate a requirement for one-time expenditures in the seven fire halls, alarm building and maintenance shop of \$197,677:

Fire Hall No. 1 and smoke house (125 Idylwyld Drive South)	\$ 92,904
Fire Hall No. 2 (3111 Diefenbaker Drive)	22,674
Fire Hall No. 3 (1906 York Avenue)	20,596

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Fire Hall No. 4 (2106 Faithfull Avenue)	4,770
Fire Hall No. 5 (421 Central Avenue)	11,056
Fire Hall No. 6 (3309 Taylor Street)	27,448
Fire Hall No. 7 (3550 Warman Road)	10,210
Alarm Building	5,820
Maintenance Shop	<u>2,200</u>
Total	\$ 197,677

Most of these expenditures consist of mechanical and electrical work, painting, replacing carpets, and miscellaneous carpentry tasks. These deficiencies are likely to escalate to crisis-management levels if they are not corrected in a timely manner and in accordance with a comprehensive-maintenance plan. A significant amount of this work can be contracted from the private sector, with the balance being undertaken by the existing staff of the Fire and the Civic Buildings and Grounds Departments.

The Fire Department's buildings have suffered from many years of neglected maintenance because of:

- a) the absence of any significant and planned comprehensive-maintenance program; and,
- b) an insufficient allocation of operating funds to adequately maintain these buildings.

If the status quo is continued, the City will see the condition of its fire halls and the auxiliary buildings deteriorate at an accelerating rate.

In the 1993 Operating Budget, City Council increased the annual funding to the Fire Department's budget to implement the on-going preventative-maintenance component of the comprehensive-maintenance program for its buildings. This increase is justified only if City Council now approves the one-time capital expenditures which will bring the facilities up to the minimum standard of condition to allow the City to realized the long-term cost-savings that can be achieved through the comprehensive-maintenance program. In other words, the current level of operating expenditures for maintenance activities have been established on the assumption that the buildings currently meet the specified standards in the comprehensive-maintenance program and that the deficiencies and the substandard and unsafe components in these buildings have been corrected.

The previous reports on the sufficiency of the Civic Buildings Comprehensive-maintenance Reserve took into account the projected one-time capital expenditures for bringing the Fire Department's buildings into the City's comprehensive-maintenance program. In order to minimize these capital expenditures (i.e. rather than allowing the buildings to deteriorate further, thereby increasing the amount of one-time costs that will have to be incurred in the

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future, and in order to efficiently use the funds which are now being allocated to preventative maintenance), the City's Administration is recommending that these one-time expenditures should now be authorized, rather than waiting for their inclusion in the 1994 Capital Budget. By proceeding with these expenditures at this time, the staff of the Civic Buildings and Grounds and the Fire Departments can coordinate and more-productively implement the comprehensive-maintenance program in these buildings."

Your Committee has reviewed the above report and

- RECOMMENDS:**
- 1) that \$197,677 of one-time repair and upgrading work (as has been identified in this report) be approved in order to accommodate the complete and planned implementation in the Fire Department's nine buildings of the City's comprehensive-maintenance program; and
  - 2) that the source of funding for these one-time expenditures be the Civic Buildings Comprehensive Maintenance Reserve.

*ADOPTED.*

**6. Nutana Lawn Bowling Club  
Expansion to the Clubhouse at Buena Vista Park  
(File No. CK. 5500-1)**

---

Report of the General Manager, Leisure Services Department, June 16, 1993:

"Background

Presently, the following three lawn bowling clubs operate independently in Saskatoon:

- the Riversdale Lawn Bowling Club in Victoria Park (Avenue H and 15th Street West),

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- the Mayfair Lawn Bowling Club in Ashworth Holmes Park (Avenue D and 30th Street West), and
- the Nutana Lawn Bowling Club in Buena Vista Park (7th Street and Melrose Avenue).

Each club has a lease-agreement with the City to use its clubhouse and the lawn bowling greens and is responsible for all of the associated maintenance and operating costs.

The Nutana Lawn Bowling Club is one of the oldest lawn bowling clubs in Saskatoon, with its operations dating back to 1938. In order to accommodate the requirements of the 25th Street Bridge, the Club relocated from its original site near the Mendel Art Gallery to Buena Vista Park.

The existing site has seen various changes and has been upgraded in recent years. In 1981, the original clubhouse was replaced with a new structure and a second lawn bowling green was built. In 1986, the clubhouse was renovated to include storage space, a locker room, a second washroom, and an extended roof to provide cover from the sun. The cost of this project was approximately \$11,000, which was funded by an \$8,000 contribution from the Nutana Lawn Bowling Club and \$3,000 from the City.

Currently, the Nutana Lawn Bowling Club's facility includes two lawn bowling greens with overhead lights for evening play and a clubhouse with a general area for meetings and socials, a kitchen, locker room, washrooms, and a storage room for the greens-maintenance equipment. Parking is available on the adjacent streets.

The Club's membership has remained constant over the last five years, averaging 115 members. The majority of the members are female and are 65 years of age and older. The preferred level of play by the members is recreational. They participate in a schedule of morning and evening social, open, and league play, as well as competitions and special events. Each spring, the Club offers 'learn-to-bowl' instruction to attract new members.

The Need to Expand the Clubhouse's Assembly Area

The Nutana Lawn Bowling Club has identified that the existing clubhouse's assembly area is unable to accommodate the current size of its membership. The assembly area is too small for the participants and visitors when serving meals and lunches during competitions, socials, and various other special events and for regular membership meetings.

Under the provisions of *The Uniform Building and Accessibility Standards Act*, the size of public facilities must be at least eight square-feet per person with chairs and ten square-feet per person with tables and chairs. Under the present requirements, the existing assembly area (which is 575 square feet) can only accommodate 57 to 71 people, depending on the

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seating arrangements. This is not sufficient during events when the attendance can be as high as 110 to 120 people.

Presently, there is only one entrance/exit door to the clubhouse. This creates an untenable and unsafe situation when the attendance is at, or exceeds, the limit which is specified by *The Uniform Building and Accessibility Act*. When the occupancy exceeds 60 people, the Act requires that there are two or more exits in the structure.

Proposal from the Nutana Lawn Bowling Club

On January 7, 1993, the Nutana Lawn Bowling Club submitted a proposal to the Leisure Services Department for an expansion of the existing clubhouse to accommodate the Club's needs. (See Attachment A.) The Club has identified the need for a 384 square-foot (16 ft. x 24 ft.) extension on the west side of the present clubhouse. The extension would provide an additional 345 square feet of programmable space in the assembly area. The Club has proposed to act as the general contractor for this project and to request bids from the construction trades for the various phases of work, with completion occurring in the fall of 1993.

The Club will finance the entire cost of the project and will not be requesting any capital funding from the City. The current estimated cost is \$30,500.

To accommodate this project, the Club will have to expand its facility into the adjacent neighbourhood-park space. On January 13, 1993, the executive of the Buena Vista Home School and Community Association considered this matter and gave unanimous support to the Nutana Lawn Bowling Club's project.

In summary, the City is being requested to allocate public park-space to accommodate the construction of the extension of the Nutana Lawn Bowling Club's facility. The expanded building will remain the property of the City of Saskatoon. The Club, in turn, will be responsible for maintaining and operating the facility in accordance with the terms of its lease-agreement with the City.

The Nutana Lawn Bowling Club is confident of its ability to secure adequate funds to construct the expansion to its clubhouse. Over the past few years, the Club has established a Building Fund Reserve which currently has a balance of \$21,400. Through its fund-raising efforts, the Club continues each year to increase this Reserve and expects to have sufficient funds to cover the cost of the project.

Status of the Proposal

The Leisure Service Department supports the proposed expansion to the Nutana Lawn

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Bowling Club's facility. The larger space will meet the Club's programming needs and will address safety and building-code requirements concerning the number of entrance/exits doors. The expansion will allow the Club to increase its membership and to provide a venue where other leisure-service organizations can offer community activities in the winter when lawn bowling activities do not occur.

On April 28, 1993, representatives of the Design and Construction Branch the Civic Buildings and Grounds Department met with the architect for the project and with representatives from the Nutana Lawn Bowling Club to review the plans and to determine the feasibility of expanding the facility in the manner which has been proposed by the Club. Attachment B outlines the issues which were discussed during this meeting.

All of the construction will be subject to the approval of the final working drawings by the Civic Buildings and Grounds and by the Planning Departments. The construction will be subject to subsequent inspections and approvals by civic officials.

The Nutana Lawn Bowling Club has asked the City to place a high priority on considering this proposal so that, if it is acceptable, the arrangements for constructing this project can proceed as soon as possible."

Your Committee concurs with the above report and is of the opinion that the conditions of approval should also include the availability of the building to the community in order to meet the programming needs within the community.

**RECOMMENDATION:** that the Nutana Lawn Bowling Club's proposal to expand the lawn bowling clubhouse in Buena Vista Park be approved, subject to:

- 1) the entire cost of the project being financed by the Club;
- 2) the Club meeting the appropriate administrative conditions with respect to the location, construction, and operation of the expanded facility; and
- 3) the availability of the building to the community in order to meet the programming needs within the community.

*ADOPTED.*

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7. **Communications to Council**  
**From: Paul Van Loon, Chair**  
**Saskatchewan Interagency Council on Smoking and Health**  
**Date: May 10, 1993**  
**Subject: Commenting regarding Tobacco Industry Signs in Saskatoon Parks**  
**(File No. CK. 366-1)**

Attached is a copy of the above-noted communication which was submitted to City Council at its meeting held on May 25, 1993. Council passed a motion that the matter be referred to the Planning and Development Committee for further handling and report back.

Your Committee met with Mr. Van Loon and noted that it has been reviewing the matter based on other letters that it has received. Mr. Van Loon was advised that the Planning and Development Committee has decided to monitor the situation over the current season and will be reviewing the matter further in November, 1993.

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

*ADOPTED.*

**REPORT NO. 6-1993 OF THE AUDIT COMMITTEE**

Composition of Committee

Councillor M. Thompson, Chair  
Councillor D.L. Birkmaier  
Councillor P. McCann

1. **Report on Possible Amalgamation of Centennial Auditorium and Saskatchewan Place**  
**(File No. CK. 1600-4)**

Attached is a copy of the report of the City Commissioner dated April 6, 1993, forwarding a report of the City Auditor on Possible Amalgamation of Centennial Auditorium and Saskatchewan Place.

The Report includes a Highlights page followed by an Executive Summary and a section on Board Responses and Audit Clarification. The Board Responses and Audit Clarification section summarizes each Board's position on the audit recommendations and includes further audit clarification on various issues. Copies of the actual Board responses have been incorporated into the report as Appendix D and Appendix E.



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Audit Services has concluded that amalgamation of the two Boards and Administrations would increase the revenue potential of both facilities and would create the opportunity for gains in efficiency and effectiveness.

Your Committee has had the opportunity to consider this report. Your Committee also had the opportunity to review previous audit reports, dated January 12, 1993, on the two facilities, which were tabled with City Council at its meeting held on February 15, 1993. The previous audit reports focused on management practices and controls and offered several significant recommendations which have been summarized in the attached highlights pages and Implementation Plans taken from the two reports (Attachment 2).

Your Committee has discussed all audit findings with the City Auditor and the respective Boards. The City Auditor has indicated that the Boards and Managements of both facilities are now actively pursuing implementation of the audit recommendations contained in the January 12, 1993 audit reports on management practices and controls. It is the opinion of your Committee that implementation of these recommendations will have significant impact on each facility, both in terms of long-term financial performance and in terms of meeting Council's public policy objectives.

The City Auditor has also informed your Committee that the Centennial Auditorium Foundation Board of Directors and Management are presently engaged in a formal process of Strategic Planning for the purpose of establishing a new direction for the Auditorium to the year 2000. This process will ultimately result in clarification of the future role of the Auditorium in the Community, through formal Mission, Vision, and Values statements and Core Strategies for pursuing these statements. The City Auditor also noted that individual Board members (many of whom are new to the Auditorium Board) and Management have made extensive personal commitments to this process in the interests of clarifying the future role and policy directions of the Auditorium in the community.

Although your Committee recognizes that Audit Services has presented several good arguments in favour of a merger, we believe the respective Boards and their Management should be encouraged to continue to proceed with implementation of audit recommendations in the January 12, 1993 audit reports, which we believe will have significant and long-lasting positive impact on the two facilities. Your Committee also believes that the Centennial Auditorium Board and Management should be encouraged to continue their efforts to develop a future directional statement for the Auditorium. Your Committee, therefore, does not support merger at this time.

The Committee does, however, believe that numerous opportunities exist for cooperation between the two Boards to take advantage of joint marketing and management opportunities. The Committee believes that the two independent Boards need to be encouraged to work together. Your Committee, therefore, suggests that both Boards be invited to prepare and file a joint report with City Council that outlines opportunities and strategies for improving overall support, cooperation,

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and coordination between the Boards and Administrations, particularly in terms of marketing and CBO (Central Box Office) services.

- RECOMMENDATION:**
- 1) that the information be received;
  - 2) that there be no further initiatives with respect to amalgamation of the Centennial Auditorium Foundation Board and the Saskatchewan Place Board at this time;
  - 3) that a copy of this report be forwarded to the Centennial Auditorium Foundation Board and the Saskatchewan Place Board; and
  - 4) that the Centennial Auditorium Foundation Board and the Saskatchewan Place Board be invited to file a joint report with City Council, through the Audit Committee, outlining opportunities and strategies for improving co-ordination between the Boards, particularly in terms of marketing and Box Office functions.

*ADOPTED.*

**REPORT NO. 4-1993 OF THE PENSION ADMINISTRATION BOARD**

Composition of Committee

Mr. A. Froess, Chair  
Councillor M.T. Cherneskey, Q.C.  
Councillor O. Mann  
Councillor M. Hawthorne  
Councillor P. McCann  
Mr. J. Beveridge  
Mr. W. Robbins  
Mrs. J. Llewellyn  
Prof. W. Wallace  
Dr. K. Lal  
Mr. M. Totland  
Mr. M. West  
Mr. L. Thiessen  
Mr. D. Bushey  
Mr. W. Furrer  
Mr. C. Isaacson  
Mr. T. Graham  
Mr. R. Balezantis  
Mr. P. Jaspar

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**1. Actuarial Evaluation Report to December 31, 1992  
File No. CK. 4731-6**

Attached is the Actuarial Evaluation Report to December 31, 1992, for the City of Saskatoon General Superannuation Plan, as prepared by The Alexander Consulting Group.

Section 9A of the General Superannuation Plan Bylaw No. 6321 outlines the criteria for allocating free surplus. The Actuarial Report for the year ending December 31, 1992, shows a free surplus of \$6.77 million which is determined as the amount of surplus in excess of the level of contingency reserve.

The Pension Administration Board is of the view that the free surplus described above should be applied as follows:

- a) \$939,000 to cover the costs of changes required by *The Pension Benefits Act*;
- b) \$2 million to retirees under Section 9.A of Bylaw No. 6321; and
- c) \$3.831 million to reduce the early retirement penalty from 6% to approximately 3.5% per year on the earlier of age 60 or 35 years service with the appropriate adjustments for linemen. (Subsequent to this decision, the Actuary advised that the early retirement penalty should be 3.6% per year or 0.3% per month.)

The above adjustments are reflected in the attached Actuarial Evaluation Report. A Bylaw amendment is required in order to accommodate c) above and is dealt with under Clause 2 of this report.

- RECOMMENDATION:**
- 1) that the free surplus in the amount of \$6.77 million be applied as follows:
    - a) \$939,000 to cover the costs of changes required by *The Pension Benefits Act*;
    - b) \$2 million to retirees under Section 9.A of Bylaw No. 6321; and
    - c) \$3.831 million to reduce the early retirement penalty from 6% to 3.6% per year (or 0.3% per month) on the earlier of age 60 or 35 years service with the appropriate adjustments for linemen; and

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- 2) that the attached Actuarial Evaluation Report to December 31, 1992, for the City of Saskatoon General Superannuation Plan be approved and the Employee Benefits Manager be instructed to submit this report to the Superintendent of Pensions and the Department of National Revenue.

*ADOPTED.*

**2. Amendments - Bylaw 6321  
The General Superannuation Plan  
(File No. CK. 1796-1)**

(a) Early Retirement Penalty

As stated in Clause 1 above, the Pension Administration Board believes a portion of the free surplus identified in the Actuarial Evaluation Report to December 31, 1992, for the General Superannuation Plan should be applied as follows:

\$3.831 million to reduce the early retirement penalty from 6% to 3.6% per year (or 0.3% per month) on the earlier of age 60 or 35 years service with the appropriate adjustments for linemen.

As this adjustment will require a Bylaw amendment, the Solicitor was requested to prepare an amending Bylaw for submission to City council with this report.

(b) Payment of Administrative Costs

The Board considered the report of the City Comptroller dated January 4, 1993, (copy attached) requesting that the General Pension Bylaw be amended to provide for payment of certain administrative costs from the Fund and resolved:

That the Administration Fee of \$21.50 per active member plus \$1.20 per cheque (as in the report of the City Comptroller dated January 4, 1993), be approved as an annual payment, effective January 1, 1993, and that this matter be referred to the City Solicitor for

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preparation of a Bylaw amendment to incorporate the Administration fees.

Attached is a copy of the Solicitor's report submitting proposed Bylaw No. 7360 pursuant to the Board's resolutions.

**RECOMMENDATION:** that Bylaw No. 7360 be considered at this meeting.

*ADOPTED.*

**REPORT NO. 2-1993 OF THE ADVISORY COMMITTEE ON ANIMAL CONTROL**

Composition of Committee

Dr. E. Hudson, Chair  
Councillor P. Mostoway  
Dr. L. Webster  
Staff Sergeant I. Oliver  
Dr. B. Gee  
Mr. G. Hellard  
Dr. C. D'Arcy  
Ms. P. Gaudette  
Ms. S. Smart

**1. Incidents of Deer Migrating into the City  
- Responsibility  
(File No. CK. 151-8)**

Your Committee has discussed the recent incidents of deer straying into the City and the issue of who is responsible for handling this type of wildlife problem.

To address the issue of responsibility, your Committee is proposing the following two options:

- Expand the current agreement for veterinary services which currently exists between the Forestry Farm and the Western College of Veterinary Medicine; and

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- Utilize the services of the veterinarian currently on staff with the S.P.C.A.

**RECOMMENDATION:** that the above options be considered in the City's review of a policy regarding wild animals migrating into the City.

*ADOPTED.*

**REPORT NO. 6-1993 OF A COMMITTEE OF THE WHOLE COUNCIL**

Composition of Committee

His Worship the Mayor, Chair  
Councillor D. L. Birkmaier  
Councillor M. T. Cherneskey, Q.C.  
Councillor B. Dyck  
Councillor M. Hawthorne  
Councillor O. Mann  
Councillor P. McCann  
Councillor P. Mostoway  
Councillor G. Penner  
Councillor M. Thompson  
Councillor K. Waygood

**1. Request for Exemption From Property Taxes  
Canadian Polytechnic College  
(File No. CK. 1965-1)**

City Council, at its meeting held on March 1, 1993, considered Clause 1, Report No. 1, 1993, of A Committee of the Whole Council, a copy of which is attached, and resolved that the matter be referred to the Economic Development Authority for a report.

Your Committee has now considered the attached letter dated April 22, 1993, from the Chair of the Economic Development Authority of Saskatoon.

Your Committee is still of the opinion that the request should be denied for the reasons outlined in

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its February 8 report.

**RECOMMENDATION:** that the request of the Canadian Polytechnic College for a tax exemption in 1992 be denied.

*Moved by His Worship the Mayor,*

*THAT the request of the Canadian Polytechnic College for a tax exemption in 1992 be denied.*

*YEAS: His Worship the Mayor, Councillors Waygood,  
Mann and Hawthorne 4*

*NAYS: Councillors Mostoway, Thompson, McCann and Dyck 4*

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

*Moved by His Worship the Mayor,*

*THAT the matter be referred back to A Committee of the Whole Council for further review.*

*CARRIED."*

*Moved by Councillor Hawthorne, Seconded by Councillor Mostoway,*

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

*CARRIED.*

**UNFINISHED BUSINESS**

- 6a) Demolition - Grover Holdings Ltd.  
228 Avenue I South  
(File No. CK. 530-2)**

REPORT OF CITY CLERK:

"Attached is an excerpt from minutes of meeting of City Council held on June 7, 1993, at which time City Council deferred consideration of the matter until the first meeting in July.

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Report of the City Planner, June 24, 1993:

During its June 7, 1993, meeting, City Council considered Clause B5, Report No. 13-1993 of the City Commissioner, which provided a status report on the condition of the property at 228 Avenue I South and which recommended, in part:

- "2) that the Civic Buildings and Grounds Department be instructed to prepare the appropriate tender documents and to take whatever steps that it considers necessary to carry out the Order of City Council concerning the demolition of the building at 228 Avenue I South; and**
- 3) that all costs incurred in the tendering process and demolition work be added to, and thereby form part of, the taxes on the land known as 228 Avenue I South."**

City Council also received a verbal report from the City Solicitor that the property at 228 Avenue I South had been purchased by Allan's Landscaping Services Ltd. The new owner requested that City Council defer consideration of the above-noted recommendations for one month so that discussions could occur with representatives from the Planning Department on the requirements for cleaning up the site. Therefore, City Council resolved:

**"that consideration of the matter be deferred to the first meeting in July."**

As a result of the deferral, representatives of the Planning Department met with Mr. James J. Polley of Allan's Landscaping Ltd. to discuss the property's future use. Mr. Polley is interested in re-using a portion of the building (i.e. the front part) and in demolishing the rear portion (15 metres of the structure). The portion of the building that is retained will be brought up to Building Code's standards and will be used for office/retail purposes, both of which are permitted uses under the Zoning Bylaw. The materials that had been strewn about the property and on the adjacent lane have been removed.

Allan's Landscaping Ltd. is still awaiting the transfer of the title into its name. This should occur within the next two weeks, after which the demolition of the rear portion of the building will commence. The application for the building permit to renovate the front portion of the building is anticipated by the Planning Department in July and work on the alterations and the repairs will commence soon after the permit has been issued.



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Because of the circumstances which have been described in this report, City Council should defer considering the above-noted recommendations from Clause B5, Report No. 13-1993 of the City Commissioner until the first meeting in September of 1993.

This deferral will allow the new owners to proceed with demolishing the rear burned-out portion and with repairing the front portion of the building.

- RECOMMENDATION:**
- 1) that the information be received; and,
  - 2) that consideration of the recommendations contained in Clause B5, Report No. 13-1993 of the City Commissioner be deferred until City Council's first meeting in September of 1993."

*Moved by Councillor Hawthorne, Seconded by Councillor Dyck,*

- 1) *THAT the information be received; and*
- 2) *THAT consideration of the recommendations contained in Clause B5, Report No. 13-1993 of the City Commissioner be deferred until City Council's first meeting in September of 1993.*

*CARRIED.*

**ENQUIRIES**

Councillor Thompson: Recently serious accidents have occurred at the intersection of 8th Street and Moss Avenue. Apparently numerous accidents have both occurred and nearly occurred according to witnesses.

A partial installation of lights at this intersection appears to have been completed, however, no lights have yet been installed.

Therefore would the Works and Utilities Committee please report on the status of this intersection with respect to lights

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and furthermore would they please report on the earliest possible date for installation of lights.  
(Files CK. 6250-1 and 5200-1)

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7355**

Moved by Councillor Hawthorne, Seconded by Councillor Mostoway,

THAT permission be granted to introduce Bylaw No. 7355, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 6772, entitled, 'A Bylaw Respecting Zoning in the City of Saskatoon'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hawthorne, Seconded by Councillor Waygood,

THAT Bylaw No. 7355 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hawthorne, Seconded by Councillor Thompson,

THAT Council go into Committee of the Whole to consider Bylaw No. 7355.

CARRIED.

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

Committee arose.

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Councillor Hawthorne, Chairman of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7355 was considered clause by clause and approved.

Moved by Councillor Hawthorne, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Hawthorne, Seconded by Councillor Mann,

THAT permission be granted to have Bylaw No. 7355 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hawthorne, Seconded by Councillor Dyck,

THAT Bylaw No. 7355 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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**Bylaw No. 7358**

Moved by Councillor Hawthorne, Seconded by Councillor Mostoway,

THAT permission be granted to introduce Bylaw No. 7358, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 6772, entitled, 'A Bylaw Respecting Zoning in the City of Saskatoon'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hawthorne, Seconded by Councillor Waygood,

THAT Bylaw No. 7358 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hawthorne, Seconded by Councillor Thompson,

THAT Council go into Committee of the Whole to consider Bylaw No. 7358.

CARRIED.

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

Committee arose.

Councillor Hawthorne, Chairman of the Committee of the Whole, made the following report:

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That while in Committee of the Whole, Bylaw No. 7358 was considered clause by clause and approved.

Moved by Councillor Hawthorne, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Hawthorne, Seconded by Councillor Mann,

THAT permission be granted to have Bylaw No. 7358 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hawthorne, Seconded by Councillor Dyck,

THAT Bylaw No. 7358 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 7360**

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Moved by Councillor Hawthorne, Seconded by Councillor Mostoway,

THAT permission be granted to introduce Bylaw No. 7360, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 6321, entitled, 'A bylaw of The City of Saskatoon to provide for a superannuation plan for City employees not covered by the police and fire departments' superannuation plans'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hawthorne, Seconded by Councillor Waygood,

THAT Bylaw No. 7360 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hawthorne, Seconded by Councillor Thompson,

THAT Council go into Committee of the Whole to consider Bylaw No. 7360.

CARRIED.

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

Committee arose.

Councillor Hawthorne, Chairman of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7360 was considered clause by clause and approved.

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Moved by Councillor Hawthorne, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Hawthorne, Seconded by Councillor Mann,

THAT permission be granted to have Bylaw No. 7360 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hawthorne, Seconded by Councillor Dyck,

THAT Bylaw No. 7360 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Hawthorne, Seconded by Councillor Mostoway,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 8:31 p.m.

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Mayor

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City Clerk