

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

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Atchison, Heidt, Langford, Langlois,
McCann, Postlethwaite, Roe, Steernberg and Waygood;
City Commissioner Irwin;
City Solicitor Dust;
City Clerk Mann;
City Councillors' Assistant Kanak

Moved by Councillor Steernberg, Seconded by Councillor Postlethwaite,

THAT the minutes of the regular meeting of City Council held on September 25, 1995, be approved.

CARRIED.

HEARINGS

- 2a) **Rezoning - Pleasant Hill
United Grain Growers Property
425 Avenue P South
Parcel A, Plan No. 60-S-08336
I.D.1 District to RM2(H) District
Proposed Bylaw No. 7490
(File No. CK. 4351-1)**
-

REPORT OF CITY CLERK:

"Attached is a copy of Clause 2, Report No. 10-1995 of the Planning and Development Committee which was adopted by City Council at its meeting held on June 5, 1995.

A copy of Notice which appeared in the local press under dates of September 16, 1995 and September 23, 1995 is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7490, copy attached.

Also attached are copies of the following communications:

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- Letter dated September 18, 1995, from Terry Boucher, 4-1910 Main Street;
- Letter dated October 2, 1995 from Lorne Hadley, Regional Manager, United Grain Growers Limited;
- Petition signed by approximately 62 residents and home owners of the Pleasant Hill area, opposing the proposed Zoning Bylaw Amendment."

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

Mr. Dale Linn, Solicitor for United Grain Growers Limited, addressed Council regarding the proposed rezoning. He expressed concern that notice was not given to property owners regarding changes in the Development Plan. Mr. Linn noted that United Grain Growers Limited wants to continue to use the Avenue P property for the storage and distribution of seed products. He urged Council not to approve the proposed Zoning Bylaw amendment until United Grain Growers' right to carry on its operations on this property, as a non-conforming use, is clarified by ensuring that a business license is in place.

Mr. Lorne Hadley, Regional Manager, United Grain Growers Limited, expressed concern that all possible solutions brought forward by United Grain Growers were turned down by the City, and asked Council to consider the message it is sending to other companies and citizens in this matter.

Mr. Terry Boucher, 4-1910 Main Street, expressed the opinion that United Grain Growers should be allowed to continue its business on this property. He noted that the property should not be used for residential development but suggested that the possibility of building a library on part of the site should be considered.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the hearing be closed.

CARRIED.

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Moved by Councillor McCann, Seconded by Councillor Heidt,

THAT the submitted correspondence be received as information.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT Council consider Bylaw No. 7490.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT the regular Order of Business be suspended and Bylaw No. 7490 be brought forward and considered.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7490

Moved by Councillor Atchison, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7490, being "A Bylaw of The City of Saskatoon to amend Bylaw No. 6772, entitled `A Bylaw Respecting Zoning in the City of Saskatoon'" and to give same its first reading.

THE MOTION WAS PUT AND LOST.

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Moved by Councillor McCann, Seconded by Councillor Langlois,

THAT an amendment to the Development Plan be brought forward to Council to revert the property to industrial.

*YEAS: His Worship the Mayor, Councillors Steernberg, Langford,
Postlethwaite, Atchison, Heidt, McCann and Langlois* 8

NAYS: Councillors Waygood and Roe 2

(Note - Councillor Birkmaier was absent during the vote.)

**2b) Hearing
Rezoning - Ptn. of Parcel A, Plan EV 5793 and
Ptn. NW 1/4 19-36-4 W/3rd
Briarwood Road and Briargate Road
Proposed Bylaw No. 7495
(File No. CK. 4351-1)**

REPORT OF CITY CLERK:

"Attached is a copy of Clause 1, Report No. 9-1995 of the Municipal Planning Commission which was adopted by City Council at its meeting held on July 17, 1995.

A copy of Notice which appeared in the local press under dates of September 16, 1995 and September 23, 1995 is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7495, copy attached."

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

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT the hearing be closed.

CARRIED.

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Moved by Councillor Waygood, Seconded by Councillor Heidt,

THAT Council consider Bylaw No. 7495.

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Heidt,

THAT the regular Order of Business be suspended and Bylaw No. 7495 be brought forward and considered.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7495

Moved by Councillor Atchison, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7495, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 6772, entitled, 'A Bylaw Respecting Zoning in the City of Saskatoon'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Atchison, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7495 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Atchison, Seconded by Councillor Langford,

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THAT Council go into Committee of the Whole to consider Bylaw No. 7495.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7495 was considered clause by clause and approved.

Moved by Councillor Atchison, Seconded by Councillor Steernberg,

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

CARRIED.

Moved by Councillor Atchison, Seconded by Councillor Langlois,

THAT permission be granted to have Bylaw No. 7495 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Atchison, Seconded by Councillor McCann,

THAT Bylaw No. 7495 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.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

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A. REQUESTS TO SPEAK TO COUNCIL

**1) Robert O. Millard, Vice President (External)
University of Saskatchewan Students' Union, dated October 4**

Requesting permission to address Council regarding the Citizens' Advisory Committee on Transit Operations. (File No. CK. 225-12)

**2) M. Madeleine Butschler
1106 Osler Street, dated October 4**

Submitting comments regarding the Citizens' Advisory Committee on Transit Operations. (File No. CK. 225-12)

RECOMMENDATION: that Item 8a) of "Motions" be brought forward for consideration and that Mr. Millard be heard.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT Item 8a) of "Motions" be brought forward for consideration and that Mr. Millard be heard.

CARRIED.

MOTIONS

a) REPORT OF THE CITY CLERK:

"Councillor Roe gave the following Notice of Motion at the meeting of City Council held on September 25, 1995:

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

"THAT Council reconsider the decision taken in Council September 11, 1995 to dissolve the Transit Advisory Board.'"

Mr. Robert O. Millard, External Vice President, University of Saskatchewan Students' Union, expressed concern regarding the dissolving of the Citizens' Advisory Committee on Transit Operations. He indicated that the Committee did not have the resources it should have had, and also noted that more priority should have been placed on the input provided from the Committee. Mr. Millard expressed the view that there is a need for such a committee to voice the concerns of transit users. He urged Council to pass the motion put by Councillor Roe.

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Moved by Councillor Langlois, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT the submitted correspondence be received as information.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT Council reconsider the decision taken in Council September 11, 1995 to dissolve the Transit Advisory Board.

THE MOTION WAS PUT AND LOST.

COMMUNICATIONS - CONTINUED

**3) Derek Kindrachuk
Kindrachuk Agrey Architects Ltd., dated October 4**

Requesting permission to address Council regarding an application for demolition of 610 Saskatchewan Crescent East. (File No. CK. 680-11)

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- 4) **D.G. (Don) Irvine**
144 Salisbury Drive, dated October 4

Requesting permission to address Council regarding the proposal to demolish the W.P. Bate House at 610 Saskatchewan Crescent East. (File No. CK. 680-11)

- 5) **Ruth Robinson, President**
Saskatoon Heritage Society, dated October 4

Requesting permission for a representative of the Saskatoon Heritage Society to address Council regarding the W.P. Bate House. (File No. CK. 680-11)

- 6) **Jan Norris, Civics Representative**
Nutana Community Association, dated October 5

Requesting permission to address Council regarding the proposal to demolish the W.P. Bate House. (File No. CK. 680-11)

RECOMMENDATION: that Clause 1, Report No. 5-1995 of the Municipal Heritage Advisory Committee be brought forward for consideration and that the speakers be heard.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT Item A.8) of "Communications" and Clause 1, Report No. 5-1995 of the Municipal Heritage Advisory Committee be brought forward for consideration.

CARRIED.

- 8) **Mary Tastad**
Nutana Community Association, dated October 6

Commenting regarding the application to demolish the W.P. Bate House at 610 Saskatchewan Crescent East. (File No. CK. 680-11)

RECOMMENDATION: that the information be received and that Clause 1, Report No. 5-1995 of the Municipal Heritage Advisory Committee be brought forward for consideration.

REPORT NO. 5-1995 OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

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- 1. Application for Demolition - Bylaw No. 6770
610 Saskatchewan Crescent East (W.P. Bate House)
Lots 36-40, except S.W. 10 feet of Lot 40,
Block 86, Plan QB 1856
(File No. CK. 680-11)**
-

- RECOMMENDATION:**
- 1) that Lots 36-40, except the most south westerly 10 feet of Lot 40, Block 86, Plan QB 1856 (610 Saskatchewan Crescent East) be designated as Municipal Heritage Property, and that the bylaw contain the following provisions:
 - a) that interior renovations to the existing dwelling shall not require the approval of City Council;
 - b) that renovations to or demolition of the detached garage shall not require the approval of City Council; and
 - c) that the owner be permitted to erect a new building(s) on the vacant part of the site on condition that the owner would enter into an agreement that would require that any new buildings be of an external design reflecting the historical and architectural significance of the existing building.

The Chair, Don Kerr, will be in attendance and wishes to present this report at the Council meeting.

Your Committee submits the above-noted recommendation with the following reasons for designation:

- a) the style and construction is an early example of an unusual and eclectic style.
- b) the house includes an early example of a fieldstone basement.
- c) the house was built in 1905 and is a notable early structure in Saskatoon.
- d) the house is important in establishing the dominant character of the street and neighbourhood.
- e) the house is a familiar structure in the neighbourhood and city.
- f) the house has been occupied by important figures in the history of Saskatoon; W.P. Bate, his wife Maud Harrison, and James Butler.

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In its discussion, the Municipal Heritage Advisory Committee was assisted by the attached reports from the City's Heritage Evaluation Committee, dated October 4 and August 29, 1995. Council will note that the Municipal Heritage Advisory Committee did reach a decision other than that recommended in the October 4 report of the Heritage Evaluation Committee, but also reacted favorably to that recommendation, which reads as follows:

- a) that the City Solicitor be requested to do all things necessary to prepare a bylaw for the designation of Lots 36-40, except the most south westerly 10 feet of Lot 40, Block 86, Plan QB 1856 (610 Saskatchewan Crescent), as Municipal Heritage Property, and that the bylaw contain provisions:
 - i) that the owner be permitted to demolish the existing dwelling and detached garage on condition that the owner would enter into an agreement that would require that any new buildings be of an external design reflecting the historical and architectural significance of the existing dwelling; and
 - ii) that the owner be required to install a commemorative cairn and plaque to recognize the valued contributions to the City's development by its previous owners. Such a plaque would describe the importance of the site and its previous owners and refer interested persons to the Local History Room of the library.

Mr. Don Kerr, Chair, Municipal Heritage Advisory Committee, presented the report of the Committee and answered questions of Council.

Moved by Councillor Atchison, Seconded by Councillor Roe,

THAT Mr. Kindrachuk be heard.

CARRIED.

Mr. Derek Kindrachuk, Kindrachuk Agrey Architects Ltd., addressed Council on behalf of the owner, Mr. Mendy Landa, Landmark Holdings Ltd. Mr. Kindrachuk indicated that when the property was acquired by Mr. Landa, he was unaware of any heritage designation or holding bylaw application; however, he noted that what is before him now is what to do with the property. He expressed the view that there are three options before Council -- the recommendation of the Municipal Heritage Advisory Committee; the recommendation of the Heritage Evaluation Committee; and no designation. Mr. Kindrachuk indicated that the owner questions whether it should be his responsibility to bring the house to someone else's expectations, and wonders what incentive there is. Mr. Kindrachuk advised Council that the owner has no problem with controlling

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the architectural aspect of the site, or with commemorating the historical aspect of the property, and recognizes that it is a difficult decision that Council must make. He indicated that when Mr. Landa made his application for demolition, he tried to find a balance between a place in history, versus market-driven economy, versus site opportunity.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Atchison,

THAT Mr. Irvine be heard.

CARRIED.

Mr. Don Irvine, 144 Salisbury Drive, addressed Council to oppose the proposal to demolish the W.P. Bate House. He highlighted the aspects that make this an important heritage property. Mr. Irvine indicated that it is a key landmark in Saskatoon because of its prominent location and noted that it provides a link between the histories of the two sides of the city.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT Ms. Robinson be heard.

CARRIED.

Ms. Ruth Robinson, President, Saskatoon Heritage Society, asked Council to support the designation of the property. She noted that, at a minimum, consideration of the request for demolition should be delayed until all possibilities have been considered.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT the information be received.

CARRIED.

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Moved by Councillor Atchison, Seconded by Councillor Postlethwaite,

THAT Ms. Norris be heard.

CARRIED.

Ms. Jan Norris, Civics Representative, Nutana Community Association, indicated the importance of heritage buildings to the character of the neighbourhood. She expressed concern regarding the shortage of time that the 60-day holding bylaw gives community associations to inform the community regarding the matter, and urged Council to investigate the possibility of extending it to 120 or 130 days.

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT the information be received.

CARRIED.

Moved by Councillor Waygood, Seconded by Councillor Postlethwaite,

THAT the correspondence submitted by Ms. Tastad be received as information.

CARRIED.

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Moved by Councillor Waygood, Seconded by Councillor Postlethwaite.

THAT the City Solicitor be requested to do all things necessary to prepare a bylaw for the designation of Lots 36-40, except the most south westerly 10 feet of Lot 40, Block 86, Plan OB 1856 (610 Saskatchewan Crescent East) as Municipal Heritage Property, and that the bylaw contain provisions:

- a) that interior renovations to the existing dwelling shall not require the approval of City Council;*
- b) that renovations to or demolition of the detached garage shall not require the approval of City Council; and*
- c) that the owner be permitted to erect a new building(s) on the vacant part of the site on condition that the owner would enter into an agreement that would require that any new buildings be of an external design reflecting the historical and architectural significance of the existing building.*

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Langlois,

THAT the heritage designation bylaw be referred to the Administration and Finance Committee for review to consider the issue of the 60-day holding period.

CARRIED.

**7) Jan Norris
422 10th Street East, dated October 4**

Requesting permission to address Council regarding the city-owned property in the South Downtown. (Files CK. 4130-2 and 800-1)

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RECOMMENDATION: that Clause 2, Report No. 5-1995 of the Planning and Operations Committee be brought forward for consideration and that Ms. Norris be heard.

Moved by Councillor Roe, Seconded by Councillor Langford,

THAT Item A.9) of "Communications" and Clause 2, Report No. 5-1995 of the Planning and Operations Committee be brought forward for consideration and that Ms. Norris be heard.

CARRIED.

**9) L.J. Dick Batten, Chair
The Partnership, dated October 10**

Submitting comments regarding the review of the D.C.D.1 Guidelines with respect to Block 146. (Files CK. 4130-2 and 800-1)

RECOMMENDATION: that the information be received and that Clause 2, Report No. 5-1995 of the Planning and Operations Committee be brought forward for consideration.

REPORT NO. 5-1995 OF THE PLANNING AND OPERATIONS COMMITTEE

**2. Review of D.C.D.1 Guidelines
Bylaw No. 6771 (Land Use Policy)
(Block 146)
(Files CK. 4130-2 and 800-1)**

RECOMMENDATION: that Block 146 be retained in the D.C.D.1 Guidelines.

Your Committee has considered and concurs with the September 12, 1995, report of the General Manager, Planning and Building Department (quoted below), dealing with the retention of Block 146 within the D.C.D.1 Guidelines. An outline of Block 146 is attached.

A communication dated September 28, 1995, from Jan Norris, 422 - 10th Street East, regarding the zoning in the South Downtown, was also received by your Committee. A copy of the communication is attached.

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"BACKGROUND

At its meeting of December 12, 1994, the Planning and Development Committee resolved, in part:

- 4) **that the Administration review and report on the matter of retaining the City Block within the D.C.D.1 Guidelines (block north of 19th Street).'**

JUSTIFICATION

Clearly the D.C.D.1 guidelines address important issues identified by Moriyama for the future development of the South Downtown including Block 146 (the City-owned block). The question of whether the guidelines are effective has been addressed by an independent consultant. In its 1992 report to City Council, Peat, Marwick, Stevenson and Kellog confirmed the importance of Block 146 and the D.C.D.1 Guidelines for the South Downtown. This consultant noted that the D.C.D.1 Guidelines will be advantageous in guiding the large scale, high quality development that would be required by the South Downtown vision. The consultant recommended the retention of the D.C.D.1 Guidelines for Block 146 as long as the community is striving to achieve the original Moriyama vision.

Block 146 is an important part of the South Downtown project. The South Downtown's importance has been recognized at least since the original Moriyama report of 1978. Moriyama clearly conceptualized the South Downtown as a site of City-wide and regional importance. The area is primarily a place where people would gather and participate in a variety of activities like recreation, work and living. The South Downtown is seen by Moriyama to play three roles:

- a) as part of the 'continuous open space providing access and open space along the...river';
- b) a riveredge node for public gathering and activity; and,
- c) a link between the existing commercial core and the river.

Block 146 plays the role of linking the existing downtown core with the river. Moriyama believed that the area between 19th and 20th Streets should be a "high-density complex of commercial and residential development" (mixed use development) that preserves and enhances access to the river from the commercial core and blends with the scale of the river.

This vision of the South Downtown has been maintained in all subsequent treatments of the area, most notably the Mayor's Task force. That is, the concept of river-oriented public spaces, mixed use development and linkage to the existing core forms the basis of the long term vision for the South Downtown. In the absence of a change in the vision for the South Downtown, the question of whether the City Block should remain under the D.C.D.1 Guidelines depends on whether the Guidelines are effective in ensuring the South Downtown concept is realized.

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Section 18 of the City of Saskatoon Development Plan (D.C.D.1 Guidelines) sets out the general goals of South Downtown development and will be used in evaluating development proposals. The Guidelines clearly state the importance of Block 146 for its role as a link between the river and the core (Guidelines: S.18.1., S.18.1c., S.18.1 e., S.18.2 d., S.18.2 f.), and shapes Block 146 for mixed use development (Guidelines: S.18.1 c., S.18.1 f., S.18.2 a., S.18. c.). Section 18.3 and Appendix 02 of the Guidelines provide the means to ensure that future development respects the scale of riveredge development and to protect access to the river. Section 18.3 provides guidelines for "building form and massing" that will provide enough influence over the built form to address issues like solar and pedestrian access and to contribute to high quality development. Appendix 02, defines a building envelope that ensures that building heights respect the scale of river edge development south of Block 146. The vision and guidance provided by the D.C.D.1 Guidelines for Block 146 are especially important in the **absence** of the direct influence of the M.V.A.'s Development Plan. Block 146 lies **outside** the M.V.A. Conservation zone. Accordingly, since there is limited involvement by the M.V.A. in the development of Block 146, the Guidelines provided in the City of Saskatoon Development Plan will maintain the Moriyama Vision.

OPTIONS

- Option 1: Status Quo - D.C.D.1 maintains Moriyama Vision **as recommended**.
- Option 2: Revert to B.6 zoning for Block 146. No guidelines. Traditional zoning.
- Option 3: Repeal the existing Guidelines for Block 146 and draft a new Direct Control District bylaw based on a vision created by City Council.

POLICY IMPLICATIONS:

- Option 1: Supported by Moriyama, M.V.A., external consultant.
- Option 2: Development Plan amendment and rezoning required. B.6 zoning may encourage development earlier than other options but cannot ensure the development will complement riveredge development. This may ultimately limit the quality of development south of 19th Street.
- Option 3: Development Plan amendments necessary to reflect the new vision set by City Council.

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FINANCIAL IMPACT:

Direct Control District Guidelines will include a Development Agreement between the City of Saskatoon and project developers."

Ms. Jan Norris, 422 10th Street East, urged Council to maintain the District Control Guidelines on the City-owned property in the South Downtown. She asked Council to investigate the possibility of developing a park on this site and to research the effects of parks on a city.

Moved by Councillor Langford, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

Moved by Councillor Postlethwaite, Seconded by Councillor Langlois,

THAT the correspondence submitted by Mr. Batten be received as information.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT Block 146 be retained in the D.C.D.1 Guidelines.

THE MOTION WAS PUT AND LOST.

Moved by Councillor Langlois, Seconded by Councillor McCann,

THAT the matter of applying B.6 zoning to Block 146 be referred to the Administration for processing in the usual manner.

*YEAS: His Worship the Mayor, Councillors Langlois, McCann, Heidt,
Atchison, and Steernberg*

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NAYS: Councillors Langford, Postlethwaite, Waygood and Roe

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COMMUNICATIONS - CONTINUED

- 8) **Mary Tastad**
Nutana Community Association, dated October 6

DEALT WITH EARLIER. SEE PAGE NO. 8.

- 9) **L.J. Dick Batten, Chair**
The Partnership, dated October 10

DEALT WITH EARLIER. SEE PAGE NO. 14.

- 10) **Fred Heal, Executive Director**
Meewasin Valley Authority, dated October 10

Providing comments regarding D.C.D.1 Guidelines for the South Downtown. (Files CK. 4130-2 and 800-1)

RECOMMENDATION: that the information be received and that Clause 1, Report No. 5-1995 of the Planning and Operations Committee be brought forward for consideration.

Moved by Councillor Waygood, Seconded by Councillor Langford,

THAT Clause 1, Report No. 5-1995 of the Planning and Operations Committee be brought forward for consideration.

CARRIED.

REPORT NO. 5-1995 OF THE PLANNING AND OPERATIONS COMMITTEE

1. **Review of D.C.D.1 Guidelines**
Bylaw No. 6771 (Land Use Policy) - South Downtown
(Files CK. 4130-2 and 800-1)

RECOMMENDATION:

- 1) that the Meewasin Valley Authority be asked to amend the M.V.A. Development Plan to incorporate Attachment 1 so as to act as a guideline for future development within the **Riverbank Area**; and
- 2) that the City of Saskatoon Administration initiate an amendment to the City of Saskatoon Development Plan to

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incorporate Attachment 1 so as to act as a guideline for future development within the **Riverbank Area**.

Your Committee recently considered a report of the General Manager, Planning and Building Department, dated September 11, 1995, regarding the above. Prior to submitting the above recommendations to City Council for consideration, this matter was discussed by your Committee with representatives of the Meewasin Valley Authority, the Saskatoon Board of Education, The Partnership and the Royal Canadian Legion. The parties involved concur with the proposed amendments to the M.V.A. Development Plan and the City of Saskatoon Development Plan to incorporate Attachment 1 so as to act as a guideline for future development within the **Riverbank Area**. A copy of the submission from the Saskatoon Board of Education is attached for Council's information.

Your Committee also received a presentation from the Saskatchewan Association of Landscape Architects outlining a landscape design proposal for the South Downtown (copy attached).

The above-referenced September 11, 1995, report of the General Manager, Planning and Building Department follows:

"BACKGROUND

At its meeting of December 12, 1994, the Planning and Development Committee resolved, in part:

'that the City and the MVA administrations be requested to propose and report on a list of permitted uses for the land in the riverbank zone based on the Moriyama Report;'

JUSTIFICATION

The Planning and Development Control Department reviewed the Moriyama report for guidance in determining appropriate uses for the Riverbank area. The South Downtown Concept section (PP.58-61) of the Meewasin Valley Project 100 Year Conceptual Plan clearly communicates the Moriyama vision for the South Downtown. The section envisions an area that attracts people from all over the City and the region to enjoy cultural and recreational activities. The Riverbank area is described, in words and pictures, as a bustling people place where people gather and stroll amid river oriented activities and facilities. Part of the attraction of the area is small boutiques and specialty shops as well as restaurants and vendors. In Moriyama's vision, land use intensifies as you move north from the river where the offices of 'institutional' users would act as a 'catalyst to ...associated commercial development by the private sector'. The intensity of use in the South Downtown culminates in the 'high-density complex of commercial and residential development' envisioned for the area north of 19th Street.

Based on this understanding of the Moriyama vision, the City Planner forwarded to the

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Meewasin Valley Authority, in a letter dated March 1, 1995, a list of uses the City would find acceptable for development in the **Riverbank Area** (that land within 60 metres of the shoreline). Similarly, the City received in a letter from the M.V.A. on March 16, 1995, a list of uses that agency feels are acceptable for Riverbank Area development. The correspondence highlighted general agreement regarding appropriate uses for this important area.

Attachment 1 clarifies and generalizes the permitted uses proposed by the City of Saskatoon and the Meewasin Valley Authority while maintaining the essence of the original list. An Intent section has been added to guide the evaluation of future uses, recognizing that not all appropriate uses can be listed. The Intent section respects, as do the listed uses and facilities, the vision of the M.V.A./Moriyama 100 Year Conceptual Master Plan.

OPTIONS

- Option 1 - Retain existing, separate M.V.A. and City of Saskatoon review processes without further clarification.
- Option 2 - Amend M.V.A. Development Plan and City of Saskatoon Development Plan to include listing of mutually agreed permitted uses in Riverbank area, **as recommended**.
- Option 3 - Delegate development control to a single agency, either the M.V.A. or the City of Saskatoon.

POLICY IMPLICATIONS

Option 1 is a somewhat awkward development review process which may frustrate potential developers.

Option 2 provides a streamlined development review process, which recognizes the individual roles and responsibilities of both authorities.

Option 3 provides a fully streamlined process where one single authority would control the development review process, while respecting the interests of the second authority.

FINANCIAL IMPACT

Option 3 is a fully streamlined, single authority review process that is less expensive in the short-term. This process must protect the long-term financial interest of both authorities. Option 3 would allow one authority, to bind the second authority, to capital costs and long-term operations and maintenance costs."

Moved by Councillor Waygood, Seconded by Councillor Langford,

THAT the correspondence submitted by Mr. Heal be received as information.

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Heidt,

- 1) that the Meewasin Valley Authority be asked to amend the M.V.A. Development Plan to incorporate Attachment 1 so as to act as a guideline for future development within the Riverbank Area; and*
- 2) that the City of Saskatoon Administration initiate an amendment to the City of Saskatoon Development Plan to incorporate Attachment 1 so as to act as a guideline for future development within the Riverbank Area.*

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Steernberg,

THAT the matter of holding joint hearings with the MVA be referred to the Planning and Operations Committee.

CARRIED.

COMMUNICATIONS - CONTINUED

11) Heather Erhart, Assistant Project Coordinator
Equal Justice for All, dated October 10

Requesting permission for Earle Mireau, Director of Project Ma-Mo-Piyak, to address Council regarding a request made to Council for the provision of transit service. (File No. CK. 1870-3)

RECOMMENDATION: that Item AA.10 of "Communications" be brought forward for consideration and Mr. Mireau be heard.

Moved by Councillor Langford, Seconded by Councillor Steernberg,

THAT Item AA.10 of "Communications" be brought forward for consideration and Mr. Mireau be heard.

CARRIED.

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**AA10) Heather Erhart, Assistant Project Coordinator
Equal Justice For All, dated October 4**

Requesting assistance from the City regarding the provision of bus service for those attending a workshop on October 15, 1995. (File No. CK. 1870-3)

RECOMMENDATION: that the direction of Council issue.

Mr. Earle Mireau, Director of Project Ma-Mo-Piyak, addressed Council regarding a request for the provision of transit service for low income people who are involved in the project. He noted that the request is for three City buses to pick up passengers from three specific locations. Mr. Mireau indicated the importance of the project and the need for input from all people to ensure the validity and reliability of the study. He urged Council to approve the request so that transportation is not a barrier to anyone participating in the project.

Moved by Councillor Waygood, Seconded by Councillor Heidt,

THAT Council approve a one-time grant in the amount of \$250.00 from the contingency fund to cover the cost of transit service.

CARRIED.

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AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Bob Fink
Optimist Neighbourhood Council, dated September 22**

Submitting comments regarding noise from barking dogs. (Files CK. 375-2 and 152-1)

RECOMMENDATION: that the information be received.

**2) Janice Mann, President
Saskatchewan Association of City Clerks, dated September 19**

Submitting copy of letter forwarded to the Minister of Municipal Government regarding requests for amendments to *The Local Government Election Act*. (File No. CK. 127-7)

RECOMMENDATION: that the information be received.

**3) Morris Bodnar, MP
Saskatoon-Dundurn, dated September 25**

Commenting regarding application for Green Streets Canada funding. (File No. CK. 4200-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Postlethwaite, Seconded by Councillor Atchison,

THAT the information be received.

CARRIED.

**4) Joanne Sproule, A/Secretary
Development Appeals Board, dated September 29**

Submitting Notice of Development Appeals Board Hearing regarding existing one-unit dwelling at 1314 Avenue G North. (File No. CK. 4352-1)

**5) Joanne Sproule, A/Secretary
Development Appeals Board, dated October 2**

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Submitting Notice of Development Appeals Board Hearing regarding refusal to allow fence in required front yard area at 9 Pearson Place. (File No. CK. 4352-1)

- 6) **Joanne Sproule, A/Secretary**
Development Appeals Board, dated October 2

Submitting Notice of Development Appeals Board Hearing regarding refusal to allow fence in required front yard area at 615 Confederation Drive. (File No. CK. 4352-1)

- 7) **Joanne Sproule, A/Secretary**
Development Appeals Board, dated October 2

Submitting Notice of Development Appeals Board Hearing regarding refusal to allow fence in required front yard area at 2010 - 22nd Street East. (File No. CK. 4352-1)

- 8) **Joanne Sproule, A/Secretary**
Development Appeals Board, dated October 2

Submitting Notice of Development Appeals Board Hearing regarding construction of private detached garage at 813 Avenue H North. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Langford, Seconded by Councillor Atchison.

THAT the information be received.

CARRIED.

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- 9) **B. Welker, M.A. Morrison and D. Morrison**
1006 Boychuk Drive, dated October 2

Submitting copy of a letter forwarded to the Saskatchewan Abilities Council regarding special needs transportation for persons using a cane. (File No. CK. 7305-2)

RECOMMENDATION: that the information be received.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the information be received and referred to the Planning and Operations Committee.

CARRIED.

- 10) **Heather Erhart, Assistant Project Coordinator**
Equal Justice For All, dated October 4

DEALT WITH EARLIER. SEE PAGE NO. 22.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

- 1) **Helen Oleskiw, Saskatoon Diocesan Communication Representative**
Catholic Women's League, dated September 19

Requesting permission for the Diocesan Council of the Catholic Women's League to hold a White Ribbon Against Pornography campaign in Saskatoon. **Referred to the Administration and Finance Committee.** (File No. CK. 205-1)

- 2) **Laura Wasacase, Chair**
Saskatoon Children at Risk Committee, dated September 20

Submitting a proposal for funding youth centre programs in Saskatoon's inner city and requesting support from the City of Saskatoon. **Referred to the Administration and Finance Committee for a report.** (File No. CK. 1871-1)

- 3) **Don Chornomitz**

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1220 Catherwood Avenue, dated September 26

Submitting traffic concerns regarding 33rd Street West and Northumberland and Catherwood Avenues. **Referred to the Administration.** (Files CK. 6250-1 and 6320-1)

**4) Cliff Matthews
703-315-5th Avenue North, dated October 4**

Expressing concerns regarding the condition of a tree at the Silverwood Golf Course. **Referred to the Administration.** (File No. CK. 4200-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Roe, Seconded by Councillor Steernberg,

THAT the information be received.

CARRIED.

C. PROCLAMATIONS

**1) Helen Smith-McIntyre, Saskatoon Group 33
Amnesty International, undated**

Requesting Council to proclaim the week of October 16 to 22, 1995 as Amnesty International Week in Saskatoon. (File No. CK. 205-5)

RECOMMENDATION:

- 1) that City Council approve the above proclamation; and
- 2) that the City Clerk be authorized to sign the proclamation on behalf of City Council.

Moved by Councillor Atchison, Seconded by Councillor Waygood,

1) that City Council approve the above proclamation; and

2) that the City Clerk be authorized to sign the proclamation on behalf of City Council.

CARRIED.

REPORTS

Mr. D. Kerr, Chair, presented Report No. 5-1995 of the Municipal Heritage Advisory Committee;

City Commissioner Irwin presented Report No. 22-1995 of the City Commissioner;

Councillor Langlois, Chair, presented Report No. 5-1995 of the Planning and Operations Committee;

Councillor Postlethwaite, Chair, presented Report No. 3-1995 of the Administration and Finance Committee;

Councillor Langlois, Chair, presented Report No. 8-1995 of the Budget Committee;

Councillor Waygood, Member, presented Report No. 8-1995 of the Land Bank Committee; and

His Worship the Mayor, Chair, presented Report No. 3-1995 of the Executive Committee.

Moved by Councillor Atchison, Seconded by Councillor Postlethwaite,

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

- a) Report No. 5-1995 of the Municipal Heritage Advisory Committee;*
- b) Report No. 22-1995 of the City Commissioner;*
- c) Report No. 5-1995 of the Planning and Operations Committee;*
- d) Report No. 3-1995 of the Administration and Finance Committee;*
- e) Report No. 8-1995 of the Budget Committee;*
- f) Report No. 8-1995 of the Land Bank Committee; and*
- g) Report No. 3-1995 of the Executive Committee.*

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CARRIED.

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

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

Committee arose.

Councillor Atchison, 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. 5-1995 OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

- 1. Application for Demolition - Bylaw No. 6770
610 Saskatchewan Crescent East (W.P. Bate House)
Lots 36-40, except S.W. 10 feet of Lot 40,
Block 86, Plan QB 1856
(File No. CK. 680-11)**

DEALT WITH EARLIER. SEE PAGE NO. 8.

REPORT NO. 22-1995 OF THE CITY COMMISSIONER

Section A - Administration and Finance

A1) Routine Reports Submitted to City Council

RECOMMENDATION: that the information be received.

ADOPTED.

SUBJECT	FROM	TO
Schedule of Accounts Paid \$1,435,868.40 (File No. 1530-2)	September 20, 1995	September 25, 1995
Schedule of Accounts Paid \$1,932,143.86	September 22, 1995	September 27, 1995

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(File No. 1530-2)

Schedule of Accounts Paid	September 26, 1995	October 2, 1995
\$3,597,698.59		
(File No. 1530-2)		

**A2) Enquiry - Councillor Birkmaier (September 11, 1995)
Feasibility of "Pay Boxes" for Payment
of Parking Tickets
(File No. 5301-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

"Would the Administration please review the feasibility of attaching `pay boxes' to meters allowing for the immediate and convenient payment of parking tickets."

Report of the General Manager, Finance Department, September 21, 1995:

"We have reviewed Councillor Birkmaier's enquiry and offer the following comments regarding the proposal.

First, we are uncertain whether the intent is to have pay boxes attached to each parking meter or strategically attached to certain meters on each block. Regardless of the number of boxes being attached, having them attached to meters introduces the question of pedestrian safety and public liability if an injury was suffered as a result of someone in contact with a payment box. In addition, when considering attaching some type of box to a meter, or placing it somewhere on public property in the block, the question of aesthetics needs to be addressed.

We believe there would be considerable cost to construct these pay boxes. They would have to be able to withstand varying types of weather conditions (i.e. rain, snow, sleet, and extreme cold). In addition, the security of the contents is extremely important and could add additional cost to the construction.

The implementation of payment boxes will lead to an increase in the number of payment disputes. While our tickets do identify that payment in cash is discouraged, approximately one-third of all tickets are paid with cash. We currently have many instances where members of the public complain that their payment was placed in our current deposit boxes and have been lost by civic staff. Another complaint that is dealt with on numerous occasions, centres around instances where the public refuses to pay the higher fine amount claiming payment was placed in the payment box in sufficient time to take advantage of the discount period, but not processed in time by civic staff.

In addition to the concerns raised above, implementing the concept of on-street payment boxes would lead to increased staffing and other related costs. Additional staff would be required to empty

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the contents of the boxes. Currently, coin from parking meters is collected once every week. Because parking tickets follow a legal process, the payment boxes would have to be emptied on a daily basis to avoid legal action being taken where payments have been made.

An alternative to installing these payment boxes, and something that has been under review for some time, is to allow financial institutions to accept parking ticket payments in addition to the utility and property tax payments which they currently handle. Other municipalities in Canada offer this payment option to their customers; however, one of the reasons why there has been some reluctance to introducing this option is the legal issue around a possible false arrest. Where this becomes a problem is when a customer, after considerable time has elapsed from issue date, makes a payment using the original ticket envelope and does not bother checking at what stage the ticket is at. If the ticket was at the warrant stage, the Police could execute the warrant, and make an arrest, only to discover that payment was made but not yet posted to the system. There then exists the possibility of a lawsuit for wrongful arrest being served on the City. We would have the same concern with payments being made in the pay boxes."

**A3) Investments
(File No. 1790-3)**

RECOMMENDATION: that City Council approve the attached purchases and sales.

ADOPTED.

Report of the General Manager, Finance Department, September 29, 1995:

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

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ATTACHMENTS

1. Schedule of Securities Transactions (September 16 - 30, 1995).

**A4) Trailers and Buses for Sale
(File No. 1250-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Report of the General Manager, Asset Management Department, September 28, 1995:

"The following used trailers and buses will be sold to the highest bidder on Saturday, October 14, 1995, 10:00 a.m. at PBR Auto Auction, 71st Street and Idylwyld Drive, Saskatoon. The trailers and buses are available for viewing at the auction sale location.

Unit #52 - 1977 Fleury 9 passenger wheelchair-accessible bus.

Unit #64 - 1983 GMC 10 passenger wheelchair-accessible bus.

11 crew trailers and one frame with wheels. These are in poor to fair condition."

**A5) Enquiry - Councillor Atchison (September 11, 1995)
Possibility of Implementing Minimum Tax
(File No. 1920-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

"Would the Administration please report on the implications of implementing a minimum tax on each property in Saskatoon, that would reflect the cost of providing basic services to that property."

Report of the General Manager, Finance Department, October 2, 1995:

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"BACKGROUND

In light of the reassessment in 1997, certain groups have proposed a minimum tax on properties to lessen the impact of reassessment on buildings that would have their assessment increased. Simply put, the higher the minimum tax, the less impact reassessment would have on individual properties.

If a minimum tax is introduced, properties which would have seen their taxes reduced, would have a lesser reduction, and those facing tax increases would have a smaller increase. City Council must remember that for all property taxes collected, the municipal portion is under 38%, as the School Boards receive 56% of taxes collected, the Library 4.5%, and the Health Board 1.5%. Therefore, the impact of a minimum municipal tax on reassessment is lessened assuming the School Boards, Library and Health Board apply the full reassessment to their tax calculations.

The counter argument to support a minimum tax is that all properties should be required to fully pay for basic services, such as Police and Fire, regardless of the assessment on their property.

DISCUSSION

In Saskatoon, there are 54,307 residential properties, 2,390 commercial properties, and 1,922 exempt properties (with some providing a grant-in-lieu). The total municipal tax collected in 1995, including Federal and Provincial grants-in-lieu, is approximately \$62.5M.

Therefore, if we had a purely flat tax, the property tax regardless of property value would be:

<u>Total Municipal Tax collected</u>	=	<u>\$62.4M</u>	=	\$1064/property/year
Total number of properties (including exempt)				58,619

If the City collected \$1064/property per year, there would be no requirement for any municipal assessment of the properties, however an assessment would still be required for the School Boards and Library.

The enquiry requested what minimum tax would be required to fund the cost of providing basic services. Assuming that Police and Fire are basic services, their direct budgets for 1995 were \$27.2M and \$14.1M respectively. Therefore, the minimum tax would be:

<u>Budget cost of providing Police & Fire services</u>	=	<u>\$41.3M</u>	=	\$705/property/year
Total number of properties				58,619

If City Council was to approve \$705 as a minimum tax per property per year, then apply the full reassessment, the impact of the reassessment on the municipal portion only would be lessened by approximately two-thirds (the cost of Police and Fire , cost of total municipal tax or \$705/1064).

OPTIONS

Another option is to apply the full reassessment to properties, then have a minimum tax of perhaps \$705 per property. This would ensure that all properties at least pay for Police and Fire services.

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The actual impact of this proposal is very difficult to calculate until the full reassessment is complete and the tax calculations can be done on each individual property.

CONCLUSION

The assessment system is an 'ad valorem' system that bases the taxes levied on the value of the property. The theory being the higher the value of the property, the higher the taxes to be paid. City Council is well aware that this is not a perfect system, but barring some legislative changes that give City Council alternate sources of raising revenue, this is the system we must use.

A minimum tax modifies the 'ad valorem' system and the impact of the value of property on the actual taxes paid. With a minimum municipal tax of \$1064 per year in Saskatoon, no assessment tools are required to calculate a municipal tax, and obviously the benefits of a property tax based on building values is defeated.

We have provided City Council with only the financial implications of a minimum tax, and have not researched whether it is possible for the City to, in fact, levy a minimum tax. If City Council is interested in a minimum tax, further research would have to be conducted."

**A6) Seized Property and Lost and Found Goods for Sale
(File No. 1250-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Report of the General Manager, Asset Management Department, October 2, 1995:

"On Tuesday, October 17, 1995, at 6:30 p.m., seized property and lost and found goods from the Saskatoon Police Service will be sold by public auction at Longworth Auction Service, 1202 Ave X South, Saskatoon. All items will be sold to the highest bidder. Viewing will be at the auction sale location on Monday and Tuesday, October 16 and 17, 1995, from 8:00 a.m. to 6:00 p.m."

**A7) Bicycles for Sale
(File No. 1250-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

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Report of the General Manager, Asset Management Department, October 2, 1995:

"On Saturday, October 21, 1995, at 10:00 a.m., approximately 275 bicycles of various shapes, sizes and styles will be sold by public auction at Longworth Auction Service, 1202 Ave X South, Saskatoon. The bicycles will be sold to the highest bidder. Viewing will be at the auction sale location on Friday, October 20, 1995, from 8:00 a.m. to 6:00 p.m. and Saturday, October 21, 1995, from 8:00 a.m. to 10:00 a.m."

**A8) 1995 Capital Budget
Project 975: Riversdale Pool Basin Replacement
(File No. 1703 and 613-3)**

- RECOMMENDATION:**
- 1) that the low tender for the demolition and replacement of pool piping, concrete decking, and concrete basin at Riversdale Pool, as submitted by North Prairie Homes and Construction Ltd., be accepted in the amount of \$1,385,638.23, which includes the base bid and applicable goods and services tax;
 - 2) that City Council approve supplementary funding from the Reserve for Capital Expenditure to cover the 1995 Capital Budget shortfall, construction contingency, and design services totalling \$25,000.00 in addition to the \$1,392,000.00 approved funds for this Capital Budget year; and,
 - 3) 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.

Report of the General Manager, Asset Management Department, October 2, 1995:

"BACKGROUND

Capital Project 975 involves the replacement of the Riversdale Pool basin and surrounding deck, due to the sub-grade deterioration of the concrete structure which was originally built in the 1920s.

On March 14, 1994, City Council agreed to include this replacement project in the City's proposals

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for funding from the Federal Government's Infrastructure Program. In making the Infrastructure Program application, we assumed that the project would be undertaken through a winter season, thus allowing the facility to operate in its improved state during the complete summer season.

Current Funding

The previously approved Capital Budget, including the additional Capital funding approved February 20, 1995, shows a total budget of \$1,392,000 for Project 975. The budget status, according to the 1995 summary sheet, is summarized as follows:

Reserve for Capital Expenditures	\$1,131,000
Federal Infrastructure Work contribution	170,000
Provincial Infrastructure Work contribution	<u>91,000</u>
Total	<u>\$1,392,000</u>

Please note the following:

- this total is subdivided into \$72,000 for design, and \$1,320,000 for construction;
- all City funding is attributed to the Reserve for Capital Expenditures; and
- the Federal and Provincial Infrastructure contributions have been applied to be extended for use and claim into 1996.

JUSTIFICATION

In light of the investigation report and corrective work performed at Lathey Pool, the design work of 1994 for the Riversdale Pool basin was re-evaluated and modifications to the structural and mechanical components undertaken. Modifications included extending a concrete enclosed underground tunnel (the perimeter of the pool basin) to incorporate all pool piping and associated expansion loops and mechanical equipment within this controlled area. Access to this tunnel is through the existing change house facility mechanical room. Additional structural piling and concrete enclosure work is required as a result of the total redesign of the mechanical system to reduce and eliminate the factors of ground movement during seasonal freeze/thaw conditions and backfill settlement acting on the pool piping system. Community input, health, and pool programming requirements for the pool have remained unchanged from the original design.

Goods and services tax adjusted construction costs are within the 1995 budget figure of \$1,320,000, but redesign fees for the mechanical and structural portions of the work exceeded the 1995 budget figure of \$72,000. Combining the design budget deficiency with the construction budget surplus results in a 1995 budget shortfall of \$25,000.

FINANCIAL IMPACT

The \$25,000 additional funding to offset the 1995 Capital Budget shortfall is recommended to be obtained from the City's Reserve for Capital Expenditures."

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ATTACHMENTS

1. List of bidders.

**A9) Appointment of City Treasurer
(File No. 4510-1) _____**

RECOMMENDATION: that City Council approve the appointment of Mr. Bruce Richards as City Treasurer.

ADOPTED.

Report of the General Manager, Finance Department, October 4, 1995:

"Under Section 55 of *The Urban Municipality Act*, City Council is formally required to appoint a City Treasurer. With the promotion of Mr. Larry Ollenberger to General Manager, Asset Management Department, the position of City Treasurer became vacant.

Through the normal recruitment process, Mr. Bruce Richards, the former Assistant City Comptroller, was appointed to the position of City Treasurer. Mr. Richards, who holds a CMA, has been an analyst in the City Comptroller's Department since October 16, 1981, except for a five-month period when he was a Personnel Officer in the Human Resource and Labour Relations Department. To conform with *The Urban Municipality Act*, City Council must now approve this appointment."

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Section B - Planning and Operations

**B1) Subdivision Application #37/95
411 Hall Crescent
(File No. 4300-2)**

RECOMMENDATION: that Subdivision Application #37/95 be approved, subject to the Certificate of Approval for proposed Lot 17, Block 456, Plan 86-S-19448 being issued subject to the severed portion of Lot 16, Block 456, Plan 86-S-19448 being consolidated and held in title along with the whole of Lot 17, Block 456, Plan 86-S-19448.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 22, 1995:

"The following subdivision application has been submitted for approval:

Subdivision Application: #37/95
Applicant: Webster Surveys Ltd.
Legal Description: Lot 17, Block 456, Plan 86-S-19448
Location: 411 Hall Crescent."

ATTACHMENTS

1. September 15, 1995, Subdivision report.

**B2) Application for Registration of Condominium Plan
803 Heritage Crescent - RM(Tn) District
Lot 1, Block 404, Plan 94-S-40901
Applicant: Gordon A. Webster
(File No. 4132-1)**

RECOMMENDATION:

- 1) that City Council authorize the issuance of the Certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to Gordon A. Webster (611 - 9th Street East, Saskatoon, S7H 0M4) for the condominium development at 803 Heritage Crescent; and,
- 2) that the City Clerk be authorized to prepare and forward the Certificate to the applicant.

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ADOPTED.

Report of the General Manager, Planning and Building Department, September 26, 1995:

"An application for registration of a condominium plan involving a development on Lot 1, Block 404, Plan 94-S-40901 has been received from Gordon A. Webster, on behalf of Heritage Green Condominiums Ltd. The proposal is for twenty-eight residential units contained in nineteen buildings. Fifty-six parking spaces have been included on the site.

The proposal has been examined under the provisions of the Zoning Bylaw and as such, complies with the requirements of this Bylaw in all respects. The site is situated within an RM(Tn) District.

The development has also been examined by the Building Standards Branch and, provided the construction is completed in accordance with the requirements of the approved building permit, the development will meet the requirements under the Building Bylaw. A copy of the construction plans, together with the requisite survey plans have been forwarded to the City Clerk's Department for review, if necessary, by members of City Council.

In view of the above noted consideration of the Zoning Bylaw and the Building Bylaw, the Planning and Building Department advises that:

- a) separate occupancy of the units will not contravene the requirements of the Zoning Bylaw;
- b) the approval required under the Zoning Bylaw has been given in relation to the separate occupancy of the units;
- c) the buildings and the division of the buildings into units of separate occupancy, as shown on the plans which have been submitted and as constructed, will not interfere with the existing or likely future amenities of the neighbourhood; and,
- d) the requirement to designate at least one parking space as an exclusive-use area for each unit has been met as two spaces are included as a part of each unit."

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**B3) Subdivision Application #29/95
West side of Preston Avenue from 108th Street to Circle Drive
(File No. 4300-2-2)**

RECOMMENDATION: that His Worship the Mayor and the City Clerk be authorized, on behalf of the City of Saskatoon under the Corporate Seal, to execute the Plan with respect to the registration of the right-of-way for the overhead power transmission line which will be built over property owned by the University of Saskatchewan, near Preston Avenue, as described in the attached Plan of Survey.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 28, 1995:

"The following subdivision application has been submitted for approval:

Subdivision Application: #29/95
Applicant: City of Saskatoon Electrical Branch of the Public Works Department
Legal Description: East 1/2 Sec. 34, Twp. 36, Rge. 5, W3M and SE 1/4 Sec. 3, Twp. 37, Rge. 5, W3M
Location: West side of Preston Avenue from 108th Street to Circle Drive."

ATTACHMENTS

1. August 31, 1995, Subdivision Report.

**B4) Subdivision Application #32/95
121 and 123 - 112th Street
(File No. 4300-2)**

RECOMMENDATION: that Subdivision Application #32/95 be approved.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 25, 1995:

"The following subdivision application has been submitted for approval:

Subdivision Application: #32/95
Applicant: John and Eleanora Wildeman

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Legal Description: Lots 54 and 55, Block 4, Plan HA (I5611)
Location: 121 and 123 - 112th Street."

ATTACHMENTS

1. September 25, 1995, Subdivision Report.

**B5) Land-Use Applications Received by the Planning and Building Department
For the Period Between September 15, 1995 - September 29, 1995
(For Information Only)
(File No. 4300-2)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 29, 1995:

"The following applications have been received, are being processed, and will subsequently be submitted to City Council for its consideration:

Subdivision:

Application #39/95 Taylor Street East (St. Volodymyr Villa)
Applicant: Webb Surveys
Legal Description: Pcl X, Block 632, Plan 86-S-34927
Current Zoning: M.3A
Date Received: September 18, 1995

Application #40/95 Baker Crescent & Kellough Road
Applicant: Webb Surveys
Legal Description: Pcl EE, Block 230, Plan 83-S-52603
Current Zoning: R.1A
Date Received: September 18, 1995

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Applicant: Henderson, Campbell, Barristers & Solicitors
Legal Description: See Schedule "A"
Location: Exhibition Grounds."

ATTACHMENT

1. September 25, 1995 Subdivision Report.

B7) Communications to Council

From: Marvin Friesen

506 Avenue I North

Date: undated

**Subject: Requesting permission to address Council regarding a Notice
of Junked Vehicles for his property at 506 Avenue I North**

(File No. 4400-5)

RECOMMENDATION: that the information be received.

ADOPTED.

Report of the General Manager, Fire and Protective Services Department, September 28, 1995:

"During its September 25, 1995, meeting, City Council resolved, in part:

**'that the matter of establishing a policy to allow stock cars to be kept in back
yards of residential properties be referred to the Administration for a report.'**

A junked vehicle is defined in Section 132 of *The Urban Municipality Act* as '. . . any automobile, tractor, truck, trailer or other vehicle that:

- (a) has no currently valid licence plates attached to it;
- (b) is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition;
- (c) is located on private land, but is not within a structure erected in accordance with any law respecting the erection of buildings and structures in force within the urban municipality in which the land is situated, and that does not form a part of a business enterprise lawfully being operated on that land.'

When the Fire and Protective Services Department receives a complaint about a junked vehicle, or as a result of a regular inspection finds a junked vehicle, it is investigated for these three conditions prior to proceeding with any enforcement action. If the three conditions are present, the following action is undertaken:

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1. The owner of the property and, if possible, the owner of the vehicle, is requested to remove the vehicle from the property. This request is followed up with a letter to the property owner.
2. If the owner fails to comply with the Department's request, a report is forwarded to City Council requesting that a notice be served on the owner establishing a time when the owner can appear before City Council and explain why the vehicle should not be removed.
3. On the date of the hearing, City Council may issue an order to have the vehicle removed, decide the vehicle is not a junked vehicle and thereby take no action, or, it may take such other action as it deems necessary to deal with the problem.

Fire and Protective Services staff often encounter two anomalies in dealing with junked vehicles. These include:

1. Restoration vehicles: Some residents have a hobby of restoring vehicles. In the process they may accumulate several vehicles they are using for parts in their private yard, or, they may accumulate several vehicles they plan to restore. Essentially, these are junked vehicles as well as presenting a condition that is unsightly and untidy. Inspectors attempt to use discretion, and, where feasible, determine if there are alternatives to declaring the vehicles 'junk'.
2. Stock cars and demolition derby cars: These vehicles are often by definition 'junked' vehicles and result in complaints from neighbours. Often the problem is multiple vehicles stored in private yards with one or more being used as a stock/demolition car or as vehicles for parts. There are no limits on how many vehicles a person can store on their property and inspectors attempt to use discretion and seek alternatives in dealing with these situations.

Fire and Protective Services staff attempt to evaluate the whole situation when dealing with junked vehicles. They evaluate the legitimacy of the complaint, the hazard presented by the vehicle(s), the value of the vehicle(s), and the impact of the vehicle(s) on the neighbourhood aesthetics. A decision is then made as to what the impact of not taking action would be and whether or not the vehicle(s) should be categorized as a junked vehicle for the purpose of enforcement.

In consideration of possible actions to remedy the situation, related to stock/demolition derby vehicles or restoration vehicles, the inspector may allow the owner of the vehicle to tarp the vehicle, move the vehicle, or request City Council to issue a notice for removal of the vehicle.

Junked vehicles often present a safety hazard, a health hazard, and/or fire hazard. In addition, they are unsightly and detract from the aesthetics of neighbourhoods. They are almost always located in private yards in residential neighbourhoods and generate a number of complaints from neighbours.

Administration is of the opinion that the above procedure provides a reasonable allowance for stock cars, demolition derby cars and restoration vehicles to be stored on private properties in the City.

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The procedure also provides for aggrieved owners of vehicles, determined to be junked vehicles by the Administration, to voice their concerns to City Council and for City Council to issue orders based on the information presented to them by both the owners and Administration."

**B8) Easement Requirement
Saskatoon Underground
Arbor Creek Neighbourhood
Buffer Strips MB40, MB41, and MB42, Plan No. 95-S-28252
Project: E53-575-33; Sub Project: E533-15-712
(File No. 4090-3)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskPower, as outlined in the attached plans; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the formal agreement with respect to this easement.

ADOPTED.

Report of the General Manager, Planning and Building Department, October 2, 1995:

"C.A. Moore, on behalf of SaskPower's Land Department, has requested the City's approval for an easement over Municipal Buffer Strips MB40, MB41, and MB42, Plan No. 95-S-28252. (See the attached plans.) The proposed easement will be 0.3 metres wide and will provide underground servicing to adjacent residential lots.

Subdivision Application #10/95 was approved by City Council on June 5, 1995. Because the property in this application was privately owned when it was considered by City Council, the approval did not include the granting of easements.

The City now has title to the Municipal Buffer Strips over which SaskPower now requires an easement. The Planning and Building Department and Public Works Department have no objection to granting the easement to SaskPower."

ATTACHMENTS

1. Detailed Proposed Easement Location
2. Proposed Easement Location Plan

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**B9) Subdivision Application #41/95
485 - 1st Avenue North
(File No. 4300-2-2)**

- RECOMMENDATION:** that Subdivision Application #41/95 be approved, subject to:
- a) the payment of \$50.00 which is the required approval fee;
 - b) the payment of \$12,890.29 which is the required area-development charge;
 - c) the payment of \$42.55 which is money in lieu of Municipal Reserve; and,
 - d) the Certificate of Approval for proposed Lot 25, Block A, Plan Q13(F4928) being issued subject to the severed portion of Lot 25 being consolidated and held in title along with the whole of Lot 24 in said Block and Plan, and the balance of Lot 25 in said Block and Plan remaining with Lot 26, Block A, Saskatoon, Plan Q13(F4928).

ADOPTED.

Report of the General Manager, Planning and Building Department, October 2, 1995:

"The following subdivision application has been submitted for approval:

Subdivision Application: ##41/95
Applicant: City of Saskatoon
Legal Description: Lot 25, Block A, Plan Q13 (F4928)
Location: 485 - 1st Avenue North."

ATTACHMENTS

1. September 29, 1995, Subdivision Report.

**B10) City of Saskatoon Municipal Manual - 1995
(File No. 369-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

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Report of the Acting City Clerk, October 3, 1995:

"I am pleased to present the attached copy of the 1995 City of Saskatoon Municipal Manual for the information of Council. The manual is used as a successful research tool by various libraries, school boards and others throughout Canada.

Copies of the municipal manual are available in the City Clerk's Office for a cost of \$5.35, including G.S.T."

ATTACHMENTS

1. 1995 Municipal Manual

Pursuant to motion by Councillor Roe, and carried by a majority of members of Council, the hour of the meeting was extended beyond 10:30 p.m.

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REPORT NO. 5-1995 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor H. Langlois, Chair
Councillor M. Heidt
Councillor P. Roe
Councillor D.L. Birkmaier
Councillor K. Waygood

- 1. Review of D.C.D.1 Guidelines
Bylaw No. 6771 (Land Use Policy) - South Downtown
(Files CK. 4130-2 and 800-1)**

DEALT WITH EARLIER. SEE PAGE NO. 19.

- 2. Review of D.C.D.1 Guidelines
Bylaw No. 6771 (Land Use Policy)
(Block 146)
(Files CK. 4130-2 and 800-1)**

DEALT WITH EARLIER. SEE PAGE NO. 14.

REPORT NO. 3-1995 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor J. Postlethwaite, Chair
Councillor D. Atchison
Councillor A. Langford
Councillor P. McCann
Councillor R. Sternberg

- 1. Communications to Council
From: Randy Gudmundson, Manager
Saskatoon Charities Bingo Association
Date: August 23, 1995
Subject: Requesting that bingo halls in Saskatoon
be open on New Year's Eve, Sunday, December 31, 1995
(File No. CK. 185-11)**

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- RECOMMENDATION:**
- 1) that bingo halls in Saskatoon be allowed to remain open on New Year's Eve, Sunday, December 31, 1995; and
 - 2) that Council consider Bylaw No. 7498 at this meeting.

ADOPTED.

Attached is a copy of Bylaw No. 7498. Also attached is a copy of the above communication which was forwarded to the Committee for further handling. During consideration of the matter, your Committee determined that Clause 84A(1) of *License Bylaw No. 6066* states:

84A. (1) A person who carries on the business of renting or making available premises or facilities to charitable organizations for the purpose of holding bingo games shall not rent or make available or allow premises or facilities to be used for such purpose on a Sunday other than Sunday, December 31, 1989.

Council will note that a similar request was approved in 1989.

2. Communications to Council

From: George O. Thomas, Executive Director

Saskatchewan Deaf and Hard of Hearing Services Inc.

Date: September 14, 1995

Subject: Requesting that a letter be forwarded to the Minister of Social Services in support of the Community Services Worker Program

(File No. CK. 277-1)

RECOMMENDATION: that a letter be forwarded to the Minister of Social Services indicating that Council supports the provision of appropriate funding to the Saskatchewan Deaf and Hard of Hearing Services Inc. for the Community Services Worker Program.

ADOPTED.

Attached is a copy of the above-noted communication which was forwarded to the Committee for further handling. Your Committee met with Mr. George Thomas and supports the Community Services Worker Program.

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**3. Report of A/City Treasurer
Investments - Year-to-Date
(File No. CK. 1790-3)**

RECOMMENDATION: that the information be received.

ADOPTED.

Report of General Manager, Finance Department, September 18, 1995:

"REPORT

- The growth pace of the Canadian economy has slowed considerably from the strong 5.9% advance experienced in the fourth quarter of 1994. Real Gross Domestic Product declined by 1.0% in the second quarter of 1995 following a marginal gain of 0.9% in the previous quarter. Some economists have indicated that high interest rates and sluggish employment growth combined with a slowing U.S. economy may have contributed to the drop in economic activity.
- In the U.S., economic output has declined to a point where the Federal Reserve has deemed it necessary to reduce the Fed Funds rate. The Fed Funds rate is the interest rate at which banks lend money to each other on an overnight or term basis. The 0.25% interest rate cut on July 6, 1995 represents a noticeable policy shift from the monetary policy previously followed.

Since early 1994, the Federal Reserve has gradually pushed the Fed Funds rate higher in an attempt to slow down the economy and reduce inflation expectations. The Fed Funds rate peaked at 6.0% in early 1995, up substantially from the 1994 low of 3.0%.
- For the balance of 1995, some forecasters have predicted a consumer-led pickup in U.S. economic activity. They argue that rising income growth, high savings rates, and increased consumer confidence should stimulate domestic demand. This appears to be good news for Canada as exports to the U.S. continue to be a major support to the domestic economy. However, some analysts have warned that the risk of recession remains high in Canada if the U.S. economy fails to rebound in the second half of the year.
- Interest rates have trended lower in 1995 while experiencing periods of increased volatility. Since December 1994, five-year and ten-year yields have declined in excess of one percentage point to 7.65% and 8.07% respectively, at August month end. In comparison, three-month bill yields have trended downwards to 6.34% in August, a modest change from 6.81% recorded at the end of 1994.
- During 1995, some bond positions were acquired for the General Account long-term

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portfolio. The bond holdings added to the portfolio include \$500,000 Province of Alberta 8.00% due 01Mar2000 (8.35% yield), \$900,000 City of Regina 8.875% due 16May2003 (8.94% yield), \$1,000,000 City of Regina 8.875% due 16May2004 (8.98% yield), \$1,000,000 Province of B.C. 8.00% due 23Aug2005 (8.17% yield), and \$3,000,000

Government of Canada 7.75% due 01Sep1999 (7.47% yield). As well, the Sinking Fund and Cemetery Perpetual Care fund each purchased \$100,000 Province of New Brunswick 8.75% bond due 12May2015 (8.99% yield).

- The majority of money market funds were allocated among very short maturities (i.e. less than 90 days) for the purpose of term matching cash flows. Significant cash outflows which have been offset to date include the July school board payments and invoices related to the construction of the secondary sewage treatment plant. Some portfolio term extension was undertaken within the City's short term portfolio during 1995. Approximately \$10 million was invested in 1996 maturities with yields in excess of 8.00%.
- The consensus among economists calls for an increase in interest rates as the Quebec referendum draws near. Short term rates are expected to increase alongside a weaker dollar whereas bond yields are anticipated to move higher in response to increased selling pressure. Should the Quebec populace reject the bid for sovereignty, fixed income yields will likely decline sharply on the back of a stronger currency.
- With fixed income yields poised to move temporarily higher, civic investment strategy will incorporate some lengthening of portfolio term. Additional funds will be directed to the six month and one year terms within the money market portfolio; the long term portfolio is expected to acquire approximately five to ten million in new bond positions. However, civic investment strategy will retain the flexibility to reduce portfolio term if market conditions deem it advantageous to do so.

ATTACHMENTS

1. Statistical Supplement\August 1995
2. Short-Term Investments as at August 31, 1995
3. General Account Long-Term Investment Portfolio as at August 31, 1995"

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**4. Request for Sport Parachute Demonstration Jump
Skydive Saskatoon Inc.
(File No. CK. 205-13)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a copy of a letter received by fax on September 25, 1995 by the Solicitor's Office, from Kelly Bazin, Skydive Saskatoon Inc. requesting permission to perform a sport parachute descent into Umea Field as part of the Closing Ceremonies for the Youth Soccer Tournament at 2:30 p.m., Monday, October 9, 1995.

Your Committee considered this matter at its meeting held on September 25, 1995 and wishes to note that the date of the proposed parachute jump was prior to the next Council meeting, and therefore allowed the jump to proceed subject to Administrative conditions. One of the conditions was that an Indemnification Agreement be prepared by the City Solicitor's Office for execution by Skydive Saskatoon Inc.

REPORT NO. 8-1995 OF THE BUDGET COMMITTEE

Composition of Committee

Councillor H. Langlois, Chair
Councillor P. McCann
Councillor M. Heidt
Councillor J. Postlethwaite
Councillor K. Waygood
Councillor D. Atchison
Councillor D.L. Birkmaier
Councillor A. Langford
Councillor P. Roe
Councillor R. Steernberg

**1. Amendment - Terms of Reference
Budget Committee
(File No. CK. 225-46)**

RECOMMENDATION:

- 1) that the Terms of Reference of the Budget Committee be amended to provide for the annual election of Vice-Chair by members of the Committee, on the understanding that the Vice-Chair will act as the Chair in the subsequent year; and
- 2) that the City Solicitor be requested to prepare the necessary Bylaw amendment for the consideration of City

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Council.

ADOPTED.

Attached is a copy of the Terms of Reference for the Budget Committee as established under *The Council Procedure Bylaw No. 5584* by *The Council Procedure Amendment Bylaw, 1995 (Bylaw No. 7494)*. Upon review by the Committee, it was agreed that the position of Vice-Chair should be established.

Also, Council will note that the Committee will be holding its regular meetings in the public forum. Tentative meeting dates are on Mondays at 12:00 Noon during the weeks that Council meets, as required.

**2. Public Consultation Meetings
1996 Budget Process
(File No. CK. 1702-1 & 1704-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

This is to advise City Council that the Budget Committee will be holding the following public consultation meetings in order to obtain information from concerned citizens regarding the 1996 Budget for the Corporation of the City of Saskatoon:

- 1) Wednesday, October 18 at 7:00 p.m. Library Auditorium, Lawson Civic Centre;
- 2) Thursday, October 19 at 7:00 p.m. Indian and Metis Friendship Centre;
- 3) Tuesday, October 24 at 7:00 p.m. Library Auditorium, Lakewood Civic Centre;
- 4) Thursday, October 26 at 7:00 p.m. Theatre at Cosmo Civic Centre.

Council will note that the budget schedule approved by the Committee involves potential presentations to City Council as follows:

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- a) Mid December, 1995 1996 Capital Budget
- b) Early March, 1996 1996 Operating Budget

**3. Carry-over of Operating Funds
(File No. CK. 1704-1)**

RECOMMENDATION: that the guidelines for implementation of the carry-over of Operating Funds be adopted, as outlined in the following report.

ADOPTED.

Your Committee has met with the General Manager of the Finance Department to review this matter, and supports the proposal contained in the following report.

Report of General Manager, Finance Department, August 29, 1995:

"On May 8, 1995, City Council resolved:

'...administration to bring forward a report and policy for its consideration that would enable operating budget managers to carry over funds from one fiscal year to another, such policy to:

- i) specify which types of funds would be eligible for carryover**
- ii) specify how an annual budget within a department would be addressed in the event a deficit, rather than a surplus, were incurred**
- iii) specify what proportion of budgets can be carried over from one fiscal year to the next**
- iv) specify limits, if any, of amounts that can be accumulated**
- v) determine the advisability of instituting an employee bonus system, based on budget performance**
- vi) specify the reporting mechanisms to inform Council about the nature of the carryover of funds annually;'**

This report addresses the issues raised by City Council. However, without the benefit of any overall strategy pertaining to employee compensation, we have not incorporated any reference to an employee bonus system.

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Philosophy and Purpose

- to avoid actual or perceived 'use-it-or-lose-it' spending, particularly where such spending is unplanned;
- × to recognize and reserve deferred activity, service level, and/or committed funds;
- × to encourage and recognize departments which demonstrate base savings; and,
- × to provide departments with a mechanism to address unplanned and/or one-time needs during the year.

Basic Criteria

- × any reserve of funds must meet the existing criteria for department/divisional and corporate spending limits (i.e. the reserve of funds cannot result in overexpenditures outside of the scope of the City Commissioner);
- × the minimum dollar amount of any item to be considered for reserve is \$5,000; and,
- × the expenditure of discretionary reserve funds must meet existing purchase/payment policy and procedures.

Eligibility Criteria for Carry-Over

1) Demonstrated Base Savings

- × When an efficiency, which reduces base estimates, is identified through the budget process, those savings will be phased out of the base over time, transferring a reducing percentage of the saving to reserve until, after the specified period, the base reduction is fully recognized. Such base reductions are considered to be corporate in nature (example 1, attached).
- × When an efficiency, which reduces base estimates, is identified during the year, a percentage of the saving is transferred to reserve and, through the budget process, those savings will be phased out of the base over time, transferring a reducing percentage of the saving to reserve until, after the specified period, the base reduction is fully recognized. Such base reductions are considered to be corporate in nature (example 2, attached).
- × Productivity improvement borrowing will continue to be used to finance future operating savings. However, when the debt charge is repaid, the savings will be phased out of the base over time, transferring a reducing percentage of the saving to reserve until, after the specified period, the base reduction is fully recognized. Such base reductions are considered to be corporate in nature (example 3, attached).

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2) Deferred Activity/Deferred Service Level

- × When a planned service or initiative is deferred to a future year, those funds identifiable with the service/initiative may be reserved at the discretion of the City Commissioner. Examples of such activity include:
 - a) deferral due to uncontrollable conditions (e.g. weather, unusual delays in delivery), where a planned level of activity is interrupted or cut short (examples 4 and 5); and,
 - b) deferral where the normal service level is simply not needed during a year but where, in a future year, that additional service level could be necessary (example 6).

Carryovers could not be approved where the savings have already been redeployed to cover other overexpenditures. The reserve of funds would be at the discretion of the City Commissioner, as it may be necessary to prioritize such carryovers on a corporate basis. The City Commissioner will consider both the corporate financial position of the City and corporate priorities in determining the reserve of operating budget funds. Under no circumstances shall an unbudgeted transfer to reserves result in a corporate-wide deficit.

These reserves can only be used for the purpose for which they were reserved. The amount of the reserves funds are returned to the operating budget in the year the additional service is provided, or after three years if the service is not required.

Use of Reserved Funds

1) Demonstrated Base Savings

These savings, which are maintained in a departmental reserve account, are used at the discretion of the department for one-time purchases (fixed assets, computer software, as a one-year supplement to normal program spending, ad hoc/unique employee recognition, etc.).

Expenditures, directly from the reserve, are at the discretion of the General Manager, with a year-end report on activity submitted to the City Comptroller.

2) Deferred Activity/Service Level

These reserves, maintained in separate reserve accounts by department, are only available to fund the service level/activity which created the transfer to the reserve.

The transfer of such funds back to the operating program is initiated by the General Manager. The City Comptroller will transfer the appropriate amount back to the operating program (as a transfer from reserves). There will be no direct expenditures from the reserve.

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Deferred service level and activity, if unexpended after three years, will be returned to the operating program (as a transfer from reserves) to form part of the corporate year-end result.

Deferrals based on the carryover of committed funds will be automatically returned to the operating program in the year following the transfer to reserve. There will be no direct expenditures from the reserve.

Reporting

The City Comptroller, on an annual basis, will prepare an information report for submission to City Council, disclosing the beginning balance, transfer to, transfer from, and ending balance of the reserve accounts noted above, as well as explanations with respect to transfers to and transfers from reserves.

Budget/financial statement disclosure will be through an expenditure line called 'Deferred Expenditures'. A debit in this account will indicate a transfer to reserve, a credit will indicate the return of funds from the reserve."

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REPORT NO. 8-1995 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

**1. Request to Sell City-Owned Residential Lots
Lots 1 to 6, Block 954 and Lots 1 to 10, Block 958, all in Plan 79-S-16566
Hunt Road and Sumner Crescent, Dundonald Neighbourhood
(File No. CK. 4131-9)**

- RECOMMENDATION:**
- 1) that the Land Manager be authorized to offer for sale, through the lot draw process, Lots 1 to 6, Block 954, and Lots 1 to 10, Block 958, all in Plan 79-S-16566, at the prices established in the following report; and
 - 2) that any of the lots referenced in Resolution No. 1) above which are not sold through the lot draw process be placed on the Land Branch's list of lots for sale, over-the-counter, on a first-come, first-served basis.

ADOPTED.

Your Committee has reviewed this matter with the Land Branch Manager, and supports the proposal contained in the following report of General Manager, Planning and Development Control Department, September 8, 1995:

"BACKGROUND

The City has been selling single-family lots in the Dundonald Neighbourhood since 1980. To date, 743 City-owned lots have been sold in Dundonald. Of these sales, 41 have occurred in 1995; this is the highest number of sales for this neighbourhood in any year since 1988. Currently, only 17 lots, zoned R1A, are available for sale within the neighbourhood.

With the recent resolution regarding the zoning of Lot A, Block 954, Plan 79-S-16566, (this land had been zoned RM(Tn) but was recently re-zoned to R1A to allow for single-family lot development), staff of the Land Branch intend to offer for sale 16 existing single-family lots in the Dundonald Neighbourhood - 6 lots on Hunt Road and 10 lots on Sumner

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Crescent (see the attached plan). The lots had been held off the market pending the resolution of the rezoning hearing.

REPORT

These lots will be offered for sale to both individuals and builders through a lot-draw process. Any lots that are not sold through this process will be added to the Land Branch's list of properties for over-the-counter sales on a first-come, first-served basis.

Prices for the 16 new lots are established using the proposed 1995 prepaid service rates, a land rate and the approved land administration fee percentage. The land rate ranges between (+)\$50.00 per front metre to (-)\$73.00 per front metre. Using this range of land rates, a lot on Hunt Road with 17.75 metres of frontage will cost approximately \$25,681.00, while a similarly sized lot on Sumner Crescent will be priced at approximately \$27,806.00. These lot prices are substantially higher than prices that have been charged in the neighbourhood since 1992 (\$8,000 -\$11,000 per lot higher), when lot prices were reduced to stimulate sales. The full cost of providing services will be collected for each lot, however, the land rate will break even with no deposit to the Property Realized Reserve.

ATTACHMENTS

1. Plan showing lots on Hunt Road and Sumner Crescent."

2. **Request to Sell City-Owned Property**
Parcel TT, Plan 77-S-40956
McCormack Road
Parkridge Neighbourhood
(File No. CK. 4215-1)

- RECOMMENDATION:**
- 1) that Option #2, as described in the following report, be the basis for the subdivision of Parcel TT, Plan 77-S-40956, and for its rezoning to R.1A; and

 - 2) that the Administration be requested to take the appropriate action to apply for the subdivision and rezoning of this property.

ADOPTED.

Your Committee has reviewed this matter with the Land Branch Manager, and supports Option #2 contained in the following report of the General Manager, Planning and Development Control Department, dated September 12, 1995:

"BACKGROUND

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The City owns the above-noted land located on McCormack Drive within the Parkridge Neighbourhood (see attached plan #1). This parcel is approximately 2.22 hectares (5.5 acres) in size and currently zoned R.4, which allows for the construction of multi-family residential units including apartments.

Between 1985 and 1987, the City examined the possibility of offering Parcel TT for sale by public tender. As a result of strong opposition from the Parkridge Community Association and area residents to the R.4 zoning designation, the property was never offered for sale.

REPORT

Staff of the Land Branch have recently examined two options for developing the property. The first option is to rezone the property to a RM(Tn) designation and offer it for sale for townhouse/condominium residential units as allowed under the zoning bylaw. The second option is to rezone the property to a R.1A zoning designation and subdivide the property into two cul-de-sacs for single-family residential development. Your staff did not consider the sale of the property, with its current R.4 zoning designation, as an alternative considering the contentious history of the site as a result of this zoning category and the fact that there is currently no market for this type of land. The following is the pertinent information on the two options:

Option # 1 - Rezone to RM(Tn) and tender for sale.

Potential yield:	50 units
Estimated Market Value:	\$12,000.00 per unit = \$600,000.00
Land:	\$122,786.00
Services:	448,642.00
Land Administration:	<u>28,571.00</u>
Total Sale Price:	\$600,000.00

Option #2 - Rezone to R1A and subdivide into 2 cul-de-sacs and 27 single-family lots.

Potential Yield:	27 units (lots)
Estimated Market Value:	Average \$28,300.00 per 16.5 metre lot = \$764,070.00
Land:	\$ 67,500.00
Services:	660,186.00
Land Administration:	<u>36,384.00</u>
Total Sale Price:	\$ 764,070.00

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Of these two options, staff of the Land Branch are of the opinion that Option #2 is the most appropriate solution for the development of Parcel TT. Currently, the City does not own any single family lots in the Parkridge Neighbourhood. Moreover, the City does not have any cul-de-sac lots for sale within westside neighbourhoods. Your staff does not believe that there is enough demand to warrant creating and offering for sale all 27 lots at one time. Rather, we are proposing that one cul-de-sac consisting of 14 lots be created and offered for sale in the initial phase of development. The timing of the second phase of development would be dependent upon the take-up of this initial offering.

The recent experience with the proposed development of an RM(Tn) zoned parcel in the Dundonald Neighbourhood was a factor in your staff's decision to recommend Option #2. In this instance, the Administration had proposed that a portion of the property be retained as RM(Tn) land and that it be sold with building restrictions to ensure only ground-orientated condominiums (i.e. one- or two-story dwellings which are accessible at grade) would be constructed. The residents of the Dundonald Neighbourhood successfully convinced City Council that the entire property should be rezoned to R.1A to allow exclusively for single-family residential development. On this basis, it would seem unlikely that any proposal to rezone Parcel TT to RM(Tn), to allow for multi-family residential, would receive a favourable response from residents of the Parkridge community, although the number of units that could be constructed would be significantly lower than what is allowed under the current R.4 zoning.

If the committee agrees that Option #2 is the appropriate solution for developing Parcel TT, your staff will submit the necessary rezoning and subdivision applications. The appropriate reports to obtain approval to price the lots and offer them for sale will be provided to the committee once these applications have been dealt with by City Council.

ATTACHMENTS

1. Plan showing Parcel TT, Plan 77-S-40956."

3. **Request to Sell City-Owned Industrial Land
Lot H, Block 862, Plan 78-S-01460
Created by Master of Titles Order No. 94-S-02434
Cleveland Avenue - North Industrial Area
(File No. CK. 4214-1)**

RECOMMENDATION:

- 1) that the Land Manager be authorized to offer for sale Lot H, Block 862, Plan 78-S-01460, as created by Master of Titles Order 94-S-02434, at the price and in the manner established in the following report; and

- 2) that should no acceptable bids be received, Lot H and

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Lot 1, in Block 862, Plan 78-S-01460, as created by Master of Titles Order 94-S-02434, be placed on the industrial properties list for sale, over-the-counter, on a first-come, first-served basis.

ADOPTED.

Your Committee has reviewed this matter with the Land Branch Manager, and supports the proposal contained in the following report of the General Manager, Planning and Development Control Department, dated September 12, 1995:

"BACKGROUND

The City owns the above-noted lot located on Cleveland Avenue in the North Industrial Area (see attached plan #1). This lot was one of three former Municipal Reserve parcels exchanged with the Leisure Services Department in 1993 for the site of the current rugby and cricket facility located on Tubby Crescent. The lot is approximately 0.9401 hectares in size and zoned I.D.4.A.

REPORT

Staff of the Land Branch intend to offer Lot H for sale by public tender. The following table provides the breakdown of the price established for this lot based on the approved prepaid service rate, land rate, and land administration fee percentage:

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		Land	Administration Fee	
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Property	Services		(5%)	Sale Price

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Lot H (0.9401)	\$152,093.39	\$13,869.26	\$8,298.13	\$174,260.78
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The City also owns Lot 1, Block 862, Plan 78-S-01460 located adjacent to Lot H. Lot 1 has direct access to rail service and is currently for sale over-the-counter at the approved price of \$107,874.85. In order to make Lot H more marketable, your staff are proposing to combine Lot H with Lot 1 for the tendering process. Therefore, the reserve bid for the two lots will be the combined sale price for each lot, for a total of \$282,135.63, plus the G.S.T.

If no bids are received on these lots, each will be added to the industrial properties list for sale over-the-counter at the amount of the reserve price for each lot.

ATTACHMENTS

1. Plan showing Lot 1, Block 862 & former Municipal Reserve on Cleveland Avenue."

4. **Request to Lease to Purchase City-Owned Land
Lot 31, Block 144, Plan 79-S-18673
810 - 59th Street, North Industrial Area
SMM Holdings Ltd.
(File No. CK. 4225-1)**_____

RECOMMENDATION: that Lot 31, Block 144, Plan 79-S-18673 be offered for sale to SMM Holdings Ltd., as outlined in the following report.

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ADOPTED.

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Your Committee has reviewed this matter with the Land Branch Manager and determined that the lease receipts will initially go into the Prepaid Service account, however, if the sale does not proceed, these receipts will go into the General Revenue account.

Report of General Manager, Planning and Development Control Department, September 12, 1995:

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"BACKGROUND

The City currently owns approximately 100 acres of serviced industrial land located in the North Industrial Area. The land was developed in the late seventies and early eighties when there was an industrial development boom and industrial land was in high demand and short supply. Since 1982 there has been very limited demand for industrial land.

REPORT

We have received an offer to purchase Lot 31, Block 144, Plan 79-S-18673 from SMM Holdings Ltd., a metal fabrication business. They will use the property as an extension of their yard while under lease and probably add on to their building at a later date. The offer is not for the full amount of Council's approved selling price of the lot. The full approved price is as follows:

Land	\$ 5,734.00
Services (1994 rates)	70,752.86
Administration fee	<u>3,824.34</u>
Selling price	\$ 80,311.20

The offer is as follows:

Two-year lease @ \$11,707.00/year* (lease payment applied to purchase)	\$23,450.87
Lump sum payment at end of two-year lease	<u>51,000.00</u>
Total payment	\$74,450.87

*lessee will be responsible for property taxes.

If the offer is accepted, all payments (lease and purchase) would go towards paying for the lot in the following manner:

Land	\$ 175.47
Services	70,752.86
	<u>3,522.54</u>
Selling Price	\$ 74,450.87

Your staff recommend acceptance of this offer and have advised the purchaser that the offer is acceptable subject to the approval of City Council.

ATTACHMENTS

1. Map showing 810 - 59th Street in North Industrial Area."

5. Request to Lease City-Owned Property

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**Lots 36 to 40, Block 146, Plan Q2
361 - 2nd Avenue South
South Downtown
(File No. CK. 4130-2)**_____

RECOMMENDATION: that the Land Manager be authorized to tender the lease of Lots 36 to 40, Block 146, Plan Q2.

Your Committee reviewed this matter with the Land Branch Manager and supports the proposal contained in the following report of the General Manager, Planning and Development Control Department, September 8, 1995:

"BACKGROUND

The above-noted City-owned property has been occupied on a temporary basis by the Hub City Boxing Club for the past two years for the cost of the utilities (see attached plan #1). This arrangement ensured the building was heated and maintained while negotiations continued with the Province and Princeton Developments regarding the possible development of Block 146. The Boxing Club offset the costs of the utilities by leasing out a portion of the site not covered by the building for parking. The training facility in the Davies Electric Building also use the north portion of the lot for parking.

REPORT

Recently, the Land Branch has received requests from various parking lot companies and a car rental company, seeking to lease the property. As a consequence, your staff intend to now tender the lease of the property. The Hub City Boxing Club has been notified of our intentions and have agreed to look for an alternate location. The tender will be advertised with no reserve bid. Any lease entered into will include a termination clause to ensure the city is able to sell the property should a buyer for the property be found. The appropriate reports and recommendations will be provided to the Committee once the tender closes.

ATTACHMENTS

1. Plan showing 361 - 2nd Avenue South."

IT WAS RESOLVED: that consideration of the matter be deferred until the next Council

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meeting.

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**6. Proposed Development and Sale of City-Owned Property
Lots 3 & 4, Block 634, Plan 81-S-22282
West End of Columbia Drive Behind the Canarama Shopping Centre
River Heights Neighbourhood
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that the Administration be requested to take the necessary steps to rezone Lots 3 and 4, Block 634, Plan 81-S-22282 to R.1A; and
 - 2) that the Administration be authorized to develop and market Lots 3 and 4, Block 634, Plan 81-S-22282, under the R.1A zoning.

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ADOPTED.

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Your Committee has reviewed this matter with the Land Branch Manager and supports the proposal to develop and market these lots, however, the Committee believes they should be marketed under the R.1A zoning rather than the current R.2 zoning in order to be consistent with the current zoning of this residential neighbourhood.

Report of General Manager, Planning and Development Control Department, September 12, 1995:

"BACKGROUND

The west end of Columbia Drive in River Heights was originally developed in 1962 (see attached Plan #1). In 1981 the portion of Columbia Drive that fronts on the lots in question was closed to accommodate the right-of-way for Circle Drive (see attached Plan #2). Lots 3 and 4 were created to border on a 24-inch sanitary sewer that runs along Columbia Drive through this property into and through the Canarama Shopping Centre (see attached Plan #3 for existing utility conditions). The particulars of Lots 3 & 4 are as follows:

Legal Description:	Lots 3 & 4, Block 634, Plan 81-S-22282
Area:	Lot 3 - 0.2270 ha. (0.561 acre) Lot 4 - 0.1416 ha. (0.350 acre)
Zoning District:	R.2

When Columbia Drive was legally closed, the portion of the road that was not required for Circle Drive was left. It exists today as a 115 foot length of paved road. The house at 27 Columbia Drive actually uses this road to access its driveway and garage.

REPORT

Your staff propose to reopen the portion of Columbia Drive up to the Circle Drive right-of-way and create four duplex lots at this location (see attached Plan #4). The Planning and Development Control and Public Works Departments have agreed to support the reopening of the road and the creation of the four lots. We will need to construct some sidewalk and curb and arrange for all necessary utility servicing. It is proposed that the plan be registered this winter in order to service and sell the lots in 1996.

The lots could be developed as single family or duplex, however, with a multi-family project to the northeast, Canarama Shopping Centre to the northwest, and Circle Drive to the southwest, it is felt that duplex lots are more marketable at this location. When the servicing is complete, we propose to offer the lots for sale by public tender with a reserve bid of \$35,000.00 a lot. If any of the proposed lots do not sell by public tender, they will be placed on the Land Branch's sales list at the reserve bid price for sale over the counter.

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ATTACHMENTS

1. Plan of west end of Columbia Drive.
2. Plan of Circle Drive closed right-of-way.
3. Plan showing sanitary sewer running through the lots.
4. Plan of proposed Lots 1-4."

REPORT NO. 3-1995 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship the Mayor, Chair
Councillor D. Atchison
Councillor D. L. Birkmaier
Councillor M. Heidt
Councillor A. Langford
Councillor H. Langlois
Councillor P. McCann
Councillor J. Postlethwaite
Councillor P. Roe
Councillor R. Steernberg
Councillor K. Waygood

**1. Proposed Debenture Bylaw
Financing Portion of Secondary Sewage Treatment Facility
(File Nos. 1750-1 and 7800-4)**

RECOMMENDATION: that the General Manager, Finance Department, in consultation with the Investment Committee and the City's fiscal agent, be authorized to accept the terms and conditions of a proposed \$18,000,000 debenture sale at an all-in-cost of borrowing not exceeding 8.00%, the terms which will be confirmed by bylaw at the following City Council meeting.

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ADOPTED.

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Report of General Manager, Finance Department, September 27, 1995:

"BACKGROUND

On December 13, 1993, City Council approved the 1994 Capital Budget which highlighted the Secondary Sewage Treatment facility construction. At the request of the Administration on January 17, 1994, City Council instructed the City Solicitor to prepare a Debenture Authorizing Bylaw for Council's consideration. Approvals required of the Saskatchewan Municipal Board in connection with the noted financing were secured on February 3, 1994, through the City Solicitor. City Council, at its meeting held on February 7, 1994, formally approved Bylaw No. 7396 which authorized the raising of \$38,344,000 by debenture sale, to pay a portion of the cost of construction of the Secondary Sewage Treatment facility.

An opportunity to issue debentures occurred on May 5, 1995. The City issued debentures in the principal amount of \$20,000,000 through the fiscal agent. The City was able to secure an all-in-cost of 8.477%, with interest rates ranging from 7.50 to 8.50%. The fully-registered debentures were structured as a serial issue with maturity dates extending from June 15, 1996 to June 15, 2005 inclusive. Debenture holders will receive interest payments on a semi-annual basis. Accordingly, City Council instructed the City Solicitor to prepare an amending bylaw and obtain necessary approvals from the Saskatchewan Municipal Board for same. On May 15, 1995, City Council formally approved Amending Bylaw No. 7484.

JUSTIFICATION

In terms of future borrowing strategy, the Investment Committee is considering a proposed debenture sale of \$18,000,000 to the fiscal agent. The proposed issue, combined with the May 5, 1995 debenture sale, would result in \$38,000,000 in aggregate being borrowed in the financial markets. The Investment Committee continues to have ongoing discussions with the City's fiscal agent concerning present and future borrowing trends. The fiscal agent has indicated that interest rates may temporarily rise due to the increased uncertainty around the Quebec referendum. However, the fiscal agent has commented that interest rates will likely decline sharply in the event of a rejection of Quebec sovereignty. Inflation rates remain at low levels and recent statistical data indicate that a strong rebound in Canadian economic activity is unlikely to materialize. Moreover, various interest rate forecasts suggest that fixed income yields are likely to move to lower levels by yearend. The Investment Committee has agreed that an all-in-cost between 7.75% and 8.00%, would be desirable for external debenture financing.

In order to take advantage of such an opportunity, the Administration requires Council's approval to finalize the necessary arrangements with our fiscal agent to raise \$18,000,000 through the sale of debentures. The specific terms and conditions would be set by the General Manager, Finance Department, in consultation with the fiscal agent and the

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Investment Committee. Accordingly, City Council would instruct the City Solicitor to prepare the required bylaw and approve same at the first Council meeting following pricing of the issue.

OPTIONS

Not applicable.

POLICY IMPLICATIONS

Not applicable.

FINANCIAL IMPACT

Not applicable."

**2. Child Prostitution
(File No. CK. 100-1)**

RECOMMENDATION:

- 1) that the Mayor's Task Force on Child Prostitution be established, with the following Terms of Reference:
 - i) Identify issues and patterns surrounding child prostitution.
 - ii) Identify existing agencies who are dealing with the underlying causes of child prostitution and recommend a strategy for coordinating their efforts.
 - iii) Identify the current gaps in services and the action required to deal with unfulfilled needs.
 - iv) Recommend a strategy for working with community associations to make their communities stronger.
 - v) Review existing criminal law policies and procedures and consider recommending changes to appropriate levels of government.
- 2) that the Mayor issue invitations to the following agencies and individuals to participate on the Task Force:

Saskatoon Police Service
Saskatoon Public School Board
Saskatoon Separate School Board
Saskatoon District Health -- Public Health Services
Saskatchewan Justice

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Saskatchewan Social Services
Federation of Saskatchewan Indian Nations
Egadz
Y.W.C.A.
Rainbow Centre
Saskatoon Communities for Children
Saskatchewan Department of Education
Community Representatives.

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ADOPTED.

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Report of City Commissioner, October 2, 1995:

"BACKGROUND

At the June 26, 1995, Committee of the Whole Council meeting, members considered a report resulting from a joint meeting of the Planning and Development Committee with the Legislation and Finance Committee discussing child prostitution. Committee of the Whole agreed that the City should be the facilitator of a proposed Task Force which would make specific recommendations for action and its membership be drawn from various agencies currently actively involved.

DISCUSSION

While social scientists agree that prostitution has always been an integral part of human social organization, its impact on a community can be devastating both in human and societal terms. The current blatant selling of sexual services on the streets of our inner-city communities is seriously eroding the security, health, and enjoyment of all people in those neighbourhoods. Perhaps the most frightening part of this vigorous sex trade is the growing problem of child prostitution.

For many, it is difficult to comprehend that children as young as 8 or 9 years of age are willing or forced to sell sexual services. Equally upsetting is the realization that some depraved individuals in our society are prepared to exploit children in this manner, either as pimps or customers.

Social service agencies and police often feel frustrated and occasionally hopeless that their initiatives have failed to prevent an increase in child prostitution. Because of limited resources, current criminal law and enforcement difficulties, and growing incidents of child prostitution, many individuals have felt that an interagency committee may be the appropriate vehicle to identify some solutions.

An appropriate interagency model may be a 'Mayor's Task Force on Child Prostitution'. Potential agencies represented could include government agencies, Saskatoon Police Service, the Public School Board, the Separate School Board, Saskatoon District Health -- Public Health Services, Saskatchewan Justice, Saskatchewan Social Services, and the Federation of Saskatchewan Indian Nations, as well as various non-profit organizations and individuals in our community.

Preliminary discussions have been held with some of these groups and they have expressed their willingness to be involved. The Task Force could consist of two groups: a policy-making group chaired by the Mayor and composed of senior officials of the member agencies; and, a second working group comprised of staff of the agencies who work at a street level with the victims of child prostitution.

By having the two parts to the Task Force, there could be an immediate link between people working at 'street level' with the victims, and the policy-makers who could be made aware

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of issues and direct the program and policy changes necessary to respond.

POLICY IMPLICATIONS

If Council agrees to support the creation of a Mayor's Task Force on Child Prostitution it could mark a further, albeit tentative, step into developing a wider social planning program. The traditional role of our municipal corporation has been a concentration around 'hard services' like utilities, roads, parks and 'semi-hard services' like public health, recreation, and public security. With few notable exceptions like CHEP and the Race Relations Committee, we have maintained the position that poverty, unemployment, alienation, neglect, and abuse are provincial issues and responsibilities. If we are to expand into some of these non-traditional areas, it should be in the context of our strategic plan, particularly as an extension of our vision of our community. We must also ensure that our municipal role be not to replace existing service providers, but to coordinate, support and reinforce existing agencies."

Moved by Councillor Atchison, Seconded by Councillor Waygood,

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

CARRIED.

ENQUIRIES

**Councillor Waygood
Environmental and Economic Impact on
Lands Adjacent to Downtown
(File No. CK. 4130-2)**

Would the Administration please consider and respond to the following question by comparing Saskatoon to five other Canadian cities:

What is the economic and environmental impact on lands adjacent to downtown parkland as compared to those lands adjacent to vacant, unused lands in an urban downtown (i.e. Central Business District)

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**Councillor Waygood
Social/Community Planning Issues
(File No. CK. 4110-1)**

Would the Administration please report on how other cities deal with social/community planning issues and report on similarities and differences between other cities' approach to social planning compared to the City of Saskatoon.

**Councillor Atchison
Possibility of the City Levying a Minimum Tax
(File No. CK. 1910-1)**

The Administration has provided City Council with only the financial implications of a minimum tax and whether it is possible for the City to, in fact, levy a minimum tax, and that further research by the Administration be conducted.

MOTIONS

a) *DEALT WITH EARLIER. SEE PAGE NO. 7.*

b) REPORT OF CITY CLERK:

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

Councillor Atchison - For the month of October, 1995 (instead of November, 1995); and
Councillor Birkmaier - For the month of November, 1995 (instead of October, 1995)."

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT the following change to the appointment of Deputy Mayor be approved for the months indicated:

*Councillor Atchison - For the month of October, 1995 (instead of November, 1995); and
Councillor Birkmaier - For the month of November, 1995 (instead of October, 1995).*

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7498

Moved by Councillor Atchison, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7498, being "*The License Amendment Bylaw, 1995*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Atchison, Seconded by Councillor Postlethwaite,

THAT Bylaw No. 7498 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7498.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7498 was considered clause by clause and approved.

Moved by Councillor Atchison, Seconded by Councillor Steernberg,

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

CARRIED.

Moved by Councillor Atchison, Seconded by Councillor Langlois,

THAT permission be granted to have Bylaw No. 7498 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Atchison, Seconded by Councillor McCann,

THAT Bylaw No. 7498 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.

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The bylaw was then read a third time and passed.

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Moved by Councillor Atchison,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 11:10 p.m.

Mayor

City Clerk