

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, April 10, 1995,  
at 7:00 p.m.

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

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Councillors Atchison, Birkmaier, Heidt, Langford, Langlois,  
McCann, Postlethwaite, Roe, Steernberg and Waygood;  
City Commissioner Irwin;  
Director of Planning and Development Pontikes;  
Director of Works and Utilities Gustafson;  
Director of Finance Richards;  
City Solicitor Dust;  
City Clerk Mann;  
City Councillors' Assistant Kanak

*His Worship the Mayor welcomed a group of students from Thailand to the meeting.*

*Moved by Councillor Heidt, Seconded by Councillor Steernberg,*

*THAT the minutes of the regular meeting of City Council held on March 27, 1995, be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) **Hearing - Adjourned from February 27, 1995**  
**Development Plan Amendment**  
**Core Neighbourhood Study Review - 1990**  
**Riversdale Neighbourhood**  
**Proposed Bylaw No. 7447**  
**(File No. CK 4353-1)**

### **REPORT OF CITY CLERK:**

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

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Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7447, copy attached.

Report of the City Planner, March 28, 1995:

'On February 27, 1995, City Council adjourned the public hearings for the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463. Subsequently, the Planning and Construction Standards Department's staff reviewed all of the submissions to these public hearings. Your staff also attended a public meeting on March 22, 1995, at Princess Alexandra Elementary School which was arranged by the executive of the Riversdale Community and School Association.

In the Planning and Construction Standards Department's opinion, a transitional-use zoning district might alleviate some of the landowners' specific concerns, especially those related to the proposed change to the land-use policy to a "residential low density - no conversion" district for the lands in the 300 block of Avenue K South (just north of Optimist Park) which are presently zoned for industrial uses. The transitional-use zoning district would allow the long-term land-use policy-designation to be changed to a residential use, but would accommodate specific existing industrial operations as legal uses; the long-term use of the property would revert to the residential designation when that specific business closes or leaves that site.

After meeting and discussing this option with a representative from Conveyer & Machine Service Ltd., the principal industrial operation located on the 300 block of Avenue K South, your staff were advised that a transitional-use zoning district was unacceptable. When the public hearing continues on April 10, 1995, this firm will again be requesting that this block should remain designated and zoned for industrial uses. Because the landowner did not find the transitional-use zoning district to be an acceptable compromise, your staff are no longer recommending this approach because it will not resolve the concerns. Therefore, our initial recommendation to designate these lands to a residential use still stands. The majority of the properties on this block currently consist of a single-family residential form of development and are presently used for residential purposes.

When preparing the recommendations for core industrial and commercial land-use policy-districts, the Planning and Construction Standards Department's staff tried to respect the existing development, except where such development conflicts with the surrounding uses. Our recommendations for change are intended to be sensitive to the existing uses which do not result in land-use conflicts. With respect to the 300 block of Avenue K South, we believe that designating these properties to a residential use would result, over the long-term, in fewer land-use and traffic

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conflicts between industrial operations, the residents, and the users of Optimist Park.

Our guideline of respecting the existing development, except where it conflicts with the surrounding uses, was also applied in reviewing our recommendations for other properties. After considering specific concerns which were submitted to City Council for the public hearing on proposed Bylaw No. 7463, there are three instances where the additional information on the nature of the existing businesses have caused us to reconsider our original recommendations. With this additional information, we have concluded that our proposed change to the land-use policy from core industrial to commercial does not correctly reflect the existing industrial use of the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South. Your staff, therefore, are now recommending that the proposed Bylaw should be passed and that an amendment to the Development Plan should then be brought forward, in the near future, to designate the lands back to the core-industrial designation.

Also, from our review of the specific concerns, we have determined that an omission on Map No. RI-1 resulted in four residential properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South being unintentionally excluded from the proposals for the Riversdale Neighbourhood that are presently before City Council. We propose that the land-use designation for these properties should be changed from a "low-rise/medium density" to a "low density - no conversions" policy-district. Therefore, we recommend that the currently-proposed bylaw should be passed and that these specific changes should then be brought forward as a future amendment to the Development Plan.

Finally, some questions have been raised about our recommendation to lower the development-density in the area along Spadina Crescent where the current zoning will permit the redevelopment of the properties for multiple-unit dwellings of up to three stories. The area which is bounded by Idylwyld Drive, 19th Street West, Avenue C South, and the riverbank (including the former A.L. Cole site) has been designated for mixed-use and high-density residential development. Our recommendation to designate the existing properties along Spadina Crescent for one and two residential units is consistent with our guideline of respecting the existing development. While other Core Neighbourhoods, with exposure to the riverbank (Nutana and City Park), have some multiple-unit development adjacent to the riverbank, significant areas are also designated as "low density - no conversions". These areas of single-family development adjacent to the riverbank significantly contribute to the neighbourhood's overall character and the property-values. In the Planning and Construction Standards Department's opinion, our recommendation will provide a similar benefit to the Riversdale Neighbourhood.

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In summary, we have determined that transitional-use zoning will not provide an acceptable compromise for the Conveyor & Machine Service Ltd.'s operation on the 300 Block of Avenue K South; therefore, this option is no longer being recommended by the Planning and Construction Standards Department's staff. Following a review of specific concerns which were submitted to City Council during the public hearings, the Department's staff are recommending that Bylaw No. 7463 should be passed and then, a future amendment to the Development Plan should be made to designate the lands at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South back to a core-industrial designation. Similarly, with respect to the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South which were unintentionally omitted from the proposed Bylaw No. 7457, we are recommending that this Bylaw should be passed and then that future amendments to the Development Plan should be made to change the land-use designation on these properties from "low-rise/medium density" to "low-density - no conversions".

**RECOMMENDATION:**

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;
- 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-use policy; and,
- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from proposed Bylaw No. 7457, to designated them as a residential low-density - no conversions land-use policy.'

Also attached are copies of the following correspondence:

- 1) Letter from Bob Fink, 516 Avenue K South (See Attachment #40);
- 2) Letter dated March 6, 1995 from Earl S. Cooper, President, Granada Holdings Ltd. (See Attachment #41);
- 3) Letter dated March 24, 1995 from Bob Bohdan Baran, President, St. George's Ukrainian Catholic Cathedral Parish Council (See Attachment

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- #42);
- 4) Letter dated March 27, 1995 from Kent Mark, Mark Wings Noodle Mfg. Ltd., 221 Avenue D South (See Attachment #43);
  - 5) Letter dated March 29, 1995 from Bryce N. Anderson and Alex Greschuk, 428 Spadina Crescent West (See Attachment #44);
  - 6) Letter dated April 4, 1995 from Jonathan Cox, 416 Spadina Crescent West (See Attachment #45);
  - 7) Notes regarding Riversdale Zoning Changes (See Attachment #46). See Attachment #47 regarding a list of people from whom the notes were received.
  - 8) Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment #48);
  - 9) Form letter dated March 28, 1995 from Robert Mogensen and Tim Drennan, 424 Avenue D South submitting a petition with approximately 77 signatures (See Attachment #49). See Attachment #50 for a list of people who submitted the above-noted form letter.
  - 10) Letter dated March 4, 1995 from E.M.K. MacGregor, 126 Avenue J South (See Attachment #51);
  - 11) Letter dated April 5, 1995 from Tom Morgan, President, Riversdale Community and School Association Inc. (See Attachment #52);
  - 12) Letter dated April 5, 1995 from Ken Redekopp, Vice-President, Riversdale Community and School Association Inc. (See Attachment #53);
  - 13) Letter dated April 4, 1995 from Shirley Lambert, 320 Avenue D South (See Attachment #54);
  - 14) Letter dated April 5, 1995 from Dorothy Ross, President, Pleasant Hill Community Association (See Attachment #55);
  - 15) Letter dated April 5, 1995 from Terry Simonson, Area Manager, Jay's Transport (See Attachment #56);
  - 16) Letter dated April 3, 1995 from Michael G. Mudrey, Secretary-Treasurer,

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- Oakville Holdings Ltd. (See Attachment #57);
- 17) Letter dated April 6, 1995 from Rick Ferguson, 336 Avenue K South (See Attachment #58);
- 18) Letter dated April 7, 1995 from Colleen and Daryl Brown, Phoenix Starter & Alternator Repair, 1002 - 20th Street West (See Attachment #59);
- 19) Petition dated April 5, 1995 signed by four land owners in the 1100 block of 19th Street West (See Attachment #60);
- 20) Petition dated April 5, 1995 with 9 signatures of land owners in the 300 block of Avenue K South (See Attachment #61);
- 21) Letter dated April 5, 1995 from Joe Backes, 1104 - 19th Street West (See Attachment #62);
- 22) Form letter (See Attachment #63) submitting requests to speak from the following:
- El Hrytsak, 203 Avenue K South
  - Elmer Scheltgen, 511 Avenue D South
  - Frank Kambeitz
  - Glen Chuback, 538 Avenue F South
  - Jim Perret, 332 Avenue K South
  - Gary Wong, 310 Avenue X North
  - David Pillipow, 623 Avenue G South
  - Marie Fong, Park Cafe, 515 20th Street West
  - Norman K. Rebin, 2 - 422 Spadina Crescent West
  - Carl Joseph, 444 Avenue Q North
  - Joe Backes, Joe's Appliance Repair, 1104 - 19th Street West
  - Jonathan Cox, 416 Spadina Crescent West
- 23) Letter dated April 7, 1995, from Elmer Scheltgen, President, Riversdale Owners Coalition, submitting a petition with approximately 187 signatures from the Riversdale Owners Coalition (See Attachment #64);
- 24) Letter dated April 7, 1995 from Elmer Scheltgen, President, Riversdale Owners Coalition on behalf of the Directors of the Riversdale Owners Coalition (See Attachment #65);
- 25) Letter dated April 7, 1995 from Elmer Scheltgen, 509/511 Avenue D South

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(See Attachment #66) submitting petitions with approximately 20 signatures; and

- 26) Letter dated April 10, 1995 from H. F. Feldkamp, 427 Lakeshore Bay (See Attachment #67)."

*His Worship the Mayor re-opened the hearing.*

*Councillor Steernberg excused himself from discussion and voting on the matter and left the Council Chamber.*

*City Planner Coveyduck provided Council with background information on the matter and Planner McLeod gave a brief overview of each of the proposed amendments. The City Planner then provided Council with an update on what had transpired since the hearings were adjourned on February 27, 1995.*

*His Worship the Mayor ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.*

*Mr. Darryl Brown, Phoenix Starter Alternator Repair, 1002 - 20th Street West, expressed concern regarding the consultation process and indicated his opposition to the proposed Development Plan amendments and any future amendments.*

*Mr. Jim Perret, Conveyor & Machine Service Ltd., 332 Avenue K South, indicated he would like his properties at 324, 332 and 336 Avenue K South and 1102 - 19th Street West to remain zoned as ID2 to allow for future expansion.*

*Mr. David Pillipow, 623 Avenue G South, indicated he was against the proposed Development Plan amendments. He noted that the matter should be looked at again and input obtained from everyone.*

*Mr. Jonathan Cox, 414 and 416 Spadina Crescent West, expressed opposition to the proposed Development Plan amendments and indicated his concern regarding the affects on the economy of the City. He highlighted positive aspects of the Riversdale area and offered suggestions for improvements in the area.*

*Mr. Louis Gariepy, 523 Avenue I South, asked Council to support the proposed Development Plan amendments to allow for rejuvenation in the Riversdale area. He expressed the desire to see the area flourish and grow and to participate in positive changes for the area.*

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*Mr. John Maxin, 326 Avenue D South, asked Council to support the proposed Development Plan amendments.*

*Mr. Carl Joseph, C. A. Joseph Developments Ltd., indicated that he has invested in properties in the 800 and 1000 block of 17th Street West. He urged Council to make sure that all the facts have been considered before changes are made.*

*Mr. Norman Rebin, 2 - 422 Spadina Crescent West, indicated his opposition to the proposed Development Plan amendments as a means to bring stability to the neighbourhood. He expressed the opinion that it is important to build on the unique character of the Riversdale neighbourhood and to ensure that everyone has pride in their community. He urged Council to vote against the bylaws.*

*Mr. Hal Rogers, 512 Avenue F South, spoke against the proposed Development Plan amendments.*

*Mr. Norman Perret, Conveyor & Machine Service Ltd., 332 Avenue K South, urged Council to vote against proposed Bylaws 7457 and 7463. He asked Council to retain the ID2 designation for the 300 block of Avenue K South to allow for possible future expansion.*

*Ms. Laverne Szejvolt, representing the Pleasant Hill Community Association, expressed support for the proposed Development Plan amendments and indicated the importance of the changes to improve the quality of life for those who live in the area.*

*Mr. Bob Fink, representing the Optimist Neighbourhood Council, noted the affects of ID1 zoning next to residential zoning and indicated a willingness for a compromise. He indicated that since a compromise was not reached, his group supports the proposed Development Plan amendments to prevent future conflicts from happening.*

*Mr. Walter Walko, 206 Avenue K South, urged Council to vote against the proposed Development Plan amendments.*

*Ms. Anne Yanicki, 331 Avenue H South, indicated support for the proposed Development Plan amendments.*

*Mr. Michael Mudrey spoke against proposed Bylaw No. 7459 as it affects his property at 517 Avenue K South. He indicated the importance of industrial and commercial areas in the city to provide revenue and the need for a balance between the business and residential neighbourhoods. Mr. Mudrey noted that his warehouse is well maintained and fits in well with the surrounding area.*

*Ms. Carmel Kowalchuk asked Council to retain the R4 zoning designation for the properties at 128, 130, 132, 134 and 136 Avenue M South to allow for the future development of a complex on these properties.*

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*Mr. Elmer Scheltgen, President, Riversdale Owners Coalition, submitted a petition with additional signatures opposing the proposed Development Plan amendments. He expressed the opinion that the proposed changes send a message to potential investors not to invest in Saskatoon and especially not in Riversdale. He provided suggestions for improvements in the area. Mr. Sheltgen also requested Council to keep the zoning as RM3 for his property at 509/511 Avenue D South.*

*Mr. El Hrytsak, 203 Avenue K South, provided Council with additional notes from those opposed to the proposed development plan amendments. He urged Council to keep the present ID2 zoning for the 200 and 300 Block of Avenue K South.*

*Mr. Les Schindel, representing a company outside Saskatoon, indicated that his company is looking to relocate to a warehouse in the 500 Block of Avenue K South but the decision of whether to relocate will depend on whether Council votes against the proposed amendments.*

*Mr. Ken Redekopp, Vice-President, Riversdale Community and School Association Inc., noted that the Riversdale Community and School Association Inc. and the Riversdale Business Improvement District Board of Directors have tried to make changes to bring stability to the neighbourhood. He expressed the view that Riversdale must change in order to survive. He urged Council to support the proposed Development Plan amendments.*

*Mr. Gary Wong, 406 Avenue D South, expressed the opinion that the proposed Development Plan amendments will not take care of the problems in Riversdale.*

*Ms. Audrey Ben, addressed Council on behalf of Frieda Turner, 311 Avenue G South, and expressed concern regarding the possibility of forced eviction of tenants in the area.*

*Moved by Councillor Roe, Seconded by Councillor Langford,*

*THAT the presentations and submitted correspondence be received.*

*CARRIED.*

*Moved by Councillor Postlethwaite, Seconded by Councillor Langford,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Waygood, Seconded by Councillor Roe,*

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*THAT Council consider Bylaw No. 7447.*

**YEAS:** *Councillors Langlois, Waygood, Postlethwaite, Roe and Langford* 5

NAYS: *His Worship the Mayor, Councillors McCann, Atchison, Heidt and Birkmaier* 5

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

*Moved by Councillor Langford, Seconded by Councillor McCann,*

*THAT the matter be referred to the Administration for further review.*

CARRIED.

**2b) Hearing - Adjourned from February 27, 1995  
Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7457  
(File No. CK 4353-1)**

## REPORT OF CITY CLERK:

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7457, copy attached.

Attached is a report of the City Planner dated March 28, 1995, submitting the following recommendations:

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;
  - 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-

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use policy; and

- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from proposed Bylaw No. 7457, to designate them as a residential low-density - no conversions land-use policy.

Attached are copies of the following correspondence which has been received regarding the above matter:

- 1) Letter dated March 24, 1995 from Bob Bohdan Baran, President, St. George's Ukrainian Catholic Cathedral Parish Council (See Attachment #42); and
- 2) Letter dated March 29, 1995 from Bryce N. Anderson and Alex Greschuk, 428 Spadina Crescent West (Attachment #44).
- 3) Letter dated April 4, 1995 from Jonathan Cox, 416 Spadina Crescent West (See Attachment #45);
- 4) Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment #48);
- 5) Letter dated March 4, 1995 from E.M.K. MacGregor, 126 Avenue J South (See Attachment #51);
- 6) Letter dated April 4, 1995 from Shirley Lambert, 320 Avenue D South (See Attachment #54);
- 7) Letter dated April 6, 1995 from Rick Ferguson, 336 Avenue K South (See Attachment #58);
- 8) Petition dated April 5, 1995 signed by four land owners in the 1100 block of 19th Street West (See Attachment #60);
- 9) Petition dated April 5, 1995 with 9 signatures of land owners in the 300 block of Avenue K South (See Attachment #61);
- 10) Letter dated April 5, 1995 from Joe Backes, 1104 - 19th Street West (See Attachment #62)."

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***COUNCIL DID NOT PROCEED WITH THE HEARING SINCE BYLAW NO. 7447 WAS NOT PASSED.***

- 2c) Hearing - Adjourned from February 27, 1995**  
**Development Plan Amendment**  
**Core Neighbourhood Study Review - 1990**  
**Riversdale Neighbourhood**  
**Proposed Bylaw No. 7458**  
**(File No. CK. 4353-1)**

**REPORT OF CITY CLERK:**

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7458, copy attached.

Attached is a report of the City Planner dated March 28, 1995 [See Attachment 2b)], submitting the following recommendations:

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;
- 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-use policy; and
- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from proposed Bylaw No. 7457, to designated them as a residential low-density - no conversions land-use policy.

Attached is a copy of the following correspondence which has been received regarding the above matter:

- 1) Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment

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#48); and

- 2) Letter dated April 7, 1995 from Elmer Scheltgen, 509/511 Avenue D South (See Attachment #66) submitting petitions with approximately 20 signatures."

***COUNCIL DID NOT PROCEED WITH THE HEARING SINCE BYLAW NO. 7447 WAS NOT PASSED.***

- 2d) Hearing - Adjourned from February 27, 1995**  
**Development Plan Amendment**  
**Core Neighbourhood Study Review - 1990**  
**Riversdale Neighbourhood**  
**Proposed Bylaw No. 7459**  
**(File No. CK. 4353-1)**

**REPORT OF CITY CLERK:**

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7459, copy attached.

Attached is a report of the City Planner dated March 28, 1995 [See Attachment 2b)], submitting the following recommendations:

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;
- 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-use policy; and
- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from

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proposed Bylaw No. 7457, to designate them as a residential low-density - no conversions land-use policy.

Attached are copies of the following correspondence which has been received regarding the above matter:

- 1) Letter from Bob Fink, 516 Avenue K South (See Attachment #40);
- 2) Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment #48);
- 3) Letter dated April 5, 1995 from Terry Simonson, Area Manager, Jay's Transport (See Attachment #56); and
- 4) Letter dated April 3, 1995 from Michael G. Mudrey, Secretary-Treasurer, Oakville Holdings Ltd. (See Attachment #57)."

**COUNCIL DID NOT PROCEED WITH THE HEARING SINCE BYLAW NO. 7447 WAS NOT PASSED.**

- 2e) **Hearing - Adjourned from February 27, 1995**  
**Development Plan Amendment**  
**Core Neighbourhood Study Review - 1990**  
**Riversdale Neighbourhood**  
**Proposed Bylaw No. 7460**  
**(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7460, copy attached.

Attached is a report of the City Planner dated March 28, 1995 [See Attachment 2b)], submitting the following recommendations:

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;

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- 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-use policy; and
- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from proposed Bylaw No. 7457, to designated them as a residential low-density - no conversions land-use policy.

Attached are copies of the following correspondence which has been received regarding the above matter:

- 1) Letter dated March 6, 1995 from Earl S. Cooper, President, Granada Holdings Ltd. (See Attachment #41); and
- 2) Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment #48)."

***COUNCIL DID NOT PROCEED WITH THE HEARING SINCE BYLAW NO. 7447 WAS NOT PASSED.***

**2f) Hearing - Adjourned from February 27, 1995**  
**Development Plan Amendment**  
**Core Neighbourhood Study Review - 1990**  
**Riversdale Neighbourhood**  
**Proposed Bylaw No. 7461**  
**(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7461, copy attached.

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Attached is a report of the City Planner dated March 28, 1995 [See Attachment 2b)], submitting the following recommendations:

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;
- 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-use policy; and
- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from proposed Bylaw No. 7457, to designate them as a residential low-density - no conversions land-use policy.

Attached is a copy of the following correspondence which has been received regarding the above matter:

- Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment #48)."

**COUNCIL DID NOT PROCEED WITH THE HEARING SINCE BYLAW NO. 7447 WAS NOT PASSED.**

- 2g) Hearing - Adjourned from February 27, 1995  
Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7462  
(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

Council, at this meeting, is to hear and determine any submissions with respect to the

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proposed amendment prior to its consideration of Bylaw No. 7462, copy attached.

Attached is a report of the City Planner dated March 28, 1995 [See Attachment 2b)], submitting the following recommendations:

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;
- 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-use policy; and
- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from proposed Bylaw No. 7457, to designated them as a residential low-density - no conversions land-use policy.

Attached is a copy of the following correspondence which has been received regarding the above matter:

- Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment #48)."

***COUNCIL DID NOT PROCEED WITH THE HEARING SINCE BYLAW NO. 7447 WAS NOT PASSED.***

- 2h) Hearing - Adjourned from February 27, 1995  
Development Plan Amendment  
Core Neighbourhood Study Review - 1990  
Riversdale Neighbourhood  
Proposed Bylaw No. 7463  
(File No. CK. 4353-1)**

REPORT OF CITY CLERK:

"Attached is an excerpt from the minutes of meeting of City Council held on February 27, 1995.

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Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of Bylaw No. 7463, copy attached.

Attached is a report of the City Planner dated March 28, 1995 [See Attachment 2b)], submitting the following recommendations:

- 1) that the proposed Bylaw Nos. 7447, 7457, 7458, 7459, 7460, 7461, 7462, and 7463 be approved;
- 2) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 1002 - 20th Street West, at 1040 - 20th Street West, and at 229 Avenue I South, as shown in proposed Bylaw No. 7463, to change their designation back to the core industrial land-use policy; and
- 3) that the Administration be directed to bring forward an amendment to the Development Plan regarding the properties at 306, 308, and 312 Spadina Crescent West and at 440 Avenue D South, which were omitted from proposed Bylaw No. 7457, to designated them as a residential low-density - no conversions land-use policy.

Attached are copies of the following correspondence which has been received regarding the above matter:

- 1) Letter dated March 27, 1995 from Kent Mark, Mark Wings Noodle Mfg. Ltd., 221 Avenue D South (See Attachment #43);
- 2) Letter dated April 3, 1995 from Stanley and Natalie Emery (See Attachment #48); and
- 3) Letter dated April 7, 1995 from Colleen and Daryl Brown, Phoenix Starter & Alternator Repair, 1002 - 20th Street West (See Attachment #59)."

***COUNCIL DID NOT PROCEED WITH THE HEARING SINCE BYLAW NO. 7447 WAS NOT PASSED.***

*Council took a short recess at 10:07 p.m. and reconvened at 10:09 p.m.*

*Councillor Steernberg re-entered the Council Chamber at 10:09 p.m. prior to consideration of "Communications".*

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**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

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

- 1) **Kathy Abel, President  
Westmount Community and School Association, dated March 20**

Requesting temporary closure of Avenues K and L between Rusholme Road and Bedford Road and Bedford Road between Avenue K and Avenue L from 10:00 a.m. to 8:00 p.m. on Saturday, June 3, 1995 in conjunction with a Spirit Day to be held in Westmount Park. (File No. CK. 205-1)

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

*Moved by Councillor McCann, Seconded by Councillor Birkmaier,*

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

*CARRIED.*

- 2) **Mary and John Loewen  
2406 Munroe Avenue South, undated**

Submitting comments regarding sewer and water rates and property taxes. (File No. CK. 1550-2)

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

*Moved by Councillor Langlois, Seconded by Councillor McCann,*

*THAT the information be received.*

*CARRIED.*

- 3) **D. B. Lloyd, Superintendent, Financial Services**

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**Saskatoon Catholic Schools, dated March 29**

Submitting notification of a resolution passed by the Saskatoon Catholic Board of Education regarding the uniform mill rate to be levied for the year 1995. (File No. CK. 1905-5)

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

*Moved by Councillor Roe, Seconded by Councillor Postlethwaite,*

*THAT the information be received and referred to the Administration.*

*CARRIED.*

**4) Camille T. Dobni, Superintendent of Business Administration  
Saskatoon Board of Education, dated March 29**

Submitting notification of the annual estimates for the 1995 fiscal year for the Saskatoon Board of Education School Division No. 13. (File No. CK. 1905-5)

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

*Moved by Councillor Langlois, Seconded by Councillor Langford,*

*THAT the information be received and referred to the Administration.*

*CARRIED.*

**5) Peggy McKercher, Chair  
Meewasin Valley Authority, dated March 31**

Commenting regarding the addition of the Environmental Division to the Community Cash Grants Program. (File No. CK. 1871-1)

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

*Moved by Councillor Roe, Seconded by Councillor Steernberg,*

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*THAT the information be received.*

*CARRIED.*

- 6) **E. Bertsch  
2515 Jarvis Drive, dated March 28**

Submitting comments regarding the operations of the City. (File No. CK. 150-1)

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

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

*THAT the information be received.*

*CARRIED.*

- 7) **Sandy Normand, Chair  
Leisure Services Advisory Board, dated April 3**

Submitting comments regarding the 1995 Operating Budget process. (File No. CK. 1704-1)

**RECOMMENDATION:** that the letter be referred to the Budget Policy and Planning Committee for consideration.

*Moved by Councillor Postlethwaite, Seconded by Councillor Langlois,*

*THAT the letter be referred to the Budget Policy and Planning Committee for consideration.*

*CARRIED.*

- 8) **Randy Kraus, Sales and Retail Development Coordinator  
Saskatchewan Lotteries, dated April 3**

Requesting Council to extend the hours under the Noise Bylaw for a carnival to be held in the Bessborough Gardens on Friday, May 12, 1995 in conjunction with the Saskatchewan Lotteries Retailer Convention. (File No. CK. 185-9)

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**RECOMMENDATION:** that permission be granted to Saskatchewan Lotteries to extend the time during which a carnival may be conducted in the Bessborough Gardens to 12:00 midnight on Friday, May 12, 1995, in conjunction with the Saskatchewan Lotteries Retailer Convention.

*Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,*

*THAT permission be granted to Saskatchewan Lotteries to extend the time during which a carnival may be conducted in the Bessborough Gardens to 12:00 midnight on Friday, May 12, 1995, in conjunction with the Saskatchewan Lotteries Retailer Convention.*

*CARRIED.*

- 9)    **Louis, Marlene and Dean W. Mario**  
      933 Dudley Street, dated March 31

Expressing concern regarding police service in the Holiday Park area. (File No. CK. 5000-1)

**RECOMMENDATION:** that the direction of Council issue.

*Moved by Councillor McCann, Seconded by Councillor Langford,*

*THAT the matter be referred to the Board of Police Commissioners.*

*CARRIED.*

- 10)    **Viviane Swann, Resolutions Policy Analyst**  
      Federation of Canadian Municipalities, dated March 22

Submitting information regarding resolution dealing with the development of raw land by municipalities for private developers. (File No. CK. 155-2)

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

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*Moved by Councillor McCann, Seconded by Councillor Roe,*

*THAT the information be received.*

*CARRIED.*

- 11) Isabelle Ryder, President Elect  
University of Saskatchewan Graduate Students' Association, dated March 28**

Requesting Council to proclaim April 3 to 7, 1995 as Graduate Student International Appreciation Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of April 3 to 7, 1995 as Graduate Student International Appreciation Week in Saskatoon.

*Moved by Councillor Langlois , Seconded by Councillor Heidt,*

*THAT His Worship the Mayor be authorized to proclaim the week of April 3 to 7, 1995  
as Graduate Student International Appreciation Week in Saskatoon.*

*CARRIED.*

- 12) L. E. Singer and L.W. Bley  
310 26th Street West, dated April 3**

Expressing concerns regarding procedures followed for local improvements. (File No. CK. 4140-1)

**RECOMMENDATION:** that the direction of Council issue.

*Moved by Councillor Birkmaier, Seconded by Councillor Langlois,*

*THAT the matter be referred to the Works and Utilities Committee.*

*CARRIED.*

- 13) Marlene Hall, Secretary**

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**Development Appeals Board, dated April 3**

Submitting Notice of Development Appeals Board Hearing regarding proposed addition to rear of dwelling at 1331 Elliott Street. (File No. Ck. 4352-1)

- 14)   Marlene Hall, Secretary  
Development Appeals Board, dated April 3**

Submitting Notice of Development Appeals Board Hearing regarding existing one-unit dwelling at 1140 Avenue M South. (File No. CK. 4352-1)

- 15)   Marlene Hall, Secretary  
Development Appeals Board, dated March 31**

Submitting Notice of Development Appeals Board Hearing regarding existing one-unit dwelling and attached garage at 921 Fifth Street East. (File No. CK. 4352-1)

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

*Moved by Councillor Langlois, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

- 16)   Gail Drury, Chair  
Saskatoon Kidsport Fund Committee, dated April 5**

Requesting Council to proclaim the month of May, 1995 as Kidsport Month in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:**   that His Worship the Mayor be authorized to proclaim the month of May, 1995 as Kidsport Month in Saskatoon.

*Moved by Councillor Roe, Seconded by Councillor Postlethwaite,*

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*THAT His Worship the Mayor be authorized to proclaim the month of May, 1995 as Kidsport Month in Saskatoon.*

*CARRIED.*

- 17) Carol Dalton  
Coalition for a Quality Community, dated April 6**

Requesting permission for a representative of Coalition for a Quality Community to address Council regarding zoning of pornographic businesses in Saskatoon. (File No. CK. 4350-1)

**RECOMMENDATION:** that a representative of Coalition for a Quality Community be heard.

*Moved by Councillor Postlethwaite, Seconded by Councillor Birkmaier,*

*THAT a representative of Coalition for a Quality Community be heard.*

*CARRIED.*

*Ms. Carol Dalton, representing the Coalition for a Quality Community, addressed Council regarding zoning of pornographic businesses in Saskatoon. She submitted a petition with additional signatures expressing concern regarding the business located at 225 Third Avenue North and noted that the Coalition's vision of the City does not include a random location of pornographic businesses in the City. Ms. Dalton urged Council to reconsider allowing some funding for social action.*

*Moved by Councillor Waygood, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

- 18) Debra Fernandes, Communications Manager  
Earth Day Canada, dated April 6**

Submitting information regarding International Earth Day. (File No. CK. 205-5)

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

*Moved by Councillor McCann, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

- 19) **Kathy Huggins, Chair**  
**Nutana Suburban Advisory Committee, dated April 5**

Commenting regarding the inclusion of outdoor pools in the operating budget. (File No. CK. 1704-1)

**RECOMMENDATION:** that the letter be referred to the Budget Policy and Planning Committee for consideration.

*Moved by Councillor Roe, Seconded by Councillor McCann,*

*THAT the letter be received and that a letter be written to Ms. Huggins advising that the outdoor pools were funded in the operating budget.*

*CARRIED.*

- 20) **Larry Stewart, Chair**  
**Lawson Suburban Program Advisory Committee, dated April 5**

Requesting permission to address Council regarding the Lawson Civic Centre programming initiatives. (Files CK. 5800-3 and 610-1)

**RECOMMENDATION:** that Mr. Stewart be heard during consideration of Clause 1, Report No. 7-1995 of the Planning and Development Committee.

- 21) **Arthur G. Baalim, President**  
**City Park Community Association, dated April 5**

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Requesting permission to address Council regarding the Lawson Civic Centre programming initiatives. (Files CK. 5800-3 and 610-1)

**RECOMMENDATION:** that Mr. Baalim be heard during consideration of Clause 1, Report No. 7-1995 of the Planning and Development Committee.

**22) Susan Delanoy and Melinda Brown**  
**River Heights Community Association, dated April 6**

Requesting permission for a representative of the River Heights Community Association to address Council regarding the Lawson Civic Centre programming initiatives. (Files CK. 5800-3 and 610-1)

**RECOMMENDATION:** that a representative of the River Heights Community Association be heard during consideration of Clause 1, Report No. 7-1995 of the Planning and Development Committee.

**23) Yvette Bunker, President**  
**Kelsey Community Association, dated April 5**

Requesting permission for a representative of the Kelsey Community Association to address Council regarding the Lawson Civic Centre programming initiatives. (Files CK. 5800-3 and 610-1)

**RECOMMENDATION:** that a representative of the Kelsey Community Association be heard during consideration of Clause 1, Report No. 7-1995 of the Planning and Development Committee.

**24) Judi Hassen, President and Carol Sirois, Vice President**  
**North Park-Richmond Heights Community Association, dated April 6**

Requesting permission for a representative of the North Park-Richmond Heights Community Association to address Council regarding the Lawson Civic Centre programming initiatives. (Files CK. 5800-3 and 610-1)

**RECOMMENDATION:** that a representative of the North Park-Richmond Heights Community Association be heard during consideration of Clause 1, Report No. 7-1995 of the Planning and Development Committee.

**25) Loren Prentice and Carol Jacobson**

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**RiverRaquet Athletic Club Inc., dated April 6**

Requesting permission to address Council regarding the proposed fitness facility additions to the Lawson Civic Centre. (Files CK. 5800-3 and 610-1)

**RECOMMENDATION:** that a representative of the RiverRaquet Athletic Club Inc. be heard during consideration of Clause 1, Report No. 7-1995 of the Planning and Development Committee.

**26) Carolyn Guest, President-Elect  
YWCA of Saskatoon, dated April 6**

Requesting permission to address Council regarding the proposed plans to increase programming at the Lawson Civic Centre. (Files CK. 5800-3 and 610-1)

**RECOMMENDATION:** that a representative of the YWCA be heard during consideration of Clause 1, Report No. 7-1995 of the Planning and Development Committee.

*Moved by Councillor Langlois, Seconded by Councillor Birkmaier,*

*THAT the regular Order of Business be suspended and Clause 1, Report No. 7-1995 of the Planning and Development Committee be brought forward and considered.*

*CARRIED.*

**REPORT NO. 7-1995 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

**1. Lawson Civic Centre  
Programming Initiatives to Increase  
Participation and Revenues  
(Files CK. 5800-3 & 610-1)**

On March 6, 1995, your Committee considered the following report of the General Manager, Leisure Services Department, dated March 1, 1995, regarding the above:

"Introduction

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The Leisure Services Department derives its operating revenues from three main external sources:

- general admissions for drop-in programming,
- fees for registered programs (i.e. lessons), and
- the rental of activity-spaces to outside users (i. e. external rentals).

In 1992, City Council adopted financial objectives for the five indoor leisure centres (i.e. the Lawson, Lakewood, and Cosmo Civic Centres, the Saskatoon Field House, and the Harry Bailey Aquatic Centre). These objectives will be implemented, through a phased approach, over the next several years and consist of the following:

- general-admission fees will recover 75% of the cost of providing drop-in programming, and
- lesson fees will recover 100% of the cost of providing registered programs.

The current rental rates are set to recover the full cost of the space.

Based on the 1994 budget projections, the current cost-recovery rates for programming at the Lawson and Lakewood Civic Centres are as follows:

	Lawson Civic Centre	Lakewood Civic Centre
General Admissions	39%	62%
Lessons	81%	84%

Your staff are concerned that the financial objectives for the Lawson Civic Centre will not be achieved unless steps are taken to improve its programming capabilities for general admissions. The following report examines opportunities for generating more revenues at this facility and it proposes the following actions to increase the attendance:

- the purchase of a waterslide for the shallow end of the pool; and,
- the conversion of the soccer change-rooms to a multi-purpose room for dry-programming.

Reasons for the Lack of Growth in the Lawson Civic Centre's Revenues

The Lakewood Civic Centre has more programmable space (i.e. a gymnasium, a multi-purpose room, a crafts-studio, and a pre-school room) than the Lawson Civic Centre. The former facility's primary market-area is larger (serving a population of 33,300, compared to

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22,600 for the Lawson Civic Centre). Therefore, the Lakewood Civic Centre's revenues are greater than those for the Lawson Civic Centre. As is shown in Table 1 of Appendix A, the gap between the revenues which are generated at these two civic centres is growing, largely due to a decline in the latter facility's revenues from general admissions.

To a large extent, structural factors relating to the building explain the weaker growth of revenues at the Lawson Civic Centre. Most notably, this facility lacks the space for dry-programming and cannot accommodate such highly-demanded programs as drop-in aerobics classes which are provided at the Lakewood Civic Centre. The members of the Lawson Suburban Area Program Advisory Committee, as well as our customers and staff, have suggested that the wave-pool has limited appeal; they also agree that the facility is unable to provide the variety of programs which are currently popular in the marketplace.

In summary, the following specific concerns appear to be having a significantly detrimental effect on the Lawson Civic Centre's popularity and revenues:

1. The pool's waves are overwhelming the younger children (i.e. preschoolers), but are not challenging enough for the older children, youths, and adults. Many of our customers who have experienced other wave-pools have concluded that our pool is 'boring'.
2. The pool lacks such amenities as a waterslide and play-equipment (i.e. water toys) which appeal to families. Many of the area's residents have indicated that they would rather use the Lakewood Civic Centre's pool because of its waterslide.
3. Not enough fitness programs are provided for adults; those programs which are available are not offered at the right times (i.e. during the evenings and on weekends).
4. The facility lacks the spaces which are required to offer many of the types of activities that people are interested in (e.g. aerobics, dance, and racquet-sports).
5. The exercise room is too small and is inadequately equipped. It has one universal gym, one rowing-machine, and three stationary bikes which can only accommodate up to five people at one time. Also, it lacks such popular equipment as free-weights, stair-climbers, and aerobicycles.
6. The current provision of structured and unstructured programming must be reconsidered to fit the demand in the marketplace (e.g. more lessons and fewer public-swim times).

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**Current Trends in the Market**

The Leisure Services Department's analysis of trends in the marketplace indicates that adult fitness-programming is a major area for growth at many of our leisure facilities. At the same time, the demand for recreational programming for youth, children, and families (e.g. public-swim times) has decreased. This trend is, in part, due to the demographic shift to an older population with fewer children, as well as to a greater interest by adults in health and fitness activities.

As is shown in Table 2 of Appendix A, the Lakewood Civic Centre's adult admissions grew by 26 percent from 1990 to 1993. This growth was largely due to increased participation in its drop-in aerobics classes. Conversely, because it cannot accommodate this type of programming, the Lawson Civic Centre experienced a four percent drop in its adult admissions. During the same period, youth and family admissions have declined at both facilities, partly reflecting the demographic shift in the population and a reduction in public-swim times to accommodate the demand for swimming lessons.

In 1993, there was a large drop in youth admissions due, in part, to changes in the Leisure Services Department's rate structure. In that year, the fee for preschool children (aged 5 years and under) was eliminated and the former child and youth rates were blended to establish one rate for anyone who is from 6 to 18 years of age. As a result, the attendance by preschool children is no longer recorded as an admission and thus, is not included in the 1993 statistics for admissions.

With the change in the demographic make-up of our customers and the current preference by youth for structured programs (i.e. lessons), adult programming has become a more significant factor in our revenues. For example, adults accounted for 50 percent of the Lakewood Civic Centre's revenues from general admissions in 1993, compared to 38 percent in 1990.

**Needs-Assessment Information on the Lawson Suburban Area**

The Leisure Services Department conducts needs-assessment surveys to identify the leisure needs and preferences of the residents within each of Saskatoon's suburban areas. The information from these surveys provides important data for formulating programs and schedules which are responsive to the specific preferences of each area's residents. The surveys also provide further insight as to why the public chooses to use, or not to use, certain leisure facilities.

The Lawson Suburban Area's needs-assessment survey indicates that those people in this area who are participating in some activity (i.e. its existing market) are doing so primarily to

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improve their physical health. They list activities within the health and fitness, the sports and games, and the outdoor recreation categories as their main leisure interests. Those people in the area who are not participating, but who want to participate, in leisure activities (i.e. the potential market) listed the health and fitness, the sports and games, and the performing and visual arts categories as their main interests.

Some specific activities for which there is interest in the Lawson Suburban Area's leisure market include aerobics, aquacise, weight-training, dance, jogging, racquet-sports, soccer, softball, and water-sports. The Lawson Civic Centre has limited programming space for these types of activities and therefore, people are not using this facility.

The general market-profile of the Lawson Suburban Area indicates a very mobile population; therefore, transportation is not a barrier to participation. In fact, the needs-assessment information has revealed that, of the areas which have been surveyed to date, the people within the Lawson Suburban Area are the most willing to travel to pursue their leisure interests. If the Lawson Civic Centre does not offer the type of programs that many of the residents in its primary market-area want, they are likely to drive out of the area to pursue their interests.

Another factor in the market-profile of this area is that many of its residents are married and have older children. This might account for the declining use of the Lawson Civic Centre by families.

The need-assessment survey revealed that the top barriers to participation in leisure activities by residents in the Lawson Suburban Area include too many other interests, conflicts with work, and the cost of the registration-fees. Because the enrolment in our registered programs continues to grow, some families may be choosing to have their children participate in swimming lessons, rather than during public-swim times.

**Actions to Increase the Lawson Civic Centre's Attendance and Revenues**

In order to make the Lawson Civic Centre's wave-pool more attractive to families, your staff have made some changes, within the existing resources, to the facility's amenities. Some of these changes are:

1. The deckside games-area was converted to an indoor playground which contains a variety of toys and play-apparatus for children.
2. More water-toys for children were purchased for use in the pool's shallow end.
3. Less wave-action now occurs during public-swim times.

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4. The table-games (e.g. air-hockey, fooseball, and table-tennis) have been placed in the lobby-area.

Despite these changes, youth and family admissions have continued to decline, albeit at a lower rate. From January 1 to July 31, 1994, youth admissions were two percent, and family admissions were eight percent, below the same period in 1993.

In light of the reduced demand for public swimming and the strong demand for swimming lessons and adult fitness-programs, certain programming changes have been implemented:

1. Public-swim times have been reduced to accommodate more children's swimming lessons (from 4:00 p.m. to 7:00 p.m. on weekdays).
2. Adult aquafitness-classes are offered on weekday evenings.
3. The Rusty Macdonald Branch Library's meeting rooms are being used to offer low-impact aerobics classes.
4. Programs are being run on the pool's deck.
5. The soccer change-rooms and the back of the office-area are used for arts and crafts programs.

These programming changes have had a positive effect on the facility's attendance and revenues. During the first seven months of 1994, revenues from adult admissions and from lessons increased by 14 percent over the previous year's comparable period.

In addition to the changes to the Lawson Civic Centre's amenities and programs, our staff have been encouraged to develop new initiatives to attract more customers. Some of the recent initiatives include:

1. Special events are regularly being provided in cooperation with the Rusty Macdonald Branch Library and with the suburban area's community associations.
2. Programming partnerships are being established with the community associations and with other leisure-service providers.
3. More specialized fitness programs, such as aquastep and backcare-aquafitness classes, are being offered.
4. Because the surrounding market-area has a more mature population, the Centre's

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daytime programs for older adults are being reviewed.

Advertising on television and radio and in the newspaper and the Leisure Services Department's Leisure Activities Guide has been used to increase the general public's awareness of the City's leisure facilities, including the Lawson Civic Centre. In order to specifically promote the Lawson Civic Centre, we have offered free-access days, reduced rates during certain times, and special events targeted to various groups. These initiatives have met with some limited success.

**Opportunities to Improve the Lawson Civic Centre's Attendance and Revenues**

The market for the existing wave-pool alone is not sufficient to generate the usage levels that we need to achieve our financial objectives for the Lawson Civic Centre. In order to realize significant growth in its revenues, your staff believe that amenities must be added to make it possible to target new markets for this facility. We believe that the opportunity exists to position the Lawson Civic Centre within the marketplace as an indoor playground which draws its customers from various areas throughout the city.

Demographic indicators suggest that the baby-boom echo (i.e. the children of those people who were born during the peak of the baby-boom) will create a demand for more children's and family-recreation programs. To appeal to the family market, the pool-side games area at the Lawson Civic Centre has been converted into an indoor playground and a variety of smaller water-toys have been purchased for use in the pool's shallow end. Because these amenities appeal mainly to young children, we believe that a reasonably-sized waterslide and larger water-play apparatus for older children should be added, thereby creating a more appealing indoor family-recreation environment.

At the same time, this facility must attract the growing adult fitness-market. Because they participate in fitness activities on a regular basis (i.e. twice a week or more) and because they pay a higher rate (e.g. the youth rate is 60 percent of the adult rate), adults have become our most significant source of admissions' revenue. If we want more adults to use the Lawson Civic Centre, it must offer the facilities, equipment, and programs that address the fitness needs that are being expressed by these potential patrons.

To this end, the exercise room in the Lawson Civic Centre will be upgraded with new fitness equipment that are financed from the facility's operating budget. Two computerized stationary-bikes, a stair-climber, a rowing-machine, and a leg-press have been ordered. While we expect this initiative to improve the facility's revenues, it does not resolve the Lawson Civic Centre's major problem of not having suitable dry-programming space to offer the fitness programs that are currently in demand (i.e. the higher-impact aerobics classes).

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Converting the Soccer Change-rooms into a Multi-purpose Room

To obtain the needed space for dry-programming, your staff are proposing the conversion of the existing soccer change-rooms into a multi-purpose area. The conversion can be financed through a productivity improvement loan.

The soccer change-rooms were included in the Lawson Civic Centre to meet the needs of the 1989 Jeux Canada Games. Subsequent to those Games, these rooms have not been used for the purpose for which they were constructed. The rooms are currently used for child-care and for arts and crafts programming. One of the rooms is being used as an office by the community associations; in the interests of improving the financial situation in this facility, these associations are prepared to vacate this room.

The existing three change-rooms can be renovated to create one large multi-purpose space that can accommodate fitness and dance classes, martial arts, and other such activities that require space for a large number of participants. The fourth change-room and the officials' room will be retained as a change-room for female fitness-class participants and for other dry-programming needs (arts and crafts classes). A plan of the existing rooms and a plan of the proposed renovated areas have been attached to this report.

The proposed renovation involves removing the interior walls and the washroom fixtures; new flooring that is suitable for high-impact activities will be installed. The Civic Building and Grounds Department's staff has estimated that the total cost of this conversion will be \$90,000.

Purchase of a Waterslide for the Pool's Shallow End

To make the wave-pool more appealing to older children (i.e. up to 12 years of age) and to families, your staff proposes to purchase a waterslide-feature for the pool's shallow end of the pool. The maximum cost of acquiring and installing such a feature is \$35,000, with financing from a productivity improvement loan.

Waterslides are available in a variety of shapes and sizes and at costs that range from \$15,000 to \$200,000. While we have not yet chosen a design, a sculpted foam-lined waterslide in the form of a sea serpent is our currently-preferred choice. This type of unit is priced within our financial means; it meets the needs which have been expressed by our patrons and it is appropriate to the pool's surroundings. It can also be expanded in the future by adding extra modules.

Financial Impact of the Proposed Alterations to the Lawson Civic Centre

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To service the proposed productivity improvement loans, the Lawson Civic Centre's revenues from general admissions must increase by 14 percent, or by \$25,000 annually over the 1993 actual results. Your staff are confident that the increased attendance from new programs that can be delivered in the renovated soccer change-rooms and from the new waterslide will generate sufficient additional revenues to repay the loans within a five-year payback period and to reduce the facility's overall net operating costs.

Based on current results and historical relationships between the Lakewood and Lawson Civic Centres, we expect to realize additional revenues of \$25,000 for the first full year of operation by adding the slide and the other pool-amenities and by converting the soccer change-rooms at the Lawson Civic Centre. This amount is expected to grow to \$40,000 (\$13,000 from the slide and other pool-amenities and \$27,000 from the soccer change-room conversion) by the third year."

At that time, it was noted that the proposals in the above report had been discussed with the Lawson Suburban Area Program Advisory Committee and the Advisory Committee supported the following recommendations contained in the above report:

- "1) that the purchase of a waterslide-feature for the shallow end of the Lawson Civic Centre's pool, at a maximum cost of \$35,000, be approved;
- 2) that the renovations required to convert the Lawson Civic Centre's soccer change-rooms to a multi-purpose area, at an estimated cost of \$90,000 be approved; and
- 3) that the cost of these revenue-generating capital projects at the Lawson Civic Centre be financed by a productivity improvement loan, with a payback period of five years."

Your Committee subsequently deferred consideration of the above recommendations and referred the matter to the Administration to provide a financial report for this proposal.

On March 20, 1995, your Committee received the following report of the General Manager, Leisure Services Department dated March 14, 1995:

**"Potential Revenues from the Multi-Purpose Fitness Area**

By converting the existing soccer change-rooms into a multi-purpose fitness area, your staff are planning to run 18 hours of adult drop-in fitness programs over a forty-week period. This represents 720 hours of programming per year. Based on the Lakewood Civic Centre's experience, we expect this type of programming to attract an average of 16 participants per hour, or 11,520 participant-hours per year (i.e. 16 participants per hour times 720 hours).

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Using our 1995 admission prices for drop-in programs, the Department would realize gross revenues of \$37,700 from its programming of this multi-purpose space. Instructor costs are the only direct costs associated with this type of programming. These direct costs are \$9,000; when they are deducted from the projected revenue, the potential contribution margin to the Lawson Civic Centre is \$28,700, or \$14.13 per square foot.

In its earlier report on financing the conversion through a productivity-improvement loan, your staff took a cautious approach to estimating the projected revenues and used a lower contribution-margin figure of \$27,000. Also, the financing of the loan did not include the converted area's use by the Department, or by outside users, for such activities as dance and martial-arts classes. The Lawson Civic Centre's staff have received inquiries about renting space for these purposes. For example, if we are able to rent this space to outside user-groups for eight hours per week for 40 weeks at \$11 per hour (i.e. the current rental price for a similar space), the Centre's projected contribution margin could increase by another \$3,500, or \$1.72 per square foot. On the other hand, if the Centre ran an additional eight hours of adult programming per week, with an average of eight participants per hour, it would realize \$8,400, or \$4.12 per square foot, of additional revenue.

**Current Market Value for Leasing the Converted Space**

According to a recent real-estate evaluation conducted for the Leisure Services Department, the current market value of leasable areas within the City's indoor leisure facilities is between \$10 and \$16 per square foot, depending upon the space's size and suitability to potential customers. Your staff has negotiated leasing agreements whereby the City receives \$14.50 per square foot for space at the Saskatoon Field House and \$14.00 per square foot for space at the Cosmo Civic Centre.

Because of its size (i.e. 2,031 square feet), the market value of the proposed multi-purpose area at the Lawson Civic Centre is expected to be at, or below, the low end of the leasing range. Assuming that this space can be leased at \$10 per square foot, the additional revenue derived from a private operator could be \$20,310 per year.

**Conclusion**

From an operating perspective, your staff is endeavouring to reduce the global subsidization from municipal taxes of the Leisure Services Department's programs. If taxes are not going to rise and if basic leisure services (such as paddling pools, playgrounds, and youth centres where no revenues are generated) are to continue to operate, we need to ensure that all opportunities to expand our own-source revenues are pursued. If we are able to realize

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more revenues at and to reduce the annual subsidy to the Lawson Civic Centre, the Department can use the incremental contribution margin to maintain, and perhaps to enhance, its other programs and services.

Through a productivity-improvement loan, we believe that we can finance the cost of converting the existing soccer change-rooms at the Lawson Civic Centre into a multi-purpose room which will provide an opportunity for this facility to accommodate a wider range of revenue-generating programs. With respect to having the programs in the converted space provided by a private-sector operator, we believe that the potential revenues from directly delivering adult fitness programs are greater than what could be generated by leasing the space to a private-sector firm."

Also, on March 20, 1995, representatives of the YWCA made a presentation to the Committee, as outlined in the attached March 20th brief.

Following the presentation by the YWCA, your Committee invited the YWCA to comment on the issue of a proposed waterslide feature at the Lawson Civic Centre, and also to provide a report on the number of people participating in programs at the YWCA from the various areas of the City.

In this regard, representatives of the YWCA, presented the attached March 30th brief to your Committee on April 3, 1995.

Your Committee subsequently deferred consideration of the above-noted recommendation regarding renovations required to convert the Lawson Civic Centre's soccer change-rooms to a multi-purpose area, and referred the matter back to the Administration for further discussions with the YWCA regarding the capacity of both facilities (Lawson and YWCA) and also to address the City-wide needs (i.e. whether Lawson Civic Centre could fill some of the City-wide needs).

- RECOMMENDATION:**
- 1) that the information concerning the status of the proposal to convert the soccer change-rooms to a multi-purpose area be received;
  - 2) that the purchase of a waterslide-feature for the shallow end of the Lawson Civic Centre's pool, at a maximum cost of \$35,000 be approved; and
  - 3) that the cost of this revenue-generating capital project at the Lawson Civic Centre be financed by a productivity improvement loan, with a payback period of five years.

*Pursuant to motion by Councillor Langford and carried by a majority of members of Council, the*

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*hour of the meeting was extended beyond 10:30 p.m.*

*Moved by Councillor McCann, Seconded by Councillor Steernberg,*

*THAT the speakers be heard.*

*CARRIED.*

*Mr. Larry Stewart, Chair, Lawson Suburban Program Advisory Committee, indicated that the Committee has worked hard on the programming at the Lawson Civic Centre to bring it towards operating on a break-even basis. He noted that the Committee is asking for approval for the renovations to the soccer change rooms for conversion to a multi-purpose area. Mr. Stewart advised that the changes are not to be funded by the community but by a productivity loan. He noted an assessment of the needs of the area was conducted and it was determined that the residents wanted a fitness area in the community. He asked Council to approve the renovations to this area as well as the addition of the waterslide feature.*

*Mr. Arthur Baalim, President, City Park Community Association, expressed support for the conversion of the soccer change room at the Lawson Civic Centre and requested that the renovations be approved.*

*Ms. Susan Delanoy, Past President, River Heights Community Association, and member of the Lawson Suburban Advisory Committee, indicated that programs have been scheduled in the soccer change rooms to increase usage; however, she expressed concern regarding safety and lighting in the area for most of those uses. She noted that residents would like to be able to remain in their area for physical activities. Ms. Delanoy indicated that the Centre must be made a viable entity and can provide the services that the neighbourhood wants. She urged Council to reconsider the recommendation of the Committee.*

*Ms. Rose Purschke, President-Elect, Kelsey Community Association, expressed support for the conversion of the soccer change rooms to a multi-purpose room as an opportunity to offer more programming for all age groups and expressed the opinion that it would not negatively impact the YWCA.*

*Ms. Judi Hassen, President, and Ms. Carol Sirois, Vice President, North Park-Richmond Heights Community Association, indicated support for the proposed changes and noted the potential revenue of these changes. Ms. Hassen expressed the view that the long-term viability of the Lawson Civic Centre must be considered.*

*Ms. Carol Jacobson and Mr. Loren Prentice, RiverRacquet Athletic Club Inc., stated that a*

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*privately-owned fitness facility should not have to compete with a City facility. Ms. Jacobson expressed concern regarding the impact that the purchase of fitness equipment could have on their facility. Mr. Prentice noted the benefits to the City of their business and expressed concern that the City is duplicating services provided by the private sector especially when their club is not over utilized. He urged Council to come to a reasonable decision regarding the purchase of equipment for the facility.*

*Ms. Carolyn Guest, President-Elect, YWCA, noted that the community associations do have a role to play and doesn't question the right of citizens to plan improvements; however, consideration should be given to what services are reasonable. She expressed concern regarding the impact that the facility and additional programming would have on the YWCA. Ms. Guest urged the City to work collaboratively and not competitively with the groups in Saskatoon to establish a partnership among fitness providers.*

*Moved by Councillor Heidt, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Heidt,*

- 1) that the renovations required to convert the Lawson Civic Centre's soccer change rooms to a multi-purpose area, at an estimated cost of \$90,000, be approved;*
  
- 2) that the purchase of a waterslide feature for the shallow end of the Lawson Civic Centre's pool, at a maximum cost of \$35,000 be approved; and*
  
- 3) that the cost of these revenue-generating capital projects at the Lawson Civic Centre be financed by a productivity loan, with a payback period of five years.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL CONT'D**

**27) Bonnye Moncrief, President**

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**Saskatchewan Landlord Association Inc., dated April 7**

Requesting permission for a representative of the Saskatchewan Landlord Association Inc. to address Council regarding proposed amendment to the Animal Control Bylaw. (File No. CK. 152-4)

**RECOMMENDATION:** that a representative of the Saskatchewan Landlord Association Inc. be heard during consideration of Clause 5, Report No. 4-1995 of the Legislation and Finance Committee.

*Moved by Councillor Birkmaier, Seconded by Councillor Postlethwaite,*

*THAT the regular Order of Business be suspended and Clause 5, Report No. 4-1995 of the Legislation and Finance Committee be brought forward and considered.*

*CARRIED.*

**REPORT NO. 4-1995 OF THE LEGISLATION AND FINANCE COMMITTEE**

**5. Proposed Bylaw No. 7479  
The Animal Control Amendment Bylaw, 1995  
(File No. CK. 152-4)**

Your Committee has recently met with representatives of the Advisory Committee on Animal Control to discuss a recommendation from the Advisory Committee to introduce a bylaw requiring a property owner to clean up animal defecation on the owner's property. In reviewing this matter, your Committee referred the matter to the City Solicitor for a report on what legislation/process (in terms of jurisdiction) would best provide for requiring property owners to clean up animal defecation on their own property.

In this regard, your committee has considered the following response, dated March 29, 1995, from the City Solicitor's Office:

"The Committee at its meeting on March 7, 1995 requested a report from this office on what legislation/process would best provide for requiring a property owner to clean up animal defecation on his or her own property. This report discusses the nature and magnitude of the problem and how the problem is currently addressed. It also makes some suggestions for amendments to the Animal Control Bylaw to make enforcement more effective.

According to the Chief Public Health Inspector, his office receives approximately 100

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complaints in the springtime about the accumulation of dog feces on private property. These complaints usually come from the occupants of neighbouring properties. The most common complaint is about an offensive smell.

In addition to these initial complaints, his office receives approximately 12 complaints per month of a similar nature during the spring, summer and fall months until freeze-up occurs.

If a complaint is received, a public health inspector inspects the premises. If the inspector finds that a situation exists which is or may be injurious to health or is or may become a nuisance, the inspector will notify the owner or occupant to clean up the premises immediately. A follow-up inspection is done in a few days to determine if the clean-up has been done. According to the Chief Public Health Inspector, in 50-75% of the cases, clean-up will be done after the initial contact by the inspector.

If clean-up is not done as requested, the inspector prepares a formal inspection report and a notice is given in writing to the person responsible for the nuisance requiring that the nuisance be abated within the time mentioned in the notice. Usually several follow-up inspections are done to ensure that the clean-up is complete. In most cases, the public health inspector will be required to make at least three or four inspections. In difficult cases, the inspector may have to make additional inspections. The Chief Public Health Inspector advises that in most cases the condition is ultimately remedied after considerable efforts by the inspector.

We believe that this problem is essentially a health issue. Accordingly, we think that it makes considerable sense that enforcement is generally in the hands of the public health inspectors. We also believe that the current enforcement process has been reasonably effective. However, the Chief Public Health Inspector has advised us that the current enforcement process is very time consuming for the inspectors and he would like to see a more streamlined enforcement process, if possible.

With that in mind, we have prepared a draft amendment to the Animal Control Bylaw for the Committee's consideration. The bylaw would add a new section (Section 8.1) which makes it an offence to allow dog feces to accumulate on private property so as to create a health hazard. The Section would also require the owner or occupant of the property to clean up the feces within 24 hours after being notified to do so by a public health officer or an animal control warden. The City would have the right to remove the feces if the owner or occupant failed to do so within 24 hours. The cost to clean up the property would be added to the taxes.

The draft bylaw also has some other housekeeping amendments which have resulted from changes to *The Public Health Act*. The general penalty section (Section 17) has also been increased to conform to Section 92(1) of *The Urban Municipality Act, 1984*.

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In conclusion, it would appear that this problem is serious enough to warrant further legislative action by Council. Current enforcement methods are generally satisfactory but can take too long and require a considerable expenditure of time and resources on the part of the Environmental Health Division. The proposed bylaw would provide a summary method of dealing with these situations and would hopefully reduce the time and effort necessary to remedy the condition."

A copy of proposed Bylaw No. 7479 is attached.

**RECOMMENDATION:** that City Council consider Bylaw No. 7479 at this meeting.

*Moved by Councillor Heidt, Seconded by Councillor Atchison,*

*THAT Ms. Moncrief be heard.*

*CARRIED.*

*Ms. Bonnye Moncrief, on behalf of the Saskatchewan Landlord Association Inc., expressed concern regarding the wording of the amendment to the Animal Control Bylaw regarding clean up of animal, bird or other waste. She asked Council to change the wording of the proposed amendment to ensure that the occupant or resident who is the offender is to be charged and not the property owner.*

*Moved by Councillor Heidt, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor Heidt, Seconded by Councillor Birkmaier,*

*THAT the matter be referred to the Legislation and Finance Committee for further review.*

*CARRIED.*

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

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- 1) Marianne Yurchuk, Promotion Director  
65 CKOM, dated March 24**

Requesting Council's permission to hold Sunday in The Park at Rotary Park and for the temporary closure of Saskatchewan Crescent from the Broadway Bridge to Victoria Bridge on Sunday, June 18, 1995. **Referred to the Administration for a report.** (File No. CK. 205-1)

- 2) William Ahrends  
401 - 33rd Street West, dated March 27**

Submitting comments regarding waste management and bus shelters in the city. **Referred to the Works and Utilities Committee.** (Files CK. 7830-1 and 7311-1)

- 3) Murray Westby, President  
Saskatchewan Urban Municipalities Association, dated March 24**

Submitting the 1995 SUMA Membership Fee Statement. **Referred to the Legislation and Finance Committee.** (File No. CK. 155-3)

- 4) Peter Dufour, President  
Saskatoon Minor Hockey Association, dated March 23**

Requesting Council to remove the bylaw regarding the serving of liquor at the Agri Twins Arena. **Referred to the Legislation and Finance Committee for a report.** (File No. CK. 311-1)

- 5) A.G. Dyck, General Manager  
Saskatoon Fresh Pack Potatoes Ltd., dated March 29**

Submitting concerns regarding tax assessment on property at 1701 - 16th Street West. **Referred to the Administration for a report.** (File No. CK. 1920-1)

- 6) Bill Reader, Deputy Minister  
Saskatchewan Municipal Government, dated March 28**

Submitting information regarding the review of *The Tax Enforcement Act*. **Referred to the**

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**Legislation and Finance Committee for a report. (File No. CK. 127-1)**

- 7) **Ellen and John Skorski  
Better Half Fashions Inc., dated March 24**

Expressing concerns regarding the adult entertainment business recently opened in the downtown.  
**Referred to the Planning and Development Committee. (File No. CK. 150-1)**

- 8) **Angie Wollbaum  
St. Augustine Church C.W.L., dated March 31**

Submitting petition with approximately 200 signatures regarding the opening of a pornographic/exotic/peep show type of business at 225 Third Avenue North. **Referred to the Planning and Development Committee. (File No. CK. 150-1)**

- 9) **Gail McDougall, President and  
Jim Sykes, Chief Executive Officer, YMCA, dated March 29**

Commenting regarding the opening of a live "peep show" business at 225 Third Avenue North.  
**Referred to the Planning and Development Committee. (File No. CK. 150-1)**

- 10) **Kathy Huggins, Chair  
Nutana Suburban Advisory Committee, dated April 5**

Requesting information on the status of a school rental agreement between the Public School Board and the City. **Referred to the Planning and Development Committee. (File No. CK. 175-2-1)**

- 11) **J. and A. Husulak, 1237 Crescent Boulevard and  
Neil and Nettie Ramstead, 3402 Caen Street, dated April 2**

Submitting comments regarding boulevard and park maintenance in Montgomery Place. **Referred to the Planning and Development Committee for a report. (Files CK. 4070-1 and 4205-1)**

- 12) **M. Harvey  
3345 Merritt Street, dated April 2**

Submitting comments regarding boulevard and park maintenance in Montgomery Place. **Referred to the Planning and Development Committee for a report. (Files CK. 4070-1 and 4205-1)**

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

*Moved by Councillor Langlois, Seconded by Councillor Waygood.*

*THAT the reference in Item B.5) of "Communications" of a referral to the Administration for a report be deleted and Item B.5) be received as information.*

*CARRIED.*

*Moved by Councillor Birkmaier, Seconded by Councillor Atchison,*

*THAT Items B.1) to B.12) of "Communications" be received as information.*

*CARRIED.*

**REPORTS**

City Commissioner Irwin submitted Report No. 8-1995 of the City Commissioner;

Councillor Roe, Member, presented Report No. 7-1995 of the Planning and Development Committee;

Councillor McCann, Chair, presented Report No. 4-1995 of the Legislation and Finance Committee;

Councillor Atchison, Chair, presented Report No. 6-1995 of the Works and Utilities Committee; and

Councillor Birkmaier, Chair, presented Report No. 3-1995 of the Land Bank Committee.

*Moved by Councillor Heidt, Seconded by Councillor Birkmaier,*

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

- a) *Report No. 8-1995 of the City Commissioner;*
- b) *Report No. 7-1995 of the Planning and Development Committee;*

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- c) Report No. 4-1995 of the Legislation and Finance Committee;
- d) Report No. 6-1995 of the Works and Utilities Committee; and
- e) Report No. 3-1995 of the Land Bank Committee.

*CARRIED.*

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

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

*Committee arose.*

*Councillor Steernberg, 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. 8-1995 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

- A1) Enquiry - Councillor Heidt (March 13, 1995)  
Left Turns from 22nd Street North  
on Witney Avenue  
(File No. CC 6250-1)

**"The traffic on 22nd Street has a very high volume, as we are aware. With the high volume of cars turning left onto Witney Avenue to access the Westgate Shopping Centre, going east on 22nd Street, it has become very dangerous in making a left turn.**

**Would the Administration look at installing a left arrow to access Witney Avenue North and South."**

Report of the City Engineer, March 28, 1995:

"In 1991, the Engineering Department reviewed all of the intersections on 22nd Street for the possibility of left-turn phases. The analysis indicated, at that time, that there was no requirement for a separate left-turn phase at the above-noted intersection.

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The Engineering Department will be reviewing the traffic signal operation of all intersections along 22nd Street in 1995. The intent of the review is to optimize the traffic signal timings and operation not only on an individual intersection basis, but on a system-wide basis, in order to improve the orderly and timely flow of traffic on this entire stretch of roadway. This review will also present an opportunity to explore whether or not advance arrows are warranted and can be installed at various intersections. It is expected that the review and implementation of changes will be completed over the next several months."

- RECOMMENDATION:**
- 1) that the information be received; and,
  - 2) that upon completion of the review, a further report be provided.

*ADOPTED.*

**A2) Proposed General Loading Zone**  
**Wall Street, 23rd Street to 24th Street**  
**(File No. CC 6145-1)**

Report of the City Engineer, April 4, 1995:

"The Engineering Department has received a request for a loading zone on the west side of Wall Street, between 23rd and 24th Streets, and is proposing that a loading zone be installed at this location.

The request was received from the owner of the Viper Bar and Grill, located at the corner of Wall Street and 24th Street. This business requires daily deliveries and is not able to provide loading facilities on its own property.

Loading zones are provided at a rate of one per block face (if they are required) in the retail business districts at no charge to the business owners. It is the intention of these loading zones to provide loading space to all businesses on the block and are not installed at the convenience of any particular business.

A field inspection was conducted of the businesses on this block face and it appears that the businesses to the north of the lane could benefit from the installation of a loading zone, while there is adequate off-street loading space available for businesses south of the lane. It is therefore proposed that a loading zone be installed in the first parking space immediately south of 24th Street, as indicated on attached Plan G7-16J. This location will allow easy access by large vehicles and

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will provide convenient access to both buildings on the north half of the block."

**RECOMMENDATION:** that a General Loading Zone be installed on Wall Street, between 23rd and 24th Streets, as indicated on the attached Plan G7-16J.

*ADOPTED.*

**A3) Proposed Disabled Person's Loading Zone**  
**21 Valens Drive**  
**(File No. CC 6145-1)**

Report of the City Engineer, April 5, 1995:

"The Engineering Department has received a request from Mr. Douglas McGee, resident of 21 Valens Drive, to install a 'Disabled Person's Loading Zone' in front of his home. Mr. McGee is disabled with arthritis and requires two canes to aid in his mobility. Mr. McGee's home is located across from Henry Kelsey public school, and he is having difficulty parking close to his front sidewalk with the amount of vehicles parked on his street while on school business.

Mr. McGee has valid handicapped licence plates on his vehicle.

The Engineering Department has reviewed this request and proposes that a 'Disabled Person's Loading Zone' be installed in front of 21 Valens Drive, as shown on attached Plan No. E5-1A."

**RECOMMENDATION:** that a "Disabled Person's Loading Zone" be installed in front of 21 Valens Drive, as shown on attached Plan No. E5-1A.

*ADOPTED.*

**A4) Proposed Stop/Yield Signs**  
**Arbor Creek**  
**(File No. CC 6280-1)**

Report of the City Engineer, March 15, 1995:

"Construction of the initial stage of the Arbor Creek Subdivision has progressed to the point that stop and yield signs are now required. Although development is contained within Collins Crescent, Kaplan Green and Eastman Cove, the entire subdivision stop and yield signing, as shown on Plan

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No. O6-1P (S.P.), is being presented for approval.

The proposed installations conform to City Policy C07-007 - 'Traffic Control - Use of Stop and Yield Signs' for the installation of stop and yield signs and will ensure that proper right-of-way is assigned along collector and arterial roadways."

**RECOMMENDATION:** that the installation of stop and yield signs in the Arbor Creek Subdivision, as shown on attached Plan No. O6-1P (S.P.), be approved.

*ADOPTED.*

**A5) 1995 Capital Project No. 1059  
Paving Idylwyld Drive from 20th Street to Ruth Street  
Canada/Saskatchewan Infrastructure Works Project  
Contract No. 5-0009  
(File Nos. CC 6315-1 and 1860-19)**

Report of the City Engineer, March 30, 1995:

"Paving of Idylwyld Drive, from 20th Street to 600 metres south of Ruth Street, has been approved as one of the Canada/Saskatchewan Infrastructure Works Projects. Work under this contract includes the paving of the decks of the First Avenue Approach Structure, Idylwyld Bridge, 8th Street, Taylor and Ruth Street structures and all the roadway between the structures, for the northbound traffic.

Tenders were advertised and opened publicly on Tuesday, March 28, 1995.

The following bids were received and are shown on the attached tabulation.

1.	ASL Paving Ltd. Saskatoon, Saskatchewan	\$542,420.00
2.	Central Asphalt and Paving Ltd. Saskatoon, Saskatchewan	\$562,506.05

The Engineering Department's estimate for this work was \$560,000.00.

The low bid represents a cost increase of 22.4% over the resurfacing of the southbound lanes on the Idylwyld Freeway in 1994. However, the prices for resurfacing of the Idylwyld Freeway in 1994

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were 19% lower than the prices for Arterial Resurfacing in 1994. Effectively then, the above tender prices represent a 3.4% increase. The net estimated cost to the City is calculated as follows:

Base Tender	\$506,945.73
GST	<u>35,474.27</u>
Contract Amount	\$542,420.00
GST Rebate	<u>20,270.00</u>
Net Estimated Cost to City	<u><u>\$522,150.00</u></u>

The low bidder, ASL Paving Ltd., has worked for the City before and has personnel of adequate experience and equipment of sufficient capacity and quality to undertake a project of this scope and nature."

- RECOMMENDATION:**
- 1) that City Council accept the unit prices submitted by ASL Paving Ltd., for the paving of Idylwyld Drive from 20th Street to Ruth Street, at a total estimated cost of \$542,420.00, GST included; 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) Enquiry - Councillor Langlois (February 13, 1995)  
Condition of Hunter (East) Park  
(File No. CC 4206-1)**

"The River Heights Community Association Board of Directors has brought to my attention a potential safety hazard in the Hunter (East) Park behind River Heights School. The hazards are of two kinds: First, the grass is clumpy rendering the field virtually useless for recreational activities; second, the slope of the land is such as to create substantial ponding during spring thaws or heavy rains.

**Would the Administration please investigate the concern and take such corrective measures as may be required to alleviate immediate concerns and consider this park for upgrading in future capital budgets."**

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"Robert Hunter Park (East) contains only 0.23 ha. of irrigated turf, with the remaining 2.35 ha. being a non-irrigated, dryland park. The sportsfields at this Park are located on the non-irrigated area.

The condition of the turf in the non-irrigated portion of Robert Hunter Park is typical of dryland parks throughout the city. Without the additional moisture of an irrigation system, the turf-grasses will not grow vigorously enough to provide the dense, uniform ground-cover that is desirable for recreational activities. Installation of an irrigation system would improve the quality of the turf-grass on the sportsfields in this Park.

In the spring of 1994, the City's park-system was reviewed to identify and to assess water-accumulation problems in various parks. This review determined that poor water-drainage is usually caused by one or more of the following conditions:

- The majority of the parks are constructed on relatively flat parcels of land and are graded to match the grades of the surrounding properties and features, such as roadways, which were established before the parks were constructed. These conditions usually allow for normal drainage at a 2% slope.
- An accumulation of snow in the vicinity of the schools can result from snow-removal operations which push the snow onto the school's property or the adjacent park, rather than removing it from the site.
- The presence of an outdoor skating rink can result in excessive standing water in the spring when the ice slowly melts.
- Native tree-stands have been left at their original grade in an attempt to preserve them. This plant-material is often very effective in accumulating drifting snow during the winter, thereby resulting in excessive water during the spring. Because the original grades have not been adjusted, these stands often are lower than the remainder of the park and therefore, result in accumulated ponded water which cannot be drained away.
- A slow spring thaw can result in the water draining over a long period of time.

At Robert Hunter Park (East), the water accumulates and fails to drain because of a combination of the above-noted reasons. This results in ponding and wet areas.

This Park is located on a parcel of land with relatively flat slopes that tend to fall towards the school's property. If there is a rapid snow-melt or a sudden and severe rainfall, these slopes will not facilitate a quick drainage of the Park and therefore, ponding may result. If the community association or the school expresses concerns about ponding in the Park, the Civic Buildings and Grounds Department's staff will pump the water out of these low areas.

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When the snow melts slowly because of intermittent cold and warm temperatures, the subsequent water will not drain quickly and will often freeze into a thin sheet of ice which covers parts of the Park for a period of time in the spring. In these cases, little can be done to alleviate the situation because the water does not pond.

The poor quality of the playing fields' turf and of the park's drainage are both problems which are addressed through the City's Neighbourhood Park Upgrading Project (i.e. Project 901 in each year's Capital Budget). All park-upgrading projects consider the installation of catch-basins as a means of eliminating water-drainage problems. Other work which is done through these projects may include re-seeding, re-landscaping, lighting, additional planting, and the installation of irrigation, furniture, play-equipment, or other amenities.

The priorities for neighbourhood park-upgrading projects are determined by following a park-development application process, in conjunction with a technical assessment of each park which has been identified through this process. The community associations can, each year, apply for upgrades to their parks which are based on the needs of their neighbourhood.

Prior to 1990, the River Heights Community Association applied only for an upgrade to the irrigation in Robert Hunter Park (East). Upgrading projects that only involve the installation of irrigation systems are identified in the Capital Budget under a different project (i.e. they are not part of the Neighbourhood Park Upgrading Project). Unfortunately, due to insufficient funds, City Council has not financed any such irrigation-upgrading projects since 1991.

The River Heights Community Association has not submitted an application for a complete neighbourhood park-upgrading project. Therefore, Robert Hunter Park (East) is not currently on the list of capital-budget priorities for the Neighbourhood Park Upgrading Project. The Community Association can address this matter by contacting the Leisure Services Department's Area Recreation Consultant for this area and making the appropriate application."

- RECOMMENDATION:**
- 1) that the information be received; and,
  - 2) that a copy of this report be forwarded to the River Heights Community Association.

*ADOPTED.*

**B2) Neighbourhood Sketch Plan Proposal  
For Information Only  
(File No. CC 4131-8)**

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Neighbourhood Sketch Plan: Revised Briarwood Neighbourhood  
Applicant: City of Saskatoon  
Boychuk Investments Ltd.  
Preston Developments Inc.  
Briarwood Developments Ltd.  
Location: Lakewood Suburban Development Area  
Current Zoning: R.1A District  
Date Received: March 17, 1995

This proposed Neighbourhood Sketch Plan has been submitted to the City Planner on behalf of all of the above-noted developers. The plan and supporting documentation will be reviewed, initially, by all relevant civic departments and servicing agencies and subsequently, by the Technical and Municipal Planning Commissions and City Council's standing committees. The recommendations of all technical, advisory, and political bodies will be forwarded, in due course, to City Council for its consideration.

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

*ADOPTED.*

**B3) Capital Reserves Amendment Bylaw**  
**Social Housing Reserve**  
**(File No. CC 185-8)**

Report of the City Solicitor, March 28, 1995:

"City Council, at its meeting on March 13, 1995, resolved that the Capital Reserves Bylaw be amended to include a reference to 'crisis and second-stage housing' in the eligible expenditures from the Social Housing Reserve. This Office was requested to prepare the appropriate amending Bylaw. We have prepared Bylaw No. 7478 which amends the Capital Reserves Bylaw to authorize expenditures from the Social Housing Reserve for crisis and second-stage housing."

**RECOMMENDATION:** that City Council consider Bylaw No. 7478.

*ADOPTED.*

**B4) Land-Use Applications Received by the Planning and Construction Standards Dept.**

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**For the Period Between March 17 and March 30, 1995**  
**(For Information Only)**  
**(File Nos. CC 4355-1 and 4300-2)**

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The City Planner has received the following applications which are being processed and which will subsequently be submitted to City Council for its consideration:

**Discretionary Use**

- Application D4/95: 901 - 9th Street East  
Applicant: Casa-Rio Developments Ltd.  
Legal Description: Lots 1 and 2, Block 136, Plan Q1  
Current Zoning: RM1  
Proposed Use: Multiple Unit Dwelling (4 Units)  
Date Received: March 21, 1995
  
- Application D5/95: 905 - 9th Street East  
Applicant: Casa-Rio Developments Ltd.  
Legal Description: Lot 3 and Part Lot 4, Block 136, Plan Q1  
Current Zoning: RM1  
Proposed Use: Multiple Unit Dwelling (4 Units)  
Date Received: March 21, 1995
  
- Application D6/95: 909 - 9th Street East  
Applicant: Casa-Rio Developments Ltd.  
Legal Description: Part Lot 4, All Lot 5 and Part Lot 6; Block 136; Plan Q1  
Current Zoning: RM1  
Proposed Use: Multiple Unit Dwelling (4 Units)  
Date Received: March 21, 1995
  
- Application D7/95: 913 - 9th Street East  
Applicant: Casa-Rio Developments Ltd.  
Legal Description: Part Lot 6 and All 7, Block 136; Plan Q1  
Current Zoning: RM1  
Proposed Use: Multiple Unit Dwelling (4 Units)  
Date Received: March 21, 1995

**Subdivision**

- Application #4/95: 159 Pinehouse Drive  
Applicant: Douglas/Pichler Corporation for the Canadian Midwest District of the Canadian and Missionary Alliance

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Legal Description: Part Lot A, Block 916, Plan No. 87-S-54552  
Current Zoning: M.1  
Date Received: March 23, 1995

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

*ADOPTED.*

**B5) Sale of City-Owned Property**

**Lot 1 (except that portion included in Plan 88-S-14504),  
Lot 3 (except the most westerly 54.86 metres), and  
Lot 4, all located in Block 911, Plan No. 79-S-43600  
215, 245, and 303 Pinehouse Drive - Lawson Heights Suburban Centre  
(File No. CC 4215-1)**

During its February 27, 1995, meeting, City Council considered a report from the Land Bank Committee concerning the sale of three City-owned lots on Pinehouse Drive in the Lawson Heights Suburban Centre. (See the attached plan.) These lots have an M.3 zoning designation (i.e. they can be developed for residential uses, such as townhouses and medium- and high-density residences, as well as institutional uses). Based on the Land Bank Committee's recommendation, City Council resolved:

- "1) **that the Land Department be authorized to sell Lot 1 (except that portion included in Plan No. 88-S-14504), Lot 3 (except the most westerly 54.86 metres), and Lot 4, all located in Block 911, Plan No. 79-S-43600 by public tender, with a reserve bid of \$368,826.66 for Lot 1 and \$378,606.75 for Lots 3 and 4; and**
- 2) that if no acceptable bids are received, the above-noted lots be added to the Land Department's miscellaneous price list for over-the-counter sale, on a first-come/first-served basis, and at the amount of the reserve bids".**

Report of the Land Manager, April 4, 1995:

"The property was advertised in The StarPhoenix for sale by public tender. The tendering process closed at 2:00 p.m. on April 4, 1995, and the following bid was received:

Name	Property	Amount
	Lot 3 (except the most	

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P. R. Developments Ltd.	westerly 54.86 metres), and Lot 4, Block 911, Plan No. 79-S-43600	\$378,650.00
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The bid meets all of the City's requirements and is greater than the reserve price. Therefore, the Land Department recommends accepting the bid.

Lot 1 (except that portion included in Plan No. 88-S-14505), Block 911, Plan 79-S-43600, has been added to the Land Department's miscellaneous price-list for over-the-counter sale, on a first-come/first-served basis, at the amount of the reserve bid."

- RECOMMENDATION:**
- 1) that the bid from P. R. Developments Ltd. for Lot 3 (except the most westerly 54.86 metres) and Lot 4, Block 911, Plan No. 79-S-43600, be accepted in the amount of \$378,650.00 plus the Goods and Services Tax; and,
  - 2) that the City enter into an agreement for sale with P. R. Developments Ltd. to purchase the above-noted two lots within 30 days of City Council's acceptance of the bid.

*ADOPTED.*

**B6) 1994 Capital Budget**  
**Project 852: Prepaid Subdivision Services -- Forest Grove**  
**Award of Tender -- Les Kerr Park's Spray Pool**  
**(File No. CC 4206-1)**

Report of the General Manager, Civic Buildings and Grounds Department, April 10, 1995:

"Project 852 (Prepaid Subdivision Services -- Forest Grove) in the approved 1994 Capital Budget includes a provision for the construction of a new paddling/spray pool which incorporates the appropriate mechanical systems that will comply with the current requirements under *The Public Health Act*. This project will be built in Les Kerr Park.

Due to City Council's recent moratorium on constructing paddling pools, this Park has not previously had a water-feature; funds have, however, been collected for this purpose from the land-owners in this Neighbourhood (i.e. through the Parks and Recreation [Prepaid-Services] Levy). The moratorium was rescinded by City Council on April 15, 1991, when a strategy was approved for constructing new neighbourhood water-features and for converting the existing paddling pools

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to conform with the Provincial requirements.

The decision on the type of water-feature (i.e. paddling or spray pool) and on its location within Les Kerr Park was made after extensive consultations had taken place with the residents of the Forest Grove Neighbourhood, through their Community Association. Consequently, the residents have chosen a spray pool for this location.

The tenders for this project were received by the Central Purchasing and Stores Department on August 9, 1994, and were accompanied by the required bid bonds and letters of surety. Exclusive of the G.S.T., the bids were as follows:

Victory Construction Ltd.	Saskatoon	\$163,496.00
Steinitz Construction Ltd.	Saskatoon	\$182,300.00
Berge Construction Ltd.	Saskatoon	\$190,995.00

All of the bids exceeded the project's available funding. The amounts by which they exceeded the budget were sufficiently large that your staff decided that there was no point in trying to negotiate with the bidders to reduce the prices. Therefore, it would be necessary to retender the project. In order to receive lower prices, some design-adjustments were made to the size of the pool, to the mechanical systems, and to the provision of play-equipment. These adjustments were made after consulting with the Community Association.

The budget for this project did not include a provision for construction in the winter. In light of the time of the year when the decision was made to retender the project and taking into account the time that would be needed to adjust the design to accommodate the new tenders, your staff concluded that the construction could not proceed in 1994 and that the retendering process would be rescheduled to accommodate the earliest possible start on the construction in the spring of 1995.

The new tenders for this project were received by the Central Purchasing and Stores Department on April 4, 1995, and were accompanied by the required bid bonds and letters of surety. Exclusive of the G.S.T., the bids were as follows:

North Prairie Homes & Construction Ltd.	Saskatoon	\$111,929.00
Alcor Developments Ltd.	Saskatoon	\$116,402.00
Hill Construction Ltd.	Saskatoon	\$117,658.00
Miners Construction Co. Ltd.	Saskatoon	\$121,200.00
Victory Construction Ltd.	Saskatoon	\$125,950.00
Berge Construction Ltd.	Saskatoon	\$128,790.00
Wilco Landscape Contractors Ltd.	Thunder Bay	\$135,400.00
Bomac Construction (1978) Ltd.	Saskatoon	\$164,450.00

The low bidder, North Prairie Homes & Construction Ltd. of Saskatoon, is acceptable to the Civic

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Buildings and Grounds Department. The low bid is within the budget which was established for this portion of the project. The net cost to the City of awarding this contract is:

Base bid, including the applicable P.S.T.	\$111,929.00
G.S.T.	<u>7,835.00</u>
Contract amount	\$119,764.00
G.S.T. rebate	<u>7,680.68</u>
Net cost to the City	\$112,083.32

Additional work, including the supply of spray-nozzles, will be undertaken under a separate contract. All work which is associated with this project can be performed within the approved budget for this project.

The timing of the start and the duration of the construction-work is, to a large degree, dependent on the weather conditions. If City Council agrees with the recommendations in this report, the construction of this spray pool is expected to begin on May 1, 1995. The low bidder has confirmed his intent to meet a completion date of July 15, 1995 (depending on site-conditions and the weather). If this deadline is met, we anticipate that the pool could be made operational at that time and that the adjacent soft-landscaping work in the contract could be temporarily fenced off to ensure the establishment of the plants and turf-materials.

The estimated future annual impact on the Civic Buildings and Grounds Department's operating budget for this facility is an additional \$7,900. This estimate involves the mechanical equipment's maintenance costs and the facility's utility costs. This project will not impact on the Leisure Services Department's operating budget because seasonal staff within the Park will be redeployed to serve the new facility. The approved 1995 Operating Budget includes the appropriate funding to accommodate these incremental costs."

- RECOMMENDATION:**
- 1) that the low tender for the construction of a spray pool in Les Kerr Park, as submitted by North Prairie Homes & Construction Ltd., be accepted in the amount of \$119,764.00, which includes the base bid and the applicable goods and services tax; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents, as prepared by the City Solicitor.

*ADOPTED.*

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**Section C - Finance**

**C1) Investments  
(File No. CC 1790-3)**

Report of the City Treasurer, April 3, 1995:

"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.*

**C2) Tax Levy Authorization Bylaw, 1995  
(File No. CC 1905-5)**

Report of the City Solicitor, April 4, 1995:

"Further to the instruction of the City Comptroller, we have prepared and enclose herewith Bylaw No. 7480 which sets out the tax levies for the 1995 tax year."

**RECOMMENDATION:** that City Council consider Bylaw No. 7480.

*ADOPTED.*

**Section D - Services**

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

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
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Schedule of Accounts Paid \$541,415.33 (File No. CC 1530-2)	March 27, 1995	March 29, 1995
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Schedule of Accounts Paid \$1,619,892.45 (File No. CC 1530-2)	March 30, 1995	April 4, 1995
Schedule of Accounts Paid \$443,172.56 (File No. CC 1530-2)	March 31, 1995	April 5, 1995
Schedule of Accounts Paid \$973,118.11 (File No. CC 1530-2)	April 5, 1995	April 10, 1995

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

*ADOPTED.*

**D2) Proposed Lease - The City of Saskatoon  
and the Saskatoon Prairieland Exhibition Corporation  
"Exhibition Grounds"  
(File No. CC 4215-1)**

Report of the City Solicitor, April 5, 1995:

**"Introduction**

The City of Saskatoon is the registered owner of all those lands commonly known as the 'Exhibition Grounds', consisting of approximately 135 acres, and as shown boldly outlined on the sketch plan appended hereto. With the consent of the City, the Saskatoon Prairieland Exhibition Corporation ('Prairieland') has been utilizing such lands for its various purposes throughout most of this century.

In this regard, Prairieland has now contacted the City and advised of its long-range plans and desire to redevelop the Exhibition Grounds. In order to facilitate such a redevelopment, it will be necessary for Prairieland to conclude a formal lease agreement with the City respecting its use and occupancy of the Exhibition Grounds.

**Background**

The history of the relationship between the City and Prairieland is extremely lengthy, dating back to the early years of this century.

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Our relationship respecting the current site of the Exhibition Grounds dates back to 1908 and the then Central Saskatchewan Agricultural Society. At its meeting held on December 9, 1908, a Special Committee recommended to City Council as follows:

'In order to meet the deficit of 1908 and to provide for the successful carrying on of the Fair in the future, we recommend that this Council submit to the ratepayers as a bylaw for \$30,000.00 for the purpose of purchasing permanent grounds and the erection of buildings thereon. Those grounds and buildings to remain the property of the City and the Agricultural Society have the free use of them for agricultural show purposes; and in return for this the Directors of the Agricultural Society have agreed to hand over to the City all lumber and accessories at present owned by the Society on the City Park grounds.'

Debenture Bylaw No. 209 was accordingly prepared, approved by the ratepayers and passed. At least a portion of the current site of the Exhibition Grounds was subsequently purchased by the City, and placed at the disposal of the Central Saskatchewan Agricultural Society for the above-noted purposes.

On December 13, 1911, The Saskatoon Industrial Exhibition Limited was incorporated, and assumed the role formerly performed by the Central Saskatchewan Agricultural Society, and continued in occupation and use of what is now the Exhibition Grounds. In 1971, The Saskatoon Industrial Exhibition Limited changed its name to Saskachimo Exposition Ltd., which in turn subsequently changed its name to Saskatoon Prairieland Exhibition Corporation, being the current occupant of the Exhibition Grounds.

Throughout the years there has been a variety of agreements and understandings between the City and Prairieland respecting the use and enjoyment of the Exhibition Grounds and the specific buildings situate thereon; however, no single comprehensive agreement has ever been documented.

**Current Status**

As noted, The City of Saskatoon remains the legal and registered owner of all those lands commonly known as the Exhibition Grounds. Prairieland desires to redevelop such lands over a period of years in keeping with a recently completed master plan. The first phase of such redevelopment contemplates the construction and provision upon the Exhibition Grounds of:

- (a) an 80,000 square-foot Class 'A' trade space facility; and,
- (b) a 100,000 square-foot livestock facility; and,
- (c) a 20,000 square-foot maintenance and storage facility,

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together with the upgrading and renovation of the Administration Building, Grandstand and Race Horse Barns, and the general improvement and upgrading of the landscaping of the Exhibition Grounds.

In order to facilitate the financing associated with such redevelopment, it is necessary for Prairieland to enter into a formal lease agreement with the City whereby Prairieland's use of the Exhibition Grounds is formalized, and 'security of tenure' is assured. Towards this end, various discussions have been held with representatives of Prairieland respecting the terms and conditions of a leasehold agreement, culminating in the proposal set forth hereunder.

**Proposed Lease**

The major terms of the proposed lease agreement are as follows:

1. The Exhibition Grounds would be leased to Prairieland for a term of 50 years, with an option to renew for a further 20 years, for a nominal annual rental of \$100.00.
2. Prairieland's use of the Exhibition Grounds would be restricted to those activities authorized by *The Agricultural Societies Act*, and the facilitation and promotion in the City of Saskatoon and area of agriculture, industry, education, culture, entertainment, sport and related activities. Additionally, Prairieland positively undertakes to so facilitate and promote all such activities. Industrial and residential uses are expressly prohibited.
3. Except with the consent of the City, and only for the noted purposes, subletting would be prohibited.
4. Prairieland undertakes to commence the above-described first phase of the redevelopment of the Exhibition Grounds so soon as reasonably possible, and to complete same by the year 2000. All concept plans relating to such redevelopment are subject to the prior approval of the City.
5. Prairieland would be required to install a system of storm drainage upon the Exhibition Grounds which satisfactorily meets the requirements of the site, determined in accordance with generally accepted engineering practices.
6. All capital, operating, repair, maintenance and other costs or expenses of any kind whatsoever are the sole responsibility of Prairieland, and detailed undertakings are made by Prairieland with respect to the repair and upkeep of the Exhibition Grounds.
7. Prairieland would be required to annually conduct a traditional agricultural/industrial 'summer fair' and exhibition.

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8. Prairieland would be required to yield up to the City, without compensation, all those leased lands required for the extension of Circle Drive, at such time as required by the City for this purpose.
9. With the consent of the City, a portion of the Exhibition Grounds is currently being used by The Saskatoon Golf and Country Club Limited as a golf practice facility. Prairieland has undertaken in a satisfactory form to continue to accommodate such use.
10. Prairieland undertakes to provide the City, without charge, all such utility service easements as may be required.
11. Prairieland undertakes to entirely indemnify and save the City harmless with respect to any and all activities conducted upon the Exhibition Grounds, and any claims, costs, damages, etc. which may flow therefrom.
12. Upon the expiration or termination of the lease, the lands and all improvements thereto shall absolutely revert to the ownership of the City without charge or compensation whatsoever."

- |                               |   |
|-------------------------------|---|
| <b><u>RECOMMENDATION:</u></b> | 1) that the proposed lease between The City of Saskatoon and Saskatoon Prairieland Exhibition Corporation relating to the Exhibition Grounds, in the form described herein, be approved; and, |
|                               | 2) that the City Solicitor be instructed to prepare the required Lease Agreement; and,  |
|                               | 3) that His Worship the Mayor and the City Clerk be authorized to execute such Lease Agreement on behalf of The City of Saskatoon, and affix the corporate seal thereto.                      |

*ADOPTED.*

**REPORT NO. 7-1995 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

1. **Lawson Civic Centre  
Programming Initiatives to Increase  
Participation and Revenues  
(Files CK. 5800-3 & 610-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 28.*

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2. **Request to Use City-Owned Land  
Lots 1, 2, 3, and 4, Plan G128  
Sutherland Beach Area  
Chippewa District of the Boy Scouts of Canada  
(File No. CK. 4225-1)**

Your Committee has considered the following report of the Land Manager dated March 28, 1995:

"The Chippewa District of the Boy Scouts of Canada has asked to use the Sutherland Beach area for its annual tree-planting and camping program. (See the attached March 21, 1995, letter from Mr. David T. Spurr.) In previous years, this organization was received City Council's permission for the same activity.

Your staff has no objection to this request because this organization has previously treated the property in a responsible manner. A plan which shows the property that is involved in this request has been attached to this report.

We recommend the approval of the Boy Scouts' request to use the Sutherland Beach area (for the scheduled period of May 5 to 7, 1995) for its tree-planting and camping program. The Meewasin Valley Authority has reviewed and approved the tree-planting activity in this area."

**RECOMMENDATION:** that the request by the Chippewa District of the Boy Scouts of Canada to use the Sutherland Beach area in 1995 for a weekend camping and tree-planting program be approved, subject to any operational conditions that may apply to this area.

*ADOPTED.*

3. **Enquiry - Councillor Birkmaier (February 13, 1995)  
City-Owned Property  
707 - 16th Street West  
Files CK. 600-3 and 530-2**

The following enquiry was made by Councillor Birkmaier at the meeting of City Council held on February 13, 1995:

"Would the Administration please report on the cost of demolishing 707 - 16th Street West and further the estimated operating costs of incorporating the property into Victoria Park."

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In this regard, your Committee has considered the following report of the General Manager, Civic Buildings and Grounds Department, dated March 6, 1995:

"The house and original shed at 707 - 16th Street West were constructed in 1907. The City acquired this property in 1910 as part of a tax-arrears claim.

The property's area is approximately 1.2 acres. It is currently rented to a civic employee on a month-to-month basis. (On February 13, 1995, City Council agreed to a new rental agreement which included an increase to the rental fee, effective on March 1, 1995. City Council also agreed to review the rental status of the property in January of 1996.)

With respect to Councillor Birkmaier's enquiry, the following responses are provided for City Council's consideration:

- Demolition of the house: We estimate that the cost of demolishing the house will be approximately \$6,400. If the building was vacated and demolished by June, the City would lose the remainder of the monthly rental-revenue of \$2,340 for 1995. The anticipated revenue for 1996 is approximately \$4,680.
- Demolition of the sheds: We estimate the cost of demolishing the sheds at approximately \$1,500. The Civic Buildings and Grounds Department uses the sheds and the adjacent small compound during the summer to store equipment that are used to maintain Victoria Park and other nearby parkland, including Optimist and St. Andrew Parks and the open-space along the River which is south of Victoria Park. The equipment ranges from hand-tools to mowers. Without this storage area, the Department would have to bring the equipment from the Avenue P compound, thus compromising its operational efficiency. Approximately \$10,000 would be required to replace the sheds.
- Incorporating the Property to Victoria Park: The estimated cost of landscaping the 1.2-acre site involves a simple integration of the land into the remainder of Victoria Park. We are not assuming the introduction of any specialized programming components. The main elements in converting the property into park-land would be:
  - retaining the existing mature trees,
  - removing any existing shrubs which are in poor condition or are blocking the view into the site,
  - stripping the topsoil for grading adjustments,
  - adding a catch-basin and sewer connection to drain a low spot,
  - replacing the existing topsoil and importing some supplementary soil,
  - adding an asphalt pathway for the anticipated 'pedestrian desire-line'

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- (northwest to southeast corner), and
- installing an irrigation system, miscellaneous site-furniture, and a park-sign.

We estimate the capital cost of developing the site into a park will be approximately \$77,000, with incremental operating-budget implications of \$3,820 per year."

City Council has been reviewing the status of this property on an annual basis. In recent years, it has been suggested that there be a long-term plan for the demolition of the buildings and for the redevelopment and integration of the property within Victoria Park. City Council has not officially endorsed this proposal.

With respect to the continued use of the property, sufficient priority (relative to other proposed capital projects) has not been given to recommend allocating funding towards the redevelopment of this property. Until the financial resources to proceed with the long-term plan and as long as the building can be identified, and as long as the building is being maintained at a minimal cost to the City, it is believed that it is prudent to ensure that the building is occupied and to take advantage of the property's revenue-generating capacity.

- RECOMMENDATION:**
- 1) that the proposed long-term plan to redevelop and integrate the property at 707 - 16th Street as part of Victoria Park be approved; and
  - 2) that the property continue to be rented until such time as either:
    - a) City Council approves the funding, through a capital budget, for the demolition of the buildings and the redevelopment of the property as part of Victoria Park; or
    - b) the buildings require extensive maintenance expenditures which make it financially more appropriate to demolish, rather than to continue to rent them.

*IT WAS RESOLVED:* 1) *that the proposed long-term plan to redevelop and integrate the property at 707 - 16th Street as part of Victoria Park be approved;*

2) *that the property continue to be rented until such time as either:*

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- a) *City Council approves the funding, through a capital budget, for the demolition of the buildings and the redevelopment of the property as part of Victoria Park; or*
- b) *the buildings require extensive maintenance expenditures which make it financially more appropriate to demolish, rather than to continue to rent them; and*
- 3) *that the matter be referred to the Budget Policy and Planning Committee for review with the 1996 Capital Budget.*

**4. Youth Sport Subsidy  
(File No. CK. 1720-3)**

On February 13, 1995, your Committee provided City Council with a report regarding the above and the following recommendations were adopted:

- "1) that the information on the 1993-94 Youth Sports Subsidy Program be received;
- 2) that the under-expended amount of \$19,085 from the 1993-94 Youth Sport Subsidy Program be transferred to the Special Event Reserve which has been established under City Council Policy No. C03-003 (Reserves for Future Expenditures);
- 3) that the following sports groups be added to the eligibility list for the 1994-95 program season:

Saskatoon Fencing Club  
South Saskatchewan Hapkido Association;

- 4) that the changes, outlined in Appendix E and F, to the program hours per session and the annual program hours per participant be approved for the affected groups;
- 5) that the subsidization variables which result in total subsidy points (for 38 eligible organizations) of 1,468,319 for the 1994-95 season under the Youth Sports Subsidy Program be approved; and
- 6) that the matter of the 1994-95 subsidy rate under the Youth Sports Subsidy Program

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be referred to the Budget Policy and Planning Committee for a recommendation to City Council on whether the proposed provision in the 1995 Operating Budget should be \$566,200 (for a subsidy rate of 38.6 percent), \$586,800 (for a subsidy rate of 40.0 percent), or some other amount."

At that time, City Council was also advised that a request had been forwarded to the Leisure Services Advisory Board to review the policy on the Youth Sports Subsidy and report back on whether it would propose any changes for the 1995-96 year (i.e. individual subsidy cap, privately-owned facilities, issues of access).

Your Committee has reviewed the comments of the Leisure Services Advisory Board and notes that the Board has indicated its support for the Policy, as long as the formula works and it is equitable.

**RECOMMENDATION:** that there be no major amendments at this time to the Youth Sports Subsidy for the 1995-96 year.

*IT WAS RESOLVED: that there be no major amendments at this time to the Youth Sports Subsidy Policy for the 1995-96 year.*

**5. Proposed Amendments -- City of Saskatoon Policy C10-017  
Parks and Recreation Open Space  
AND  
Parks and Recreation Levy  
(Files CK. 4206-1, 4216-1 & 1815-1)**

Your Committee has considered the following report of the Director of Planning and Development dated February 28, 1995, regarding the above:

"In 1988, City Council approved City of Saskatoon Policy C10-017 (Parks and Recreation Open Space), of which a copy has been attached. Subsequently, your staff considered the establishment of a corresponding administrative policy which would address the associated technical, programming, and design considerations and which would replace the park-classification procedures that were adopted by City Council in 1975.

Following extensive analysis and discussion, we decided to delay proceeding with a formal administrative policy until after certain principles and options were applied and evaluated

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through the actual design process (and through negotiations with private-sector developers) in some forthcoming subdivisions (e.g. Stonebridge, Arbour Creek) and in the University Heights Suburban Development Area. This approach proved to be very worthwhile, since it has resulted in some re-thinking of the open-space principles which we recommended and which were approved by City Council in 1988.

Last year, the Planning and Development Committee had an opportunity to review a draft of the proposed new open-space guidelines. The draft guidelines were developed through a committee consisting of representatives from the Planning and Construction Standards Department, the Land Department, the Leisure Services Department, the Civic Buildings and Grounds Department, and the Engineering Department. The proposal reflected the design-principles which had been incorporated in the neighbourhood sketch plan for the Arbour Creek Neighbourhood which had been approved by City Council.

The draft guidelines have been reviewed by the Board of Administration and the Developers Liaison Committee. More recently, both school boards have considered the proposal and changes have been made to accommodate their requirements.

While they have been identified as "guidelines", the intent of the recent review has been to establish design standards for park-development which could be incorporated within the City's Municipal Development Plan. These standards, however, must be sufficiently flexible to accommodate each neighbourhood's differences in topography, size, and land-ownership.

The practical application of these proposed park-development standards will be co-ordinated through the Planning and Construction Standards Department. This Department will ensure that the basic design principles, which will be outlined in the Municipal Development Plan, are met. A companion administrative policy is also proposed which will identify some of the specific technical requirements of various civic departments and agencies and which will implement the principles in the Development Plan.

As individual neighbourhood-designs are reviewed, the Department will ensure that the interests of all parties are identified and will address, through the approval process for the neighbourhoods' sketch plans, the specific design-considerations which have been negotiated between the City and the individual land-developers. No subdivision will be approved until all parties can come to an agreement on the neighbourhood's design-elements which will be established in each sketch plan. Similarly, the design of district and multi-district parks will be co-ordinated through the approval of the suburban area's concept plans.

Attached are the proposed park-development guidelines which your staff are proposing for inclusion in the City's Municipal Development Plan. Because the Development Plan is

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currently under review through the Plan Saskatoon Project, your staff are recommending that the proposed guidelines should initially be approved as an amendment to the existing City of Saskatoon Policy C10-017. At the same time, the Planning and Construction Standards Department should be authorized to incorporate the design-principles of the new policy within the Municipal Development Plan as part of the future amendments arising through the Plan Saskatoon Project. After the Development Plan has been amended, Policy C10-017 will be rescinded.

The major changes from the existing policy are as follows:

- The proposed policy deletes the industrial-park category and creates three new categories of parks -- pocket park, core neighbourhood park, and linear park. We expect to realize innovative neighbourhood land-use designs when developers have the flexibility to establish pocket parks and linear parks, while still respecting the locational and programming needs associated with the core neighbourhood parks.
- The total allocation of municipal reserve for neighbourhood parks remains relatively the same (7.9 hectares). However, rather than the core park being the entire 7.9 hectares, it is reduced in size to 5.7 hectares, with 1.6 hectares being allocated to pocket parks and 1.43 hectares to linear parks, within a standard neighbourhood development.
- The district-parks distribution has increased from 2.6 to 5.2 hectares per neighbourhood. For multi-district parks, the allocation has decreased from 20 hectares to 16 hectares for each suburban development area.
- No allocation has been specifically provided for special uses, unless a neighbourhood has a larger-than-average size.

Before proceeding to City Council with a formal recommendation to approve the amendment to City of Saskatoon Policy C10-017, your staff are bringing the proposed park-development guidelines to the Planning and Development Committee for consideration. The Committee is also being requested to co-ordinate the process of receiving and considering the comments of the Municipal Planning Commission and the Leisure Services Advisory Board on the proposal."

In accordance with the above, your Committee requested the Municipal Planning Commission and the Leisure Services Advisory Board to provide their comments. Both the Municipal Planning Commission and the Leisure Services Advisory Board have indicated their support for the recommendations that follow. The Leisure Services Advisory Board also expressed some concern with respect to the current lack of lighting in some parks and the potential for the creation of a "gap" by having these types of parks instituted in the new areas of the City only, while, at the same

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time, there is still the issue of lack of park space in the Inner City. Your Committee has requested the Administration to review these issues and report further on how the concerns might be alleviated.

- RECOMMENDATION:**
- 1) that the City of Saskatoon Policy C10-017 (Parks and Recreation Open Space) be amended as is proposed in the attachment to this report; and
  - 2) that, as part of the Plan Saskatoon Project, the City's Administration be authorized to prepare the amendments to the City's Municipal Development Plan which incorporates the principles in the amended Policy C10-017.

*ADOPTED.*

**6. 1995 Operating Budget**  
**Leisure Services Department**  
**Community Development Program**  
**(Files CK. 155-1 and 5500-1)**

During its consideration of the Preliminary 1995 Operating Budget of the Leisure Services Department's Community Development Program (Vote 42-1), the Budget Policy and Planning Committee resolved:

- "1) that there be increased provision of \$8,000 in this vote for working with Community Associations;
- 2) that the Administration be requested to report to Council, through the Planning and Development Committee, regarding how the funds designated for Community Associations should be utilized."

In addressing the second resolution, your Committee notes that the Budget Policy and Planning Committee had previously asked for a report on "increased transfers to community associations", and after receiving a response from the Administration on this request, the Committee did not provide specific direction in this matter.

The following is an excerpt from a February 2, 1995, report of the Director of Planning and Development, outlining the City's current funding and support to Saskatoon's community associations and which identifies the areas where additional funding could be provided.

"Background

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In 1980, the City's Parks and Recreation Department introduced a new system of decentralized services to Saskatoon's neighbourhoods. The new system involves:

- a) expanding and developing parks and recreational programs at the neighbourhood level that could be led by volunteer groups and could be supported by the City;
- b) developing community associations as non-profit, volunteer organizations that represent the residents of each neighbourhood; and,
- c) ensuring that the community associations could be self-sufficient enough to provide recreational programs, to create a 'sense of community', and to take action to resolve common issues of concern within their neighbourhoods.

Community associations are considered to be the most appropriate delivery-agent for neighbourhood-based recreational programs. The major reasons for decentralizing the delivery of these programs to these associations are as follows:

- Through their community associations, all residents will have an opportunity to participate in recreational programs which are provided within walking distance of their homes (i.e. at the local elementary school).
- Through their volunteers and with some financial assistance from the City (e.g. for programming instructors), the associations can provide affordable programs which respond to the preferences and needs of their neighbours.
- Strong neighbourhood-based delivery-agencies can encourage citizen-involvement, can develop leaders, and can enhance ownership among the residents to take responsibility for their own leisure.

Excluding the playground and paddling/spray-pool programs, the City's long-term goal has been to phase itself out of directly delivering recreational programs at the neighbourhood level and to take on a more indirect and supportive role in assisting the community associations to deliver these programs within, and in response to the needs of, their neighbourhoods. The City would assist the associations with financial, organizational, and volunteer-development support.

**Current Situation**

Since 1980, Saskatoon's community associations have become more self-sufficient and confident in their role as representatives of the residents of their neighbourhoods. They have a high profile and are generally well-organized in providing their programs. Most associations have increased their ability to raise funds and to manage their money; many have healthy bank accounts. Community associations are also becoming more accountable

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to their members.

In spite of their increased responsibilities, the associations are still volunteer-based organizations and as such, have their limitations. As they continue to be faced with requests to accept even broader responsibilities, they will need greater support services to ensure that their volunteers can continue to respond to these increased demands.

Several associations are engaged in lottery-funded projects to plan, supervise, and co-ordinate special projects (e.g. youth drop-in centres) in their neighbourhoods. Many are trying to improve their parks, either through City-sponsored upgrading projects which require considerable neighbourhood-based consultation or through specific park-enhancement acquisitions which have certain fund-raising responsibilities. At the same time, a variety of other civic departments and many external government and non-government agencies are recognizing the value of community associations in developing policies and delivering services at the neighbourhood level.

Because numerous departments and external agencies are turning to the community associations to facilitate the development of policies or to co-ordinate or deliver programs at the neighbourhood level, the Leisure Services Department is the only agency which provides on-going financial and organizational support to these associations. The Department's support can be summarized in the following four areas:

- **Development of Community Associations and Volunteers:** The City has a stake in having strong associations because they provide the volunteers for delivering leisure-programs at the neighbourhood level. The City does not have the financial, human, and physical resources to deliver these programs with the same level of quality and quantity as now occurs. By developing and training volunteers within these associations, the City can be assured that the programs are responsive to the communities' needs and that the associations' leaders are able to articulate these needs by representing and by being accountable to the residents of their neighbourhoods.
- **Development and Delivery of Neighbourhood Recreational Programs:** The City is currently providing direct assistance to the neighbourhoods' volunteers in the delivery of indoor-recreational programs, outdoor-sports programs, park-programs, and outdoor rinks. In addition, the City directly delivers, each summer, forty-three neighbourhood playground and thirty-three paddling-pool programs, ten district youth-centre programs, and the skateboarding program.
- **Neighbourhood Indoor Programming:** The Leisure Services Department provides subsidies to each community association to lower the cost of indoor programs and instructors for the neighbourhood indoor-recreation programs. The

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Department also assists the associations in recruiting, placing, training, and orientating instructors for their programs.

- **Consultation and Public Input:** A considerable amount of work is done to ensure that Saskatoon's community associations are truly representative of their neighbourhoods' residents, that they keep their residents informed of important issues which are affecting their communities, and that they can provide valuable public-input based on an organized approach to dealing with issues and concerns. The consultation can occur with specific community associations on issues or concerns that directly affect them; it can also occur more generally through the suburban program advisory committees or through the Leisure Services Advisory Board.

The Appendix to this report provides further details on the Department's involvement in each of these areas.

The Leisure Services Department's staff is concerned about the ability of the community associations' volunteers to maintain their energy and enthusiasm for helping their neighbourhoods. All of the agencies who are placing more responsibilities on, and are asking for more involvement from, these associations need to be sensitive to the cumulative impact that these demands will have on the volunteers.

**Our Investment in Community Associations**

There are currently 42 community associations, representing 48 neighbourhoods, in Saskatoon. The City provides an annual operating grant to each association. These grants totalled \$52,800 in 1994.

In 1994, the Leisure Services Department's staff worked with representatives of the community associations on a study of the contribution that volunteers are making to their neighbourhoods. A very conservative estimate reveals that 1,300 volunteers were involved with the community associations in 1994. These volunteers contributed 76,200 hours, or 36.6 years, of support to these associations during that year. If these volunteers were paid at the City's minimum honorarium rate of \$8.50 per hour, their contribution to delivering and supporting services at the neighbourhood level could have cost the City at least \$647,700 in 1994. At the entry-level (1991) salary-rates for civic recreational staff, the cost would be \$838,200.

Community associations operate 54 outdoor rinks in Saskatoon, at which countless hours of free skating, hockey, shinny, and other outdoor-ice activities are provided. The City supported this service by distributing \$43,400 in 1994 to the associations through two

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programs -- the Community Rink Operating Grant and Community Rink Improvement Grant.

In 1994, the community associations' volunteers offered 14,815 hours of indoor recreational programming at the neighbourhood level. 14,519 people (approximately 8.2% of the city's population) participated in these programs. The out-of-pocket cost to the community associations of providing these programs was \$155,900 in 1994. The City's financial contribution towards this cost was \$83,900 which was distributed through an annual programming grant. The allocation of this grant to specific associations takes into consideration the relative per-capita income of the residents within each neighbourhood.

The community associations also run a number of outdoor-recreation activities in conjunction with various city-wide sports organizations (e.g. soccer, softball, t-ball, and baseball). Approximately 18,500 participants were involved in these programs at the neighbourhood level in 1994.

Throughout the year, the associations organize a number of events which promote a sense of community within the neighbourhoods. In 1994, over 48 volunteer-recognition events, involving over 6,000 people, and 101 special events (e.g. days in the park, outdoor sports tournaments, and social dances), involving an estimated 46,600 people, were held by community associations.

The associations were involved in seven park-redevelopment projects and twelve park-enhancement projects in 1994. Since 1989, the community associations have contributed \$130,000 for park-enhancement projects; this exceeds the City's contribution to these specific improvements.

At least nine community associations developed drop-in programs in 1994 to address certain concerns with youth in their neighbourhoods. At least nine associations were also involved in providing nutrition and food programs, both during the school year and during the summer at a number of playgrounds and youth centres.

The community associations are also responding to a variety of community-lifestyle issues (e.g. the quality of housing in the Riversdale Neighbourhood, the redevelopment of a former school-site in the Grosvenor Park Neighbourhood, safety concerns in the Mount Royal Neighbourhood, youth employment in the King George Neighbourhood, traffic issues in the Wildwood Neighbourhood pertaining to the possible joining of the Wildwood and Circle Park Malls). In the future, they will be encouraged to be actively involved in advising the City on policy issues, such as the Planning and Construction Standards Department's Plan Saskatoon Project.

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**Opportunities for Providing Additional Funding to the Community Associations**

The preceding section of this report identifies the various areas where the City is already providing financial support to Saskatoon's community associations. Any of these areas could receive additional funding if City Council wishes to maintain its current structure of support.

Alternatively, additional funding could be allocated to expand the range of our support services to the community associations. This approach is preferred by the Leisure Services Department in order to address a particular concern which has been articulated by representatives of many associations.

As was mentioned previously in this report, the community associations' involvement in a variety of neighbourhood initiatives is placing increased pressures and responsibilities on their volunteers. With expanding mandates and activities, the associations must enhance their planning and organizational skills.

A very significant concern that the Leisure Services Department's staff continue to hear from the community associations across the city is the need for more assistance in recruiting, training, and recognizing their volunteers. The associations need to place more attention on building not only their base of volunteers, but also expanding the number who take on leadership roles within their neighbourhoods. There needs to be more succession planning and orientation of the associations' volunteers to take on the operation of community-based services and to serve the growing number of consultative and public-input processes at the neighbourhood level.

The community associations are reaching the capacity, within their current base of volunteers, for taking on more responsibilities. For this reason, the Leisure Services Department agrees that any additional financial and support resources for Saskatoon's community associations should be directed to establishing a **volunteer-development program**. The structure and delivery-mechanisms for such a program should be determined in consultation with the community associations. However, informal discussions with representatives of several community associations and with the Department's area recreation consultants have provided the following suggestions:

- expanding our leadership-development programs for volunteers,
- providing more assistance in recruiting, orienting, and training volunteers,
- introducing a city-wide recognition program for volunteers,
- establishing a registry of volunteers, and
- providing financial compensation for the volunteer community coordinators and/or the volunteer community indoor program coordinators.

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As part of this new initiative, but within our existing resources, the Leisure Services Department could provide the following supplementary support:

- facilitating a strategic-planning process for the community associations,
- assisting the associations to review their organizational structures to achieve greater efficiency in their operations and in the use of their volunteers (e.g. establishing formalized committees with delegated authority to take certain actions), and
- providing more supervisory and coordinating services to support the volunteer coordinators.

**Conclusion**

The City has formed a strong partnership with community associations to carry out the delivery of leisure services at the neighbourhood level. Within these partnerships, the City has taken a leadership role in providing and coordinating the delivery of some services; in others, our role has been supportive and the volunteers have taken the lead.

If the Budget Policy and Planning Committee is interested in adding or reallocating resources to assist Saskatoon's community associations and if the City is interested in expanding its expectations of the associations' responsibilities and roles, then any supplementary funding should be used to establish a volunteer-development program for the associations. If this suggestion is acceptable to the Committee, the Department's staff is prepared to work in conjunction with the community associations to develop a program that will respond to their needs. The scope of the program will be determined by the amount of funding which is available for this initiative."

Your Committee has discussed the available options (i.e. implementation of a volunteer-development pilot program in a few community associations for possible expansion to all associations in the future, or ask the community associations what they would like for \$8,000 per year). It is the opinion of your Committee that the \$8,000 should be directed towards a pilot project, in selected community associations, to establish a volunteer-development program.

- RECOMMENDATION:**
- 1) that the \$8,000 designated for Community Associations be directed towards a pilot project, in selected community associations, to establish a volunteer-development program; and
  - 2) that the community associations work with the Administration on the structure and delivery mechanisms for this program.

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*IT WAS RESOLVED:* 1) *that the \$8,000 designated for Community Associations be utilized for the establishment of a volunteer-development program; and*  
2) *that the community associations work with the Administration on the structure and delivery mechanisms for this program.*

*Moved by Councillor Langford,*

*THAT the regular Order of Business be suspended and Report No. 3-1995 of the Land Bank Committee be brought forward and considered.*

*CARRIED.*

**REPORT NO. 3-1995 OF THE LAND BANK COMMITTEE**

Composition of Committee

Councillor D. L. Birkmaier, Chair  
Councillor H. Langlois  
Councillor K. Waygood  
His Worship the Mayor  
City Commissioner  
Director of Finance  
Director of Works and Utilities  
Director of Planning and Development

1. **Request to Lease City-Owned Land**  
**Parcels L, M, and N, Plan (FT) F5478**  
**1839 - 11th Street West, Holiday Park**  
**G & G Food Services and Entertainment**  
**(File No. CK. 4225-1)**

Report of Land Manager, March 20, 1995:

"Mr. Guillermo Rodriguez of G & G Food Service and Entertainment has requested to lease the Western Development Museum's former site at 1839 - 11th Street West. (See the

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attached plan.) He proposes to use the property to operate a family-entertainment park. The proposal includes operating a go-cart track which may be a nuisance because of the noise. On the advice of the Planning and Construction Standards Department's staff, Mr. Rodriguez obtained the signatures of the nearby business-operators and residents on a document which indicates that they do not oppose this proposal. (See the attached March 9, 1995, letter.)

In light of the discussions which Mr. Rodriguez has had with the nearby businesses and residents and because the land has been vacant for a significant period of time (with no interest having been expressed in purchasing it), the Land Department's staff recommend the approval of this leasing request. We recommend a five-year leasing term, at an annual rate of \$12,842.00 which is equivalent to the property taxes for this land."

Your Committee has determined that the Land Manager received a further letter from Mr. Rodriguez indicating that he had met with Mr. W. Katelnikoff, President, Holiday Park Community Association, and received his support for this project.

It should be noted that the lease would be renewable on an annual basis, which would allow a review of the noise situation and whether it has had a detrimental effect on the neighbouring properties. The Committee also determined that the Lease Agreement would not, in any way, infer that the City of Saskatoon endorses this use.

- |                               |   |
|-------------------------------|---|
| <b><u>RECOMMENDATION:</u></b> | <ul style="list-style-type: none"><li>1) that Parcels L, M, and N, Plan (FT) F5478 be leased to G &amp; G Food Service and Entertainment;</li><li>2) that the lease commence on April 1, 1995;</li><li>3) that the term of the lease be for one year, with an option to renew it for the second, third, fourth, and fifth year;</li><li>4) that the annual leasing rate be \$12,842.00;</li><li>5) that the City Solicitor be instructed to prepare the appropriate documentation for this lease; and</li></ul> |
|                               | <ul style="list-style-type: none"><li>6) that His Worship the Mayor and the City Clerk be authorized to execute the lease, under the Corporate Seal.</li></ul>  |

*ADOPTED.*

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**2. Request to Purchase City-Owned Property**  
**N.E. 1/4 Sec. 35, Twp. 37, Rge. 5, W3rd**  
**Saskatchewan Highways and Transportation**  
**(File No. CK. 4215-1)**

Report of Land Manager, March 13, 1995:

"Saskatchewan Highways and Transportation is widening, as part of a four-laning project, the right-of-way of Highway No. 11. This widening project will include rerouting part of Industrial Road to the west in order to intersect Highway No. 11 at right angles. (See the attached plan.)

This re-alignment will cause a further change to the intersection of Industrial Road and the east/west road (Penner Road) that runs to the entrance of Wanuskewin Heritage Park. To accommodate the change to Penner Road, Saskatchewan Highways and Transportation wishes to purchase a small parcel of City-owned land -- that is, the northwest corner in the N.E. 1/4 35-37-5 W3rd. The 0.16 hectare (0.39 acre) parcel is unimproved farm-land and if sold, will not affect the balance of the City's property.

Saskatchewan Highways and Transportation has offered to pay \$5,000.00 per hectare for this parcel. In your staff's opinion, this offer represents the fair market value for a parcel of this size. The final area that will be required by this Provincial department will be determined by survey and the selling price will be adjusted accordingly."

- RECOMMENDATION:**
- 1) that the City sell approximately 0.16 hectares of the N.E. 1/4 35-37-5 W3rd, as indicated on the attached plan, to Saskatchewan Highways and Transportation;
  - 2) that the selling price be \$5,000.00 per hectare; and
  - 3) that all costs which are incurred to effect the sale of this parcel be paid by Saskatchewan Highways and Transportation.

*ADOPTED.*

**3. Request to Lease City-Owned Property**  
**East Half of Lot 9, Block 141, Plan 79-S-18673**  
**867 - 57th Street East (North Industrial Area)**  
**Graham Construction and Engineering (1985) Ltd.**  
**(File No. CK. 4225-1)**

Report of Land Manager, March 14, 1995:

"On October 10, 1989, City Council agreed to lease the eastern half of Lot 9, Block 141,

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Plan 79-S-18673, to Graham Construction and Engineering (1985) Ltd. for the storage of equipment. (See the attached plan.) The lease, which expired on November 30, 1994, was for a five-year term, with the leasing rate rising to \$9,100.00, plus property taxes, for the final year. During the term of this lease, Graham Construction and Engineering (1985) Ltd. has kept the property in good condition. Overall, this company has been a good tenant and has paid the taxes on this property.

We have received a request from Graham Construction and Engineering (1985) Ltd. to lease the same industrial property for an additional five years. Your staff has no objection to extending this lease because we have an adequate supply of industrial land available for sale in the immediate area. We recommend an annual leasing rate of \$9,100.00, plus property taxes (i.e. the same rate as was paid in the last year of the previous lease).

Your staff are recommending this leasing arrangement because it supports the Land Bank Committee's financial strategy of maximizing the City's revenues from our properties within our Land Bank. This proposal will add \$45,500.00, plus property taxes, to the City's general revenues over the next five years."

- RECOMMENDATION:**
- 1) that the eastern half of Lot 9, Block 141, Plan 79-S-18673, be leased to Graham Construction and Engineering (1985) Ltd.;
  - 2) that the lease commence on December 1, 1994;
  - 3) that the term of the lease be for one year, with an option to renew it for a second, third, fourth, and fifth year;
  - 4) that the annual leasing rate be \$9,100.00 plus property taxes;
  - 5) that the City Solicitor be requested to prepare the appropriate documentation for this lease; and
  - 6) that His Worship the Mayor and the City Clerk be authorized to execute the lease, under the Corporate Seal.

*ADOPTED.*

**REPORT NO. 4-1995 OF THE LEGISLATION AND FINANCE COMMITTEE**

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Composition of Committee

Councillor P. McCann, Chair  
Councillor M. Heidt  
Councillor H. Langlois

**1. Request for Exemption from Amusement Tax  
Saskatoon Folkfest Inc.  
(File No. CK. 1910-2)**

Your Committee has considered the following report of the City Treasurer dated March 24, 1995:

"The attached application for exemption from Amusement Tax has been received from Saskatoon Folkfest Inc. The Organization's audited Financial Statements for the year ended October 31, 1994, has also been provided.

Significant figures from the Financial Statement are as follows:

	<u>1993</u>	<u>1994</u>
Total Assets	\$ 155,867	\$ 132,597
Total Liabilities	<u>11,330</u>	<u>11,565</u>
Accumulated Surplus	\$ 144,537	\$ 121,032

Estimated amount of Amusement Tax: \$220,000 x 9% = \$15,400

According to the applicant, surplus earnings are used 'to further the development and promotion of culture and folk art within the Province of Saskatchewan.'

City Council has the authority under *The Amusement Tax Bylaw* to exempt this event from Amusement Tax on the grounds that it is an 'entertainment, the receipts of which are for charitable purposes.' Similar requests in previous years have received favourable consideration."

**RECOMMENDATION:** that Saskatoon Folkfest Inc. be exempted from Amusement Tax for Folkfest '95, to be held August 17 to 19, 1995, inclusive.

*ADOPTED.*

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**2. Request for Exemption from Amusement Tax**  
**25th Street Theatre Inc.**  
**(File No. CK. 1910-2)**

Your Committee has considered the following report of the City Treasurer dated March 15, 1995:

"An application for exemption from Amusement Tax for the year 1995, has been received from the 25th Street Theatre Inc; whose mandate includes the 'Fringe on Broadway'. The audited Financial Statements for the period ending December 31, 1994, have been provided.

Significant figures from the Financial Statement are as follows:

	<u>December 31, 1994</u>	<u>December 31, 1993</u>
Total Assets	\$ 49,363.00	\$ 46,864.00
Total Liabilities	<u>121,536.00</u>	<u>102,773.00</u>
Surplus (Deficiency)	( \$72,173.00)	( \$55,909.00)
Estimated amount of Amusement Tax for 1994		\$14,850.00

The 25th Street Theatre Inc. has been designated as a registered charity by Revenue Canada.

City Council has the authority under *The Amusement Tax Bylaw* to exempt this organization from Amusement Tax on the grounds that it is an entertainment, the receipts of which are for charitable purposes."

**RECOMMENDATION:** that the request from 25th Street Theatre Inc. for exemption from Amusement Tax for 1995, be granted.

*ADOPTED.*

**3. Communications to Council**  
**From: Murray Westby, President**  
**Saskatchewan Urban Municipalities Association**  
**Date: March 24, 1995**  
**Subject: Submitting the 1995 SUMA Membership Fee Statement**

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Attached is a copy of the above-noted communication which has been forwarded to your Committee for further handling. Your Committee has reviewed this request and

**RECOMMENDS:** that the 1995 SUMA Membership be paid in the amount of \$68,862.16.

*ADOPTED.*

- 4. Application - Environmental Division**  
*1995 Assistance to Community Groups: Cash Grants Program*  
**Saskatchewan Waste Reduction Council**  
**Saskatoon Paint Exchange Program**  
**(File No. CK. 1871-10)**

Attached is a copy of the above-noted application for funding under the *1995 Assistance to Community Groups: Cash Grants Program*. City Council, at its meeting held on March 27, 1995, approved the establishment of the Environmental Division of the Cash Grants Program, with total funding of \$5,000 out of the Contingency Fund. City Council also adopted a recommendation that the Legislation and Finance Committee adjudicate on the applications received under the Environmental Division, for the time being.

Your Committee has considered this application, being the first application under the Environmental category, and

**RECOMMENDS:** that a grant in the amount of \$4,000 be provided to the Saskatchewan Waste Reduction Council for the Saskatoon Paint Exchange Program to begin April 29, 1995, and that this funding be from the Environmental category of the 1995 Assistance to Community Groups: Cash Grants Program.

*ADOPTED.*

- 5. Proposed Bylaw No. 7479**  
**The Animal Control Amendment Bylaw, 1995**  
**(File No. CK. 152-4)**

*DEALT WITH EARLIER. SEE PAGE NO. 43.*

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**REPORT NO. 6-1995 OF THE WORKS AND UTILITIES COMMITTEE**

Composition of Committee

Councillor D. Atchison, Chair  
Councillor D. L. Birkmaier  
Councillor A. Langford  
Councillor J. Postlethwaite

**1. Traffic Signal Synchronization  
(Files CK. 6320-1 and 6250-1)**

The following enquiry was made by Councillor Heidt at the meeting of City Council held on November 21, 1994:

"Traffic congestion at Avenue W and 33rd Street West is very severe in the mornings. Line-ups up to 3-5 blocks are common. Communities affected are Westview, Dundonald, Confederation Park and Massey Place.

Would the Works and Utilities Director report on the following:

- 1) Recommendations to correct the concern at Avenue W and 33rd Street West; and
- 2) An update of what the City has done in the past and what are the future plans for light synchronization and movement of traffic in rush hours (i.e. Circle Drive)."

In addition to the above, your Committee has received the attached copies of communications from L. D. Williams, Hans H. Mathisen and Kenneth C. Turner regarding traffic flow in the City.

Report of the City Engineer, March 22, 1995:

"The attached report entitled 'Traffic Signal Operation', deals with Councillor Heidt's enquiry with respect to traffic signal synchronization as well as the concerns raised by the other communications. The report begins by providing some basic concepts of traffic signal control, followed by a description of the use of traffic signals in Saskatoon. The Engineering Department's current utilization of the Integrated Traffic Control System (ITCS) is explained, as well as providing an understanding of some of the problems that are encountered with providing traffic signal progression, or 'synchronization' in a roadway network."

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Your Committee has reviewed the Traffic Signal Operation report and wishes to note that a tour of the Traffic Control Centre has been scheduled for Wednesday, April 26, 1995 (following the meeting of the Works and Utilities Committee), and all members of Council are invited to attend.

L. D. Williams, Hans H. Mathisen and Kenneth C. Turner have been provided with a copy of this report.

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

*IT WAS RESOLVED: that the information be received and that the matter with respect to the traffic congestion at Avenue W and 33rd Street be referred back to the Works and Utilities Committee for a further report.*

**2. Policy - Median Openings**  
**(File No. CK. 6320-5)**

Your Committee recently undertook its annual review of the above-noted policy and resolved that the Administration report on the costs which would be incurred, and those which could be justified, for charging an application fee for median openings.

In this regard, your Committee has considered the following report of the City Engineer dated March 20, 1995:

"In order to fully assess the justification for charging an application fee for median opening requests, the rationale for charging such a fee should be examined. The principles which are associated with this rationale are those of equity and accountability.

The principle of equity ensures that those who receive benefits from a particular service are paying their fair share of the cost of providing the service. In the case of a median opening request by a particular property owner, the desired median opening facilitates the use, or benefits the owner of the property through enhanced access to the site. If the benefit is deemed to accrue primarily to the owner of the site, the principle of equity would require that this individual pay for the cost of processing the application, rather than having this service subsidized through property taxes.

The principle of accountability explores the notion that individuals, organizations, and their activities can present a risk to the public's health and safety. Where such activities are acceptable to the public and are only subject to regulation by the local government to ensure their conformance with existing policies and standards, those who are responsible for such activities should pay the incremental costs associated with regulating them. Again, this applies to median opening applications as it has been established that a median opening does enhance the public's access to land development, and it has been historically acceptable to the public to provide such facilities. The Engineering Department regulates

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the establishment of median openings of public roadways, ensuring that the requested opening will not detrimentally impact the existing transportation network's operation and will not place the public at unacceptable risk. In this sense, the principle of accountability suggests that the activity requiring the regulatory action should pay for the cost of this service.

Based on the above, a case can be made that the applicant for a median opening request should pay for all direct costs associated with processing that request. Conversely, since a median opening provides a benefit to the public, one which they normally desire to enhance their mobility, a case could also be made that taxation should subsidize at least a portion of the service being provided by the Engineering Department. It is the struggle with these conflicting points of view that the Engineering Department has difficulty with when trying to assess a fair and equitable charge for processing these types of applications.

A further problem with determining a reasonable application fee (based on the premise that it is justifiable to assess one in the first place), is the variety in the type of median opening requests received. Because of this variance, the time expended by staff covers a wide spectrum, ranging from simple telephone conversations to in-depth studies requiring a large amount of staff time and resources. Therefore, to address the Committee's request, the Engineering Department has made some assumptions in order to determine the processing requirements of a 'typical' median opening application.

The typical median opening request would be initiated by an abutting property owner, or developer, on a higher standard, or class, of roadway in Saskatoon. This would normally be an arterial roadway, with a raised centre median dividing the driving lanes in each direction. These are typically multi-lane roadways in each direction. The abutting property tends to be of a retail nature with relatively significant traffic generation characteristics. The owner/developer believes that, with a median opening created on the roadway, left-turn access/egress to the property is enhanced (which it would be), and as such, the retail operation would be more viable and prosperous.

Table 1 illustrates the staff time and costs that could be associated with this typical median opening application. For the purposes of this analysis, it was assumed that since the public receives a benefit from a median opening, they should share in the cost of processing the request. Therefore, a 80% cost recovery basis was used to determine the assessable cost of processing the application. Most requests require an expenditure of some staff time. For the purpose of this analysis, it was deemed that approximately 18 hours of staff time was reasonable for a typical request of moderate complexity. Obviously, in more complex cases, such as the Superstore median opening request on 8th Street, or the Auto Clearing request on Circle Drive, resource allocation could easily run into 50 or more hours of staff time. Similarly, cases will arise where staff allocation is below what has been stipulated in the table. Based on the above assumptions, it was determined that the average direct cost of

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processing a typical median opening application is approximately \$560. Taking into account the 80% cost recovery factor, a reasonable fee to charge the applicant for this service would be \$450. It should be noted that this would be a non-refundable application fee. That is, if the median opening request were denied, the \$450 would not be returned to the applicant.

Cases have arisen where the applicant is not satisfied with the Administrative response and further pursues the request through political channels (i.e. City Council). Auto Clearing's request is a good example of this. In a case such as this, the matter is referred back to the Administration for further analysis and a report. It would not be unusual for the Administration to expend tens of hours, or in extremes a hundred or more hours, dealing with these requests. The above analysis does not make any allowance for this circumstance, should it arise.

The Engineering Department supports instituting an application fee for median opening requests as indicated above. The benefits are that at least a portion of staff resource costs would be recovered, but more importantly in many cases, the application fee would deter the frivolous requests that the Department is asked to deal with on a fairly regular basis."

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that a \$450 application fee for median openings be instituted, payable by the applicant, to cost recover a portion of the expenses incurred by the Engineering Department for processing the application.

*ADOPTED.*

- 3. Communications to Council**
- From:** Jake Harder, 7 Minto Place  
Sean Larkin, 4 Minto Place  
**Date:** February 28, 1994  
**Subject:** Submitting a petition with approximately 16 signatures regarding proposal to expand Idylwyld Drive between 33rd and 39th Streets  
**(File No. CK. 6000-1)**

City Council, at its meeting held on March 14, 1994, was advised that the above-noted communication had been referred to the Works and Utilities Committee for a report.

In this regard, your Committee has considered the following report of the City Engineer dated

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March 27, 1995:

"Idylwyld Drive between 20th Street and 39th Street is designated a major arterial roadway with varying degrees of access provided to adjacent properties. The roadway cross-section varies from a six-lane divided roadway between 20th and 24th Streets, to a four-lane divided roadway between 24th and 33rd Streets, to a four-lane undivided roadway between 33rd and 39th Streets. The roadway also forms part of the provincial highway system, being designated Highway 11 through the City. Besides serving as a highway route and highway connector, it is one of only two main, continuous north/south roadways serving the City (Circle Drive being the other). In this capacity, Idylwyld Drive must provide a high standard of traffic flow to allow for the efficient movement of people, goods, services and emergency vehicles throughout the City.

In early 1982, the Engineering Department submitted a report entitled, 'Idylwyld Drive, 33rd Street to 39th Street, Functional Study' to the Works and Utilities Committee. This report examined existing roadway geometrics, traffic volumes, accident records and land use and provided a recommended plan of roadway improvements. The study recommended that Idylwyld Drive be reconstructed to a four-lane divided arterial standard, between 33rd Street and 39th Street, with left-turn bays at the median openings of the intersecting roadways (culs-de-sac excluded). This report was adopted by the Works and Utilities Committee.

When the Circle Drive Bridge opened in 1983, there was a major shift in traffic patterns throughout the City. One of the roadways most affected was Idylwyld Drive between 33rd Street and 39th Streets, which experienced a significant decline in traffic volumes. Because of this decrease, the Engineering Department was able to defer the widening until the present. Over the last several years, the traffic volume on Idylwyld Drive has increased to levels recorded prior to the Circle Drive Bridge opening as shown below:

**Daily Traffic Volumes - Idylwyld Drive, 33rd to 39th Streets**

<u>Year</u>	Volume Vehicles/day
1981	25,000
1983	16,000
1988	25,700
1993	26,200

The geometric improvements proposed for this section of Idylwyld Drive are required to provide the degree of safety and to minimize vehicle delay to levels experienced on other similar standard roadways in the City. For example, a good comparison is to examine

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traffic volume and accident data along two portions of Idylwyld Drive. The portion between 25th Street and 33rd Street is a four-lane divided roadway with limited centre median access. The portion between 33rd Street and 39th Street currently provides full left-turn access along its entire length.

Accident records for this section of Idylwyld Drive between 33rd and 39th Streets, for the period January 1, 1990, to the December 31, 1994, show that collision frequencies have again reached the pre-Circle Drive Bridge levels. Over the last five-year period, 441 collisions have occurred on this section of roadway causing one fatality, 110 injuries and an estimated \$1.4 million in property damage. Of all collisions, 19% were right-angle types, 31% were rear-end types, and 22% were left-turn configurations.

To put these collision statistics in perspective, the attached Tables 1 and 2 show a comparison between the portion of Idylwyld Drive between 25th and 33rd Streets and the portion between 33rd and 39th Streets. Both sections of roadway are of the same length and classification and carry nearly identical volumes of daily traffic. The most significant, and important difference between the two sections is that the south section is divided and the north section is not.

In numbers of accidents shown in Table 1, the portion of Idylwyld Drive north of 33rd has approximately 58% more collisions than the southern portion. It is especially interesting to note that the northern portion has three times as many right-angle accidents and nearly eight times as many left-turning accidents as the southern portion. This can be largely attributed to the lack of a centre median and left-turn bays between 33rd and 39th Streets. In addition to the above, the injury rate on the north section is 29% greater than the south. This trend continues with property damage estimates which are 82% higher than the southern section of Idylwyld Drive. The preceding statistics concern the Engineering Department, since two sections of roadway with similar traffic characteristics should not display such significant differences in their road safety measures. As the Engineering Department has indicated previously, the solution to this problem is the widening of the roadway, limiting the amount of left-turn access by constructing a centre median, and where median openings are provided they be constructed with appropriate turn bays.

Today, the reasons for reconstructing this portion of Idylwyld Drive also include required repairs to underground services, the driving surface and roadway substructure, and addressing concerns raised by interest groups with respect to the deteriorating aesthetic condition of the roadway considering the fact that it is a main entrance into the City. The condition of the roadway has now deteriorated to the point that a simple resurfacing of the driving lanes is no longer an option. Attached are several reports previously presented by the Engineering Department which provide background information on these matters.

As the Engineering Department expected, and planned reconstruction grew near, the area

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residents and businesses began to display a greater interest in what type of access was going to be provided along Idylwyld Drive. The issue of centre median access (i.e. left-turn access to and from the adjacent five culs-de-sac and other properties) has sparked an amount of attention. Ideally, Idylwyld Drive between 33rd Street and 39th Street should have limited centre median access. Median openings would only be provided at major intersecting roadway locations, at signalized intersections. Access to adjacent properties would be limited to a number of right-in/right-out driveways along the length of the roadway.

In order to equitably assess the access requirements along Idylwyld Drive between 33rd and 39th Streets, the Engineering Department developed five optional geometric configurations for the centre median, each allowing an increasing amount of left turn access. The five options follow.

**Option 1 - Limited Access**

Under this option, no median openings are provided along Idylwyld Drive between 33rd and 36th Streets, with 36th Street remaining a signalized intersection (see Figure 1). The intent of this Option is to reduce left-turn conflicts to such a point that the safety benefits referred to in the above analysis could be achieved (i.e. reduction in collisions, injuries, property damage as suggested by the length of Idylwyld Drive between 25th and 33rd Streets). Median openings would be provided at 37th, 38th and 39th Streets. The reason that enhanced access is provided between 36th and 39th Streets is due to the land use adjacent to the roadway. South of 36th Street the abutting land use is residential, north of 36th Street the land use is retail/commercial, with significantly different traffic generation characteristics. The intent under Option 1 would be to create additional median opening access, south of 36th Street, as redevelopment of the area progresses. This would be considered the preferred option from a traffic engineering perspective. It would also provide the greatest benefit to the motoring public with respect to safety and delay reduction. It should be noted that this type of 'right-in, right-out' access to the five culs-de-sac would be identical to what presently exists for Willingdon Place, located on the west side of Idylwyld Drive south of 31st Street.

**Option 2 - Full West Side Access**

With this Option, the geometrics north of 36th are as in Option 1. The difference lies with access being provided at 34th and 35th Streets (see Figure 2) which allows left turns to and from these roadways to Idylwyld Drive. Because these median openings and turn bays are provided, access to the west side of Idylwyld is enhanced, but at the expense of a potential slight decline in the safety of the roadway. In addition, because the median width is reduced

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due to turn-bay construction, there is limited opportunity to provide landscaping, especially in the form of trees. While not as desirable as Option 1, this Option would operate in a satisfactory manner and provide an overall increase in safety and reduction in delay over what exists today. A problem exists with the potential for southbound u-turns to occur at the median openings at 34th and 35th Streets without the benefit of a proper left-turn bay. Residents on the east side of Idylwyld Drive between 33rd and 36th Streets (i.e. the five culs-de-sac) would be negatively impacted by this Option (as well as Option 1), as left-turn access to and from their streets would be eliminated. Access to all the properties would still be maintained via a series of right-hand/left-hand turns, depending on which direction of travel an individual was proceeding. This Option has a further benefit in that median opening access to future redevelopment on both sides of Idylwyld Drive between 33rd and 36th Streets is limited and controllable.

**Option 3 - Full East/West Access**

This Option is a variation of Option 2 in that with the addition of southbound left-turn bays at the median openings at 34th and 35th Streets and the widening of the 34th Street intersection to allow westbound left turns to Idylwyld Drive (see Figure 3). Access to Stanley Place cannot be provided as there is no opportunity to create a median opening and turn bay due to the conflict with the existing turn bay serving 33rd Street. Because 34th Street and Minto Place are offset, it would be necessary to create a 40-metre median break to serve both intersections. From an operational standpoint, this is considered somewhat excessive. Median opening access would not be provided directly to Aberdeen and Gray Place, but through the use of the other median opening, access is somewhat provided via a u-turn. No direct left-turn access can be safely provided to Connaught Place due to its close proximity to 36th Street. Although not the best alternative from a traffic engineering point of view, this median opening arrangement provides the best achievable access to the east side culs-de-sac while still gaining traffic safety enhancements and vehicle delay reductions. It should also be recognized that once redevelopment occurs on the east side of Idylwyld Drive between 33rd and 36th Streets, the median opening directly serving Minto Place would be closed (i.e. once the culs-de-sac are redeveloped under the Direct Control District guidelines previously established).

**Option 4 - Two Way Left-Turn Lane**

A fourth Option exists, although it is highly undesirable and not recommended, which is to create a two-way left-turn lane in the centre median area of Idylwyld Drive (see Figure 4). Normally, this would not even be considered an Option, but suggestions have been put forth by others that it would be a viable alternative. This would be similar to what presently exists on 51st Street between Millar Avenue and Faithfull Avenue. Experience has shown

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that two way left-turn lanes function at an acceptable level of service and safety when traffic volumes are below 20,000 vehicles per day. In addition, the spacing of driveways and adjacent land use, plays an important factor in determining the success of such left-turn lanes. In the case of 51st Street, traffic volumes are in the order of 16,000 to 17,000 vehicles per day. As well, driveway spacing has quite regular spacing with a relatively good separation. Furthermore, the land use along 51st Street is of an industrial/commercial nature, which exhibits lower traffic generation characteristics. In the case of Idylwyld Drive, daily traffic volumes average 26,000 plus vehicles per day, driveway spacing and numbers are quite irregular and the adjacent land use is predominately residential. In view of the above, the Engineering Department strongly recommends against this option, so much so, that to apply good engineering judgement it should not even be considered an option. Due to the unacceptable geometric configurations created by such an option, a plan showing this option was unable to be generated.

**Option 5 - Hybrid of Options 1 and 3**

In Option 5, components of both Options 1 and 3 are applied to create a balance between traffic safety/delay and access requirements. Only one median opening would be created between 33rd and 36th Streets, that being at 34th Street. Left-turn bays would be provided in both directions in order to provide limited left-turn access, via u-turn, to the east side of Idylwyld Drive. While the Engineering Department would favour Option 1 from solely a traffic safety perspective, it would be deemed too restrictive from an access point of view. Conversely, the Department views Option 3 as being too 'access' oriented. Option 5 provides balance between these two positions. It further provides an opportunity for centre median tree planting which Options 2, 3, and 4 do not. Again, as redevelopment occurs on the east side of Idylwyld Drive, access requirements could be reconsidered and appropriate adjustments made at that time.

In order to achieve the desired benefits of four-laning and dividing Idylwyld Drive between 33rd Street and 39th Street, while still remaining cognizant of the adjacent land use and its access requirements, the Engineering Department recommends that Option 5 be constructed. This recommended option is consistent with the intent of the original functional planning report and the design and tender documents have been prepared on this basis."

City Council will note that the Engineering Department has recommended that Option 5 be constructed. Your Committee notes that Idylwyld Drive is an arterial roadway and should be used that way. Additionally, it is noted that Option 5 will allow for U-Turns. For these reasons, your Committee does not support Option 5 and is recommending that Option 1 be approved.

For Council's information, your Committee has requested the Administration to bring forward a

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report on the DCD Guidelines as they relate to access to the properties along the east side of Idylwyld Drive.

A copy of the above-noted communication and petition submitted by Jake Harder and Sean Larkin is attached. The petitioners have been provided with a copy of this report.

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that the centre median configuration, as indicated in Option 1 (Idylwyld Drive - from 33rd Street to 39th Street), be approved.

*Moved by Councillor Birkmaier,*

- 1) that the information be received; and*
- 2) that the centre median configuration, as indicated in Option 1 (Idylwyld Drive - from 33rd Street to 39th Street), be approved.*

*YEAS: Councillors Birkmaier, Heidt, Atchison, Postlethwaite,  
Langford and McCann*

*6*

*NAYS: His Worship the Mayor, Councillors Roe, Steernberg,  
Waygood and Langlois*

*5*

**4. Potable Waterline Connections  
(File No. CK. 7781-2)**

As City Council is aware, the City's policy with respect to potable waterline connections is currently under review. In light of this, your Committee is of the opinion that all applications for water connections which clearly do not meet the guidelines should be tabled with City Council until such time as a new policy is implemented.

Your Committee notes that it is currently considering an application by The Ahmadiyya Movement in Islam. The applicant has been informed that the Committee will make its decision with respect to the application on April 26, 1995.

- RECOMMENDATION:** that applications for potable waterline connections, which clearly do not meet the City's current policy, be tabled with City Council until such time as a new policy is implemented.

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*IT WAS RESOLVED: that applications for potable waterline connections, which clearly do not meet the City's current policy, be held until such time as a new policy is implemented.*

**REPORT NO. 3-1995 OF THE LAND BANK COMMITTEE**

1. Request to Lease City-Owned Land  
Parcels L, M, and N, Plan (FT) F5478  
1839 - 11th Street West, Holiday Park  
G & G Food Services and Entertainment  
(File No. CK. 4225-1)

*DEALT WITH EARLIER. SEE PAGE NO. 84.*

2. Request to Purchase City-Owned Property  
N.E. 1/4 Sec. 35, Twp. 37, Rge. 5, W3rd  
Saskatchewan Highways and Transportation  
(File No. CK. 4215-1)

*DEALT WITH EARLIER. SEE PAGE NO. 84.*

3. Request to Lease City-Owned Property  
East Half of Lot 9, Block 141, Plan 79-S-18673  
867 - 57th Street East (North Industrial Area)  
Graham Construction and Engineering (1985) Ltd.  
(File No. CK. 4225-1)

*DEALT WITH EARLIER. SEE PAGE NO. 84."*

*Moved by Councillor Steernberg, Seconded by Councillor Postlethwaite,*

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

*CARRIED.*

**UNFINISHED BUSINESS**

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- 6a) Proposed Bylaw No. 7477  
Amendment to General Pension Plan  
Reinstatement of Prior Contributory Service  
(File No. CK. 1796-1)**

**REPORT OF CITY CLERK:**

"City Council, at its meeting held on March 27, 1995, during consideration of the Clause D2, Report No. 7-1995 of the City Commissioner, copy attached, resolved that Council consider proposed Bylaw No. 7477 at the next meeting.

Council, at this meeting, is to consider proposed Bylaw No. 7477, copy attached."

*Moved by Councillor McCann, Seconded by Councillor Langford,*

*THAT Council consider Bylaw No. 7477.*

*CARRIED.*

**ENQUIRIES**

- Councillor Heidt  
Vandalism at Bus Stop  
16 McKay Place  
(File No. CK. 7311-1)**

Regarding moving the bus stop on Northumberland Avenue adjacent to 16 McKay Place. There has been a fair amount of vandalism on 16 McKay Place's fence. It seems that when people are waiting for the bus this occurs. Would the Administration look at moving the bus stop south, past the alley, which would be in front of Vincent Massey School, approximately 40 feet.

- Councillor Birkmaier  
Application Fee  
Board of Revision Hearings  
(File No. CK. 1615-1)**

Would the Legislation and Finance Committee review and report on a policy of charging appellants who appeal their assessment to the Board of Revision.

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**Councillor Birkmaier  
Creation of Large Lots  
(File No. CK 4138-1)**

Would the Land Bank Committee please review the feasibility of creating large lots within the city limits.

**MOTIONS**

**REPORT OF CITY CLERK:**

"Council is requested to consider the following appointments of Deputy Mayor for the months indicated:

Councillor Heidt	-	For the month of May, 1995.
Councillor McCann	-	For the month of June, 1995.
Councillor Waygood	-	For the month of July, 1995.
Councillor Roe	-	For the month of August, 1995.
Councillor Postlethwaite	-	For the month of September, 1995.
Councillor Roe	-	For the month of October, 1995.
Councillor Atchison	-	For the month of November, 1995."

*Moved by Councillor Birkmaier. Seconded by Councillor Heidt.*

*THAT the following be appointed Deputy Mayor for the months indicated:*

Councillor McCann	-	<i>For the month of May, 1995.</i>
Councillor Heidt	-	<i>For the month of June, 1995.</i>
Councillor Waygood	-	<i>For the month of July, 1995</i>
Councillor Postlethwaite	-	<i>For the month of August, 1995</i>
Councillor Roe	-	<i>For the month of September, 1995</i>
Councillor Birkmaier	-	<i>For the month of October, 1995</i>
Councillor Atchison	-	<i>For the month of November, 1995.</i>

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

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**Bylaw No. 7477**

Moved by Councillor Steernberg, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7477, being "*A bylaw of The City of Saskatoon to amend Bylaw No. 6321, entitled 'A bylaw of The City of Saskatoon to amend Bylaw No. 4324, entitled "A bylaw of The City of Saskatoon to provide 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 Steernberg, Seconded by Councillor Roe,

THAT Bylaw No. 7477 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7477.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7477 was considered clause by clause and approved.

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Moved by Councillor Steernberg, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7477 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Langlois,

THAT Bylaw No. 7477 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. 7478**

Moved by Councillor Steernberg, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7478, being "*The Capital Reserve Amendment Bylaw, 1995*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Steernberg, Seconded by Councillor Roe,

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THAT Bylaw No. 7478 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7478.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7478 was considered clause by clause and approved.

Moved by Councillor Steernberg, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7478 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Langlois,

THAT Bylaw No. 7478 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.

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CARRIED.

The bylaw was then read a third time and passed.

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**Bylaw No. 7480**

Moved by Councillor Steernberg, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7480, being "*The Tax Levy Authorization Bylaw, 1995*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Steernberg, Seconded by Councillor Roe,

THAT Bylaw No. 7480 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7480.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7480 was considered clause by clause and approved.

Moved by Councillor Steernberg, Seconded by Councillor McCann,

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

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7480 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Langlois,

THAT Bylaw No. 7480 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 Steernberg,*

*THAT the meeting stand adjourned.*

CARRIED.

The meeting adjourned at 12:07 a.m.

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Mayor

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City Clerk