

Council Chamber
City Hall, Saskatoon, Sask.
Monday, December 15, 1997
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Atchison, Birkmaier, Harding, Heidt, Langford, Maddin,
McCann, Roe, Steernberg and Waygood;
A/City Commissioner Ollenberger;
A/City Solicitor McLeod;
City Clerk Mann;
A/City Councillors' Assistant Holmstrom

PRESENTATIONS

His Worship the Mayor and Mr. Dave Taylor, President of C.U.P.E. Local 59, presented Mr. Nolan MacPherson with a joint City of Saskatoon/C.U.P.E. Local 59 Scholarship. His Worship the Mayor and Mr. Taylor expressed their congratulations to Mr. MacPherson.

His Worship the Mayor and Fire Chief Hewitt presented Mr. Aaron Hagle with the City of Saskatoon Citation for Laudable Conduct. His Worship the Mayor and Fire Chief Hewitt expressed their congratulations to Mr. Hagle on his great act of bravery.

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT the minutes of the regular meeting of City Council held on December 1, 1997 be approved.

CARRIED.

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HEARINGS

- 2a) Discretionary Use Application
Boarding House (Personal Care Home)
210 Rever Road
Applicant: Edward & Robert Fulford
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on October 6, 1997 received notice of the above discretionary use application.

The General Manager, Planning and Building Department, has now advised that the necessary on-site notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

Council, at this meeting, is to consider granting its permission for the proposed use.

The matter is also being reported on under Clause 1, Report No. 19-1997 of the Municipal Planning Commission.

Also attached are copies of the following communications:

- Letter dated November 29, 1997 from Darryl Kotyk, 215 Rever Road; and
- Letter dated December 10, 1997 from Robert Fulford requesting permission to address Council.”

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. Robert Fulford indicated that the house at 210 Rever Road is presently under construction to become a Personal Care Home for up to eight residents.

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Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT Clause 1, Report No. 19-1997 of the Municipal Planning Commission be brought forward and considered.

CARRIED.

“REPORT NO. 19-1997 OF THE MUNICIPAL PLANNING COMMISSION”

- 1. Discretionary Use Application
Boarding House (Personal Care Home)
210 Rever Road
Lot 9, Block 358, Plan 87-S-31787
Applicant: Edward and Robert Fulford
1012 - 4th Street East
(File No. CK. 4355-1)**

RECOMMENDATION: that the application by Edward and Robert Fulford requesting permission to use Lot 9, Block 358, Plan No. 87-S-31787 (210 Rever Road) for the purpose of a Boarding House which will serve as a Personal Care Home for eight residents be approved, subject to the provision of a minimum of two off-street parking spaces.

A summary page, including a location plan for the above Discretionary Use Application, is attached.

Your Commission has reviewed and supports the following report of the Planning and Building Department dated November 6, 1997:

“A. PLANNING & BUILDING DEPARTMENT RECOMMENDATION:”

- 1) that the application by Edward and Robert Fulford requesting permission to use Lot 9, Block 358, Plan No. 87-S-31787 (210 Rever Road) for the purpose of a Boarding House which will serve as a Personal Care Home for eight residents be recommended for approval subject to:
 - a) the provision of a minimum of two off-street parking spaces.

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B. PROPOSAL

An application has been submitted by Edward and Robert Fulford requesting City Council's approval to use Lot 9, Block 358, Plan 87-S-31787 (210 Rever Road) for the purpose of a Boarding House which will serve as a Personal Care Home for eight residents. This property is zoned R.1A District in the City's Zoning Bylaw and as a consequence, a Boarding House may only be permitted by City Council at its discretion. Refer to the attached plan.

C. REASON FOR THE PROPOSAL (BY APPLICANT)

To provide a Personal Care Home in a residential area which will bring handicapped people into the community.

D. JUSTIFICATION

1. Comments By Others

Public Works Department - Water and Sewer Branch

The Application for discretionary use is acceptable to this department subject to the following:

- a) The lot is pre-serviced in the centre of the lot with 25 mm water connection and 100 mm sewer connection to a point 10 metres into the property. An additional water connection to service an automatic sprinkler system, if required, would be at the developers expense.

Transportation Department

The Transportation Department expressed no objections or concerns with regard to this discretionary use application.

2. Planning and Building Department Comments

- a) The Zoning Bylaw defines a Boarding House as a building or structure or part of a building or structure kept, used or advertised as or held out to be a place where sleeping accommodation is furnished to roomers whether for remuneration, compensation or not for a

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period of one week or more, and having sleeping accommodations for more than five roomers, but not more than fifteen roomers.

It is the opinion of the Planning and Building Department that the approval of a Boarding House to be used as a Personal Care Home facility for up to eight residents is generally appropriate in low-density residential districts.

- b) A building permit has been issued (Building Permit No. 1971/97) for Lot 9, Block 358, Plan 87-S-31787 (210 Rever Road), for a one unit dwelling. The dwelling was under construction at the time of the writing of this report. This dwelling will be used as a Personal Care Home for five residence until the proponents can obtain discretionary use approval for eight residents.
- c) The minimum off-street parking requirements for a Boarding House in the R.1A District is 1 parking space; however, this site is located on a collector street and as such, a minimum of two off-street parking spaces should be provided. The site plan does indicate that two off-street parking spaces are provided in the front driveway on this site.
- d) The discretionary use application, in all other respects, is in conformance with the Zoning Bylaw.
- e) The proposed boarding house is consistent with the residential land use designation for this area within the Development Plan
- f) In consideration of any discretionary use application, it should be noted that Section 74(2) of the Planning and Development act applies, whereas:

‘On receipt of a discretionary use application, the Council may, by resolution or bylaw:

- 1) reject the application; or,
- 2) approve the application where the facts presented establish that the proposed use or form of development:

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- i) will not be detrimental to the health, safety, convenience and general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential developments in the vicinity; and,
- ii) complies with the applicable provisions of the Zoning Bylaw and will not be contrary to the development plan or basic planning statement.’

E. COMMUNICATION PLAN

The President of the Silverspring Community Association was notified of this application by letter dated September 30, 1997. If this application is recommended for approval by the Municipal Planning Commission, it will be advertised in accordance with City Council’s policy and a date for a public hearing will be set. Advertising will consist of sending notice of the public hearing by regular mail to all assessed property owner within a radius of 60 metres (200 feet) of the site. Notice signs prepared by the Planning and Building Department will be placed on site by the applicant.

F. ATTACHMENTS

- 1. Location Facts
- 2. Site Plan”

Moved by Councillor Waygood, Seconded by Councillor Langford,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Langford,

THAT the hearing be closed.

CARRIED.

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Moved by Councillor Roe, Seconded by Councillor Heidt,

THAT the application by Edward and Robert Fulford requesting permission to use Lot 9, Block 358, Plan No. 87-S-31787 (210 Rever Road) for the purpose of a Boarding House which will serve as a Personal Care Home for eight residents be approved, subject to the provision of a minimum of two off-street parking spaces.

CARRIED.

**2b) Hearing
Zoning Bylaw Amendment
Fairmont Drive and Camponi Crescent
Confederation Suburban Centre Neighbourhood
M.3A District to M.2 District
Proposed Bylaw No. 7706
(File No. CK. 4350-1)**

REPORT OF THE CITY CLERK:

“Attached is a copy of Clause 1, Report No. 16-1997 of the Municipal Planning Commission which was adopted by City Council at its meeting held on October 6, 1997.

A copy of Notice which appeared in the local press under dates of November 22 and November 29, 1997 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. 7706, copy attached.”

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. Joe Dolezsar, representing Fairfield Citizens, spoke in favour of the proposed rezoning.

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Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Langford, Seconded by Councillor Waygood,

THAT Council consider Bylaw No. 7706.

CARRIED.

- 2c) Hearing**
Zoning Bylaw Amendment
Parcel A, Block 259, Plan G849
1700 Main Street
R. 4 District to RM.4 District
Proposed Bylaw No. 7711
(File No. CK. 4350-1)

REPORT OF THE CITY CLERK:

“Attached is a copy of Clause 1, Report No. 17-1997 of the Municipal Planning Commission which was adopted by City Council at its meeting held on November 3, 1997.

A copy of Notice which appeared in the local press under dates of November 22 and November 29, 1997 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. 7711, 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.

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Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Heidt,

THAT Council consider Bylaw No. 7711.

CARRIED.

**2d) Hearing
Zoning Bylaw Amendment
Heritage Crescent, Green and View
Wildwood Neighbourhood
R.1A, R.2 & RM(Tn) Districts to RM.4 & RM(Tn) Districts
Proposed Bylaws No. 7712 & 7714
(File No. CK. 4350-1)**

REPORT OF THE CITY CLERK:

“Attached is a copy of Clause 1, Report No. 15-1997 of the Municipal Planning Commission which was adopted by City Council at its meeting held on September 22, 1997.

A copy of Notice which appeared in the local press under dates of November 22 and November 29, 1997 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 Bylaws No. 7712 & 7714, copies 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 Waygood, Seconded by Councillor Atchison,

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THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Council consider Bylaws No. 7712 and 7714.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as follows:

A. REQUESTS TO SPEAK TO COUNCIL

**1) Albert Osborn, Shelley Brown, Jack Vicq
Saskatoon Tax Review Committee, dated December 1**

Submitting the report of the Saskatoon Tax Review Committee. The Tax Review Committee Report will be available for public viewing at all libraries and at the Office of the City Clerk after 10:00 a.m. on Friday, December 12, 1997. (File No. CK. 225-1)

RECOMMENDATION: that a representative of the Saskatoon Tax Review Committee be heard.

Moved by Councillor Atchison, Seconded by Councillor Heidt,

THAT Ms. Brown be heard.

CARRIED.

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Ms. Shelley Brown presented the report of the Saskatoon Tax Review Committee.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT the Tax Review Committee Report be referred to the Administration for a report.

CARRIED.

**2) Susan Lamb, Executive Director
Meewasin Valley Authority, dated November 24**

Requesting permission to address Council regarding “*Trails to the 21st Century - Five Years in the Valley*”. (“*Five Year Plan 1998 through 2002*” available for viewing at the Office of the City Clerk). (File No. CK. 180-6)

RECOMMENDATION: that Ms. Lamb be heard.

Moved by Councillor Roe, Seconded by Councillor Langford,

THAT Ms. Lamb be heard.

CARRIED.

Ms. Susan Lamb, Executive Director, Meewasin Valley Authority, presented Meewasin Valley Authority’s Five Year Plan through a slide presentation. A report containing the slide images and information on social programming was also submitted to City Council.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Meewasin Valley Authority’s Five Year Plan be referred to the Administration.

CARRIED.

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**3) Bob Fink and Georgia Bell Woodard
Political Action Group on Poverty, dated December 1**

Requesting permission to address Council to present a document prepared by the community action group entitled "*Fair Share: Wealth Distribution in our Communities*". (File No. CK. 150-1)

RECOMMENDATION: that Mr. Fink and Ms. Bell Woodard be heard.

Moved by Councillor Waygood, Seconded by Councillor Harding,

THAT Ms. Bell Woodard and Mr. Fink be heard.

CARRIED.

Ms. Georgia Bell Woodard, representing the Political Action Group on Poverty (PAGOP), presented Council with a report entitled, "Fair Share: Wealth Distribution in our Communities".

Mr. Bob Fink, representing the Political Action Group on Poverty, presented Council with the following four recommendations:

- 1. There must be a commitment by City Council to collect and disseminate information about social conditions, and take an active part in equalizing the opportunities for all citizens. Just as we know about the conditions of the physical infrastructure, we also need information about the social well-being of citizens.*
- 2. Increased support for community economic development initiatives such as QUINT.*
- 3. City Council must take into account the wide discrepancies in income in the city in planning city services. The moves to provide free recreation facilities to low income people could be matched by providing free transportation, tax rebates to those on low or fixed incomes or opportunities to do community work in return for services.*
- 4. City Council can continue to advocate for policies with senior governments to improve wealth distribution and social equity.*

Moved by Councillor Waygood, Seconded by Councillor Harding,

THAT the information be received and referred to the future Social Development Coordinator.

CARRIED.

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AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Debby Claude, Market Coordinator
Saskatoon Farmer's Market, dated November 20**

Requesting permission to use 23rd Street and the City Hall Square for the Saskatoon Farmers' Market commencing May 1998. (File No. CK. 205-7)

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

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**2) Preston and Barbara McDaniel
1209 Avenue D North, dated December 2**

Submitting a petition requesting that City Council take responsibility for enforcement of the Animal Control Bylaw No. 5996. (File No. CK. 151-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

THAT the information be received and considered with Clause 4, Report No. 19-1997 of the Administration and Finance Committee.

CARRIED.

**3) Judy Bodnarchuk, Fund Raising Coordinator
Saskatchewan Lung Association, dated December 10**

Requesting permission to hold a hole-in-one competition fund raiser, tentatively scheduled for July 27th to August 2nd, 1998, on University of Saskatchewan land know as the Saskatoon Field House overflow parking lot. (File No. CK. 205-1)

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

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**4) Marlene Hall, Secretary
Development Appeals Board, dated December 2**

Submitting Notice of Development Appeals Board Hearing regarding property at 710 - 10th Street East. (File No. CK. 4352-1)

**5) Marlene Hall, Secretary
Development Appeals Board, dated December 2**

Submitting Notice of Development Appeals Board Hearing regarding property at 103 - 4th Street East. (File No. CK. 4352-1)

**6) Marlene Hall, Secretary
Development Appeals Board, dated December 3**

Submitting Notice of Development Appeals Board Hearing regarding property at 723 Main Street. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Langford, Seconded by Councillor Maddin,

THAT the information be received.

CARRIED.

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B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Ken Achs, President
Mid-West Development (2000) Corp., dated November 24**

Submitting a request for a median opening at 8th Street and Sommerfeld Avenue. **Referred to the Administration for a report.** (File No. CK. 6320-5-2)

**2) R. Burns
507 Crean Way, undated**

Submitting comments regarding the property taxes at 917 Avenue I South. **Referred to the Administration.** (File No. CK. 1920-1)

**3) Linda M. Walker, CAE, Executive Director
Yellowhead Highway Association, dated November 20**

Submitting invoice regarding 1997 Municipal Membership in the Yellowhead Highway Association. **Referred to the Administration and Finance Committee.** (File No. CK. 155-5)

**4) Anne E. Campbell, Executive Director
YWCA of Saskatoon, dated December 4**

Requesting Council support the Saskatoon Community Services Village Project (YWCA Co-location) by approving the sale of Lots 1-12 except the north 5 feet of Lot 12, Block 181, Plan Q13. **Referred to the Administration for a report.** (File No. CK. 4215-1)

**5) Ruth Glatt, President
Wildwood Parent Teacher Association, dated November 26**

Submitting comments regarding school zone speed limits in Saskatoon. **Referred to the Planning and Operations Committee.** (File No. CK. 5300-1)

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- 6) **Jeanne Remenda, Executive Director**
Saskatoon Association for Community Living Inc., dated November 25

Submitting comments regarding school zone speed limits in Saskatoon. **Referred to the Planning and Operations Committee.** (File No. CK. 5300-1)

- 7) **Jean Proznick, President**
Holliston Parent Council, dated November 26

Submitting comments regarding school zone speed limits in Saskatoon. **Referred to the Planning and Operations Committee.** (File No. CK. 5300-1)

- 8) **Judy Montgomery, President**
Prince Philip Public School Parent Council, undated

Submitting comments regarding school zone speed limits in Saskatoon. **Referred to the Planning and Operations Committee.** (File No. CK. 5300-1)

- 9) **Bruce Button, President**
King George Community & School Association Inc., dated December 03

Submitting comments regarding school zone speed limits in Saskatoon. **Referred to the Planning and Operations Committee.** (File No. CK. 5300-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Birkmaier,

THAT the information be received.

CARRIED.

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C. PROCLAMATIONS

**1) Jack Aldcorn, Executive Director, Saskatchewan Division
Multiple Sclerosis Society of Canada, dated November 28**

Requesting Council to proclaim May 1998 as MS Month in Saskatoon. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section C; and
 - 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council.

Moved by Councillor Heidt, Seconded by Councillor Harding,

- 1) that City Council approve all proclamations as set out in Section C; and*
- 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council.*

CARRIED.

REPORTS

Mr. G. Grismer, Chair, submitted Report No. 19-1997 of the Municipal Planning Commission;

Councillor Birkmaier, Chair, presented Report No. 2-1997 of the Budget Committee;

A/City Commissioner Ollenberger presented Report No. 22-1997 of the City Commissioner;

Councillor Atchison, Chair, presented Report No. 26-1997 of the Planning and Operations Committee;

Councillor Waygood, Chair, presented Report No. 19-1997 the Administration and Finance Committee;

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Councillor Waygood, Member, presented Report No. 6-1997 of the Municipal Heritage Advisory Committee;

His Worship Mayor Dayday, Chair, presented Report No. 16-1997 of the Executive Committee;

His Worship Mayor Dayday, Chair, presented Report No. 17-1997 of the Executive Committee; and

His Worship Mayor Dayday, Chair, presented Report No. 18-1997 of the Executive Committee.

Moved by Councillor Heidt, Seconded by Councillor Maddin,

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

- a) Report No. 19-1997 of the Municipal Planning Commission;*
- b) Report No. 2-1997 of the Budget Committee;*
- c) Report No. 22-1997 the City Commissioner;*
- d) Report No. 26-1997 the Planning and Operations Committee;*
- e) Report No. 19-1997 the Administration and Finance Committee;*
- f) Report No. 6-1997 of the Municipal Heritage Advisory Committee;*
- g) Report No. 16-1997 the Executive Committee;*
- h) Report No. 17-1997 of the Executive Committee; and*
- i) Report No. 18-1997 the Executive Committee.*

CARRIED.

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

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

Committee arose.

Councillor Heidt, 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. 19-1997 THE MUNICIPAL PLANNING COMMISSION

Composition of Commission

Mr. Glen Grismer, Chair
Ms. Ann March, Vice-Chair
Ms. Anne Campbell
Mr. Ken Rauch
Ms. Leslie Belloc-Pinder
Mr. Gregory Kitz
Ms. Georgia Bell Woodard
Ms. Lina Eidem
Mr. Paul Kawcuniak
Ms. Sheila Denysiuk
Mr. Nelson Wagner
Mr. Ken McDonough

- 1. Discretionary Use Application
Boarding House (Personal Care Home)
210 Rever Road
Lot 9, Block 358, Plan 87-S-31787
Applicant: Edward and Robert Fulford
1012 - 4th Street East
(File No. CK. 4355-1)**

DEALT WITH EARLIER. SEE PAGE NO. 2.

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- 2. Proposed Rezoning by Agreement
Lot 4 and 5 and the North 12.5 feet of Lot 6,
Block 5, Plan CE
105 Avenue E South
B.2A to ID.2 by Agreement
Applicant: Mr. Tom Dawes
(File No. CK. 4351-1)**

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to Rezone by Agreement Lots 4, 5 and the North 12.5 feet of Lot 6, Block 5, Plan CE from a B.2A District to an ID.2 District subject to the execution of an agreement between Mr. Tom Dawes and the City of Saskatoon, which Agreement would permit the carrying out of a development proposal on the said land, namely:
 - a) a carpet cleaning business;
 - b) to accommodate a 114.45 m² (1,232 ft²) one-storey storage building for storage and light servicing of vehicles;
 - c) in addition to a carpet cleaning business, future uses of the property shall be limited to only the permitted and discretionary uses of the B.2A Zoning District;
 - d) all other provisions of the ID.2 Zoning District shall apply; and
 - 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;
 - 3) that the City Solicitor be requested to prepare the required Bylaw; and,

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- 4) that at the time of the public hearing, City Council consider the Commission's recommendation that the rezoning be approved, subject to the conditions outlined in Recommendation 1) above.

ADOPTED.

Your Commission has reviewed the attached report of the Planning and Building Department dated November 21, 1997, submitting a proposal to Rezone by Agreement Lots 4, 5 and the North 12.5 feet of Lot 6, Block 5, Plan CE from a B.2A District to an ID.2 District subject to the execution of an agreement between Mr. Tom Dawes and the City of Saskatoon, which Agreement would permit the carrying out of a development proposal on the said land, namely:

- a) a carpet cleaning business;
- b) to accommodate a 114.45 m² (1,232 ft²) storage building for storage purposes;
- c) in addition to a carpet cleaning business, future uses of the property shall be limited to only the permitted and discretionary uses of the B.2A Zoning District; and
- d) all other provisions of the ID.2 Zoning District shall apply.

Upon review and discussion of the proposal, your Commission accepted the proposal as put forward by the Planning and Building Department, subject to a one-storey height restriction for the proposed storage building and limiting the use to the storage and light servicing of vehicles.

**3. Plan Saskatoon Project - Proposed Development Plan
(File No. CK. 4114-1)**

RECOMMENDATION: that the information be received.

Your Commission has reviewed the report of the General Manager, Planning and Building Department dated November 26, 1997, containing the draft Development Plan dated December 2, 1997. The draft Development Plan dated December 2, 1997 has been approved, in principle, by your Commission and is being submitted at this time for City Council's information.

The following is the report of the General Manager, Planning and Building Department dated November 26, 1997:

“PROPOSAL

The proposed Development Plan, dated December 2, 1997, contains the land use policies and future land use patterns necessary to manage the growth and development of Saskatoon from a population of 205,000 today, to a population of 270,000 people in about 25 years. This Plan has been prepared by staff within the Planning and Building Department, in conjunction with an Interdepartmental Steering Committee, and has been revised by the MPC Plan Saskatoon Committee with the benefit of comments and suggestions received from interested persons and groups. It is now intended that the draft Plan be approved in principle by the MPC, and that the Zoning Bylaw necessary to help implement the Plan be drafted by the Planning and Building Department, in conjunction with the MPC's Plan Saskatoon Committee.

BACKGROUND INFORMATION

On June 10, 1997, the MPC received the first draft of the proposed Development Plan, at which time the Planning and Building Department was instructed to complete an appropriate public consultation program on the policies contained in the proposed Plan. The draft Plan was also referred to the Commission's Plan Saskatoon Committee for review, pending the outcome of the public consultation program.

The majority of public comments on the draft Plan were received by the end of August, although it should be noted that public consultation is an on-going part of the Plan Saskatoon Project, and comments and suggestions continue to be solicited and received.

With the benefit of the many constructive suggestions received so far, the MPC Plan Saskatoon Committee was able to complete its review on November 25, 1997. The proposed Plan is now being recommended for approval in principle to the full MPC.

HIGHLIGHTS OF THE NEW DEVELOPMENT PLAN

The proposed Development Plan outlines a vision to sustain a high quality of life for Saskatoon's residents over the long term, by harmonizing the economic, social and environmental needs of the community. This vision includes a compact city form that is efficient to service and maintain, a strong downtown with designated focal points throughout the City, viable inner-city neighbourhoods, more diverse new neighbourhoods, a balanced transportation system, new economic development opportunities, protected natural areas, and social equity in our land use and development decisions.

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As a means to achieve the vision for the future, the new Development Plan provides the policy framework to define, direct and evaluate development in the City, ensuring that development takes place in an orderly and rationale manner. The policies in the new Plan originate from several sources, including the Plan Saskatoon - Policy Directions Report, the City's overall Strategic Plan, innovative policies from other centres, existing City of Saskatoon policies, and the results of three rounds of public consultation.

The proposed Plan contains policies to address a variety of issues, including:

- The overall form and structure of the City;
- The timing and phasing of development;
- A detailed land use plan, showing the land use pattern for existing and future areas of the City;
- Neighbourhood design and development;
- Infill housing in existing neighbourhoods, including secondary suites;
- Housing supply, housing maintenance, and home businesses;
- Land use and development in the Core Neighbourhoods;
- Downtown development and the distribution of commercial services throughout the City;
- Industrial development, including new forms of industrial use;
- Parks, open space and urban forestry;
- Protection for the Riverbank and other important natural areas;
- The distribution of educational and community services;
- Support for a balanced transportation system;
- Provisions for design review and heritage protection;
- Provisions for the development of sites with environmental limitations; and
- A recognition of the need to promote social equity in all land use policies and decisions.

PREPARATION OF THE NEW ZONING BYLAW

The next step in the Plan Saskatoon process is the preparation of the new Zoning Bylaw. The Zoning Bylaw will be drafted by staff within the Planning and Building Department, with the assistance of the Plan Saskatoon Committee of the MPC. This process will include further public consultation on specific zoning policy initiatives.

In this regard, the Planning and Building Department will advise each of the Plan Saskatoon interest groups and stakeholders (about 150 in total), that the proposed Development Plan has been revised, and that the Zoning Bylaw is now being prepared. In addition, a

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communication plan consisting of newsletters, mail-outs, and advertisements will be undertaken to keep the public informed of new initiatives in the proposed Zoning Bylaw.

FINAL APPROVAL OF THE DEVELOPMENT PLAN AND ZONING BYLAW

Once the draft Zoning Bylaw has been approved by the MPC Plan Saskatoon Committee, both the proposed Development Plan and Zoning Bylaw will be forwarded to the full MPC for final approval. If approved, the MPC will recommend to Council that the formal advertising process be completed, that a public hearing be convened before Council, and that the proposed Plan and Zoning Bylaw be considered for final approval.

ATTACHMENT

1. Proposed Development Plan - version dated December 2, 1997”

IT WAS RESOLVED: that the information be received and referred to a special meeting of City Council.

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REPORT NO. 2-1997 OF THE BUDGET COMMITTEE

Composition of Committee

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

**1. City of Saskatoon
1998 Capital Budget
1999 - 2002 Capital Plan
(File No. CK. 1702-1)**

RECOMMENDATION:

- 1) that the 1998 Operating Provision of \$2,926,000 be allocated to the Reserve for Capital Expenditures;
- 2) that the 1998 deferred revenues from the Electrical Utility (\$717,300) be allocated to the Reserve for Capital Expenditures;
- 3) that City Council approve the 1998 financed expenditures for the capital projects identified in Table 2, totalling \$5,123,000;
- 4) that all 1998 projects totalling or partially unfunded upon approval of the capital budget, be restated as 1999 projects;
- 5) that the Administration report further with regard to the allocation of any additional funding which may become available to finance unfunded capital expenditures;

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- 6) that the 1998 financed expenditures for General Capital projects - Civic Departments, summarized in Table 3, totalling \$23,822,000, be approved subject to Project 582, Fire Apparatus - Refurbishment/Replacement being approved based on the establishment of the Fire Apparatus Reserve through the 1998 Operating Budget and that City Council approve the 1998 projected deficiency of the Fire Apparatus Reserve;
- 7) that the 1998 financed expenditures for General Capital projects - Boards and Commission, summarized in Table 4, totalling \$2,398,000 be approved;
- 8) that the 1998 financed expenditures for Prepaid Land Development projects, summarized in Table 5, totalling \$12,185,000 be approved;
- 9) that the 1998 financed expenditures for Water Utility projects, summarized in Table 6, totalling \$783,000 be approved;
- 10) that the 1998 financed expenditures for Sewage Utility projects, summarized in Table 6, totalling \$486,000 be approved;
- 11) that the 1998 financed expenditures for Electrical Utility projects, summarized in Table 7, totalling \$15,814,000 be approved; and
- 12) that the 1998 financed expenditures for Transit Utility projects, summarized in Table 8 totalling \$708,000 be approved.

The preliminary version of the above-noted document was reviewed by the Budget Committee at a public meeting held on December 8, 1997.

Attached are copies of all of the tables referred to in the following recommendations, as well as a revised Letter of Transmittal.

IT WAS RESOLVED:

- 1) *that the 1998 Operating Provision of \$2,926,000 be allocated to the Reserve for Capital Expenditures;*
- 2) *that the 1998 deferred revenues from the Electrical Utility (\$717,300) be allocated to the Reserve for Capital Expenditures;*

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- 3) *that City Council approve the 1998 financed expenditures for the capital projects identified in Table 2, totalling \$5,123,000;*
- 4) *that all 1998 projects totalling or partially unfunded upon approval of the capital budget, be restated as 1999 projects;*
- 5) *that the Administration report further with regard to the allocation of any additional funding which may become available to finance unfunded capital expenditures;*
- 6) *that the 1998 financed expenditures for General Capital projects - Civic Departments, summarized in Table 3, totalling \$23,822,000, be approved subject to Project 582, Fire Apparatus - Refurbishment/Replacement being approved based on the establishment of the Fire Apparatus Reserve through the 1998 Operating Budget and that City Council approve the 1998 projected deficiency of the Fire Apparatus Reserve;*
- 7) *that the 1998 financed expenditures for General Capital projects - Boards and Commission, summarized in Table 4, totalling \$2,398,000 be approved;*
- 8) *that the 1998 financed expenditures for Prepaid Land Development projects, summarized in Table 5, totalling \$12,185,000 be approved;*
- 9) *that the 1998 financed expenditures for Water Utility projects, summarized in Table 6, totalling \$783,000 be approved;*
- 10) *that the 1998 financed expenditures for Sewage Utility projects, summarized in Table 6, totalling \$486,000 be approved;*
- 11) *that the 1998 financed expenditures for Electrical Utility projects, summarized in Table 7, totalling \$15,814,000 be approved;*
- 12) *that the 1998 financed expenditures for Transit Utility projects, summarized in Table 8 totalling \$708,000 be approved; and*
- 13) *that the Administration report further on the following projects: 1853, 1058, 877, 1837, 1780, and 1523.*

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REPORT NO. 22-1997 OF THE CITY COMMISSIONER

Section A - Administration and Finance

A1) Routine Reports Submitted to City Council

RECOMMENDATION: that the following information be received.

ADOPTED.

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$1,728,958.72	November 26, 1997	December 3, 1997
Schedule of Accounts Paid \$11,958.717.05	November 7, 1997	November 27, 1997
Schedule of Accounts Paid \$2,229,614.90 (File No. 1530-2)	December 3, 1997	December 10, 1997

**A2) Investments
(File No. 1790-3)**

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

ADOPTED.

Report of the General Manager, Finance Department, December 1, 1997:

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

ATTACHMENT

1. Schedule of Securities Transactions (November 17-30, 1997)

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**A3) Bylaw - Bank Account and Cheque Signing Authority
(File Nos. 1660-2 and 185-1)**

RECOMMENDATION: that City Council consider Bylaw No. 7721.

ADOPTED.

Report of the City Solicitor, December 8, 1997:

“City Council, at its meeting on November 17, 1997, instructed this Office to prepare the appropriate amendments to The Bank Account and Cheque Signing Bylaw No. 7266 to authorize the establishment of four (4) new bank accounts: The City of Saskatoon Income Clearing Account, The City of Saskatoon Principal Clearing Account, The Transit Services MasterCard Revenue Account, and The Transit Services Visa Revenue Account.

We are pleased to submit for Council’s consideration Bylaw No. 7721, The Bank Account and Cheque Signing Amendment Bylaw, 1997, which authorizes the establishment of these accounts.”

ATTACHMENT

1. Proposed Bylaw No. 7721.

A4) Communications to Council
From: James Hovde
1249 Avenue K South
Date: Undated, 1997
Subject: Concerns regarding Animal Control Bylaw
(File No. 152-1)

RECOMMENDATION: 1) that the following report be received as information; and,
2) that a copy of this report be forwarded to Mr. James Hovde.

ADOPTED.

Report of the City Solicitor, December 8, 1997:

“In September, 1997, Mr. James Hovde wrote to Council with some concerns about The Animal Control Bylaw. First, Mr. Hovde asked about two specific tickets or ‘tags’ issued under The

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Animal Control Bylaw for a 'dog at large' and an 'unlicensed dog'. These two matters are presently before the court.

Mr. Hovde also asked about the power of employees of the SPCA to issue tickets or 'tags' under The Animal Control Bylaw. Pursuant to the power of *The Urban Municipality Act, 1984*, The Animal Control Bylaw allows for people in contravention of the Bylaw to make discounted voluntary payments to avoid prosecution. People who breach the Bylaw are given a 'tag' (a ticket) which outlines the breach, the amount of the discounted voluntary payment and the time given to make the discounted voluntary payment. The 'tag' may be issued by a number of people, including the Poundmaker (employees of the SPCA). If people do not make the discounted voluntary payment, a charge is laid by a peace officer and a summons is served on the person charged, and then the normal court procedure is followed.

We trust this is the information which Mr. Hovde and Council requires.”

**A5) 1997 Capital Project Overexpenditures
(File No. 1702-1)**

RECOMMENDATION: that a net amount of \$68,700 be withdrawn from the Reserve for Capital Expenditures to fund capital project overexpenditures for Project 698: Arterial Road - McKercher (College - 105th), Project 1155: Upgrade Circle Drive, and Project 1051: Plan Saskatoon.

Report of the General Manager, Finance Department, December 8, 1997:

“Policy 03-001 requires City Council’s approval of capital project variances which exceed the lessor of 10% of the approved project cost estimate or 10% of one mill. In accordance with this, the Public Works Department has provided the following explanations for specific projects requiring City Council’s approval:

Project 698: Arterial Road - McKercher (College - 105th)

This project, originally approved for a total of \$825,000 is projected to be completed for a cost of \$820,000, an underexpenditure of \$5,000. However, a shortfall in the amount of \$131,433.60 has been experienced. Of this amount, \$42,100 is due to the depletion of the funding available from the Canada Saskatchewan Infrastructure Works Program. The remaining funding deficiency is due to a shortfall in the calculated contributions from Muskeg Lake in the amount of \$94,333.60. This, combined with the projected underexpenditure of \$5,000 comprises the total funding shortfall of \$131,433.60 which requires Council’s approval to be funded from the Reserve for Capital Expenditures.

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Project 1155: Upgrade Circle Drive

The construction of Circle Drive from 8th Street and Highway #16 consisted of two major components. The first component reconstructed two kilometres of roadway south of 8th Street to a four lane divided facility at a depressed grade through the residential area with sound attenuating earth berms on each side of the roadway.

The second component erected an overpass structure at the intersection of Taylor Street and Circle Drive (Taylor Street over). Also included were several sub-projects, namely: concrete sound attenuation walls, retaining walls, utility adjustments, street lighting, sign structures and traffic signals, and landscaping.

The bulk of the roadwork was completed in 1995 and the overpass structure was completed in 1996. The completed facility opened for public use in September 1996. Final landscaping and boulevard work was completed in 1997.

The total approved budget for the project was \$8,905,680.

In 1996 and 1997, problems encountered during construction for the overpass and the Circle Drive main lanes resulted in extra costs as follows:

- During the piling stage, problems with the sub-surface boulders and water bearing gravel seams resulted in both contractor extras and a redesign of most of the piles.
- Wet weather in May and June of 1996 resulted in extra cost to complete the excavation and pavement structure on the Circle Drive main lanes.
- The overall change in the landscaping significantly impacted the drainage patterns in the area which required construction of several drainage facilities.

The final cost for the project is estimated to be \$9,636,180, an overexpenditure of \$730,500.

In addition to the above, the following funds are being returned to the Reserve for Capital Expenditures:

Project 696: Upgrade Idylwyld - 33rd to 39th Street

This project is substantially complete and has experienced a funding surplus. \$330,000 was originally funded from the Reserve for Capital Expenditures for land acquisition. Another \$330,000 was again funded from the Dedicated Roadways Reserve; therefore, \$330,000 is being returned to the Reserve for Capital Expenditures. Construction of the Idylwyld Project has also been estimated to come in under budget; therefore, \$70,000 is also being returned to the Reserve for Capital Expenditures.

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Project 690: Outfall Structures

Both the 1990 and 1991 work under this project is projected to be under spent with a total \$167,800 being returned to the Reserve for Capital Expenditures.

Project 831: Storm Sewer Outfall-Diefenbaker Park

This project is projected to be under spent by \$16,000 with these funds being returned to the Reserve for Capital Expenditures.

Project 1144, Idylwyld Drive Rehabilitation

This project is substantially complete. Final inspections and deficiencies remain. Excess funding in the amount of \$50,000 will be returned to the Reserve for Capital Expenditures.

A report from the General Manager, Planning and Building Department, addressing the over-expenditure for Project 1051: Plan Saskatoon is attached.

The total impact to the Reserve is as follows:

Project	Variance Over/(Under)
Project 698, McKercher Drive (College to 105th)	\$132,000
Project 1155, Upgrade Circle Drive	730,500
Project 686, Upgrade Idylwyld - 33 rd /39 th - asphalt second lift	(250,000)
Project 686, Upgrade Idylwyld - 33 rd /39 th - land/underspent	(400,000)
Project 690, Outfall Structures	(167,800)
Project 831, Storm Sewer Outfall-Diefenbaker Park	(16,000)
Project 1144, Idylwyld Drive Rehabilitation	(50,000)
Project 1051, Plan Saskatoon	<u>90,000</u>
Net withdrawal from the Reserve for Capital Expenditures	<u>\$68,700."</u>

ATTACHMENT

1. Report dated November 7, 1997 from the General Manager, Planning and Building

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IT WAS RESOLVED:

- 1) *that a net amount of \$68,700 be withdrawn from the Reserve for Capital Expenditures to fund capital project overexpenditures for Project 698: Arterial Road - McKercher (College - 105th), Project 1155: Upgrade Circle Drive, and Project 1051: Plan Saskatoon; and*
- 2) *that the Administration provide a further report regarding the shortage in Project 698: Arterial Road - McKercher (College - 105th).*

Section B - Planning and Operations

**B1) School Signing Revisions
St. Bernard School
(File No. 6280-3)**

RECOMMENDATION: that the signing changes at St. Bernard School, as shown on attached Plan No. N12-1N, be approved.

ADOPTED.

Report of the General Manager, Transportation Department, November 25, 1997:

“The Transportation Department has received a request from the Catholic School Board to review the signing at St. Bernard School. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school. The investigation procedure for this school included a site meeting with representatives of the Transportation Department, the Catholic School Board, and the School’s Principal. Based upon the results of this investigation, a new school signing plan has been prepared using the School Signing Guidelines and considering the particular needs of this school.

The recommended signing changes are described below:

- Remove the existing loading zone and various parking restrictions along the school’s frontage on the east side of Whiteshore Crescent.
- Install a ‘NO STOPPING’ zone (RB-55) of approximately ten metres along the east side of the street near the front entrance of the school.

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- Install a 'DISABLED PERSONS LOADING ZONE' (RB-58G) of approximately 12 metres on the east side of Whiteshore Crescent immediately south of the proposed 'NO STOPPING' zone.
- Install 'PARKING 5 MINUTES, 08:00-17:00 MONDAY-FRIDAY' zones (RB-53B) along the remaining frontage of the school's property.

These changes will make available a dedicated loading zone for a special needs school bus near the school's front entrance and limited short-term parking nearer to the school on the school side of the street for parents transporting their children to and from the school.

The above changes have been reviewed and approved by the Transportation Department, the Catholic School Board, and the School's Principal."

ATTACHMENT

1. Plan No. N12-1N

**B2) School Signing Revisions
St. Matthew School
(File No. 6280-3)**

RECOMMENDATION: that the signing changes at St. Matthew School, as shown on attached Plan No. M10-3A, be approved.

ADOPTED.

Report of the General Manager, Transportation Department, November 25, 1997:

"The Transportation Department has received a request from the Catholic School Board to review the signing at St. Matthew School. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school. The investigation procedure for this school included a site meeting with representatives of the Transportation Department, the Catholic School Board, and the School's Principal. Based upon the results of this investigation, a new school signing plan has been prepared using the School Signing Guidelines and considering the particular needs of this school.

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The recommended signing changes are described below:

- Remove the existing loading zone and various parking restrictions along the school's frontage on the west side of Arlington Avenue.
- Install 'NO STOPPING' zones (RB-55) across the west side of the intersections of Arlington Avenue and Sparling Crescent, and Arlington Avenue and Clark Crescent.
- Install a '5 MINUTE LOADING ZONE' (RB-58C) of approximately ten metres at the front entrance of the school.
- Install 'PARKING 5 MINUTES, 08:00-17:00 MONDAY-FRIDAY' zones (RB-53B) along the remaining frontage of the school's property.
- Relocate the existing 'BUS STOP' (RB-59) from south of the intersection at Arlington Avenue and Clark Crescent to the north side of the intersection.

These changes will provide limited short-term parking nearer to the school on the school side of the street for parents transporting their children to and from the school.

The above changes have been reviewed and approved by the Transportation Department, the Catholic School Board, and the School's Principal."

ATTACHMENT

1. Plan No. M10-3A

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**B3) Hitachi Canada Ltd. and Power Generation
(File No. 1905-6)**

RECOMMENDATION: that City Council authorize the Mayor and the City Clerk to execute an agreement on behalf of the City with Hitachi Canada Ltd. and Hitachi Ltd. (Japan) to cooperate exclusively with them on a feasibility study of generation of electricity for the Saskatoon Electrical franchise area.

ADOPTED.

Since 1906, the City of Saskatoon has operated an electrical utility. In its early days, the utility both generated and distributed electricity to Saskatoon homes and businesses. In 1928, the City sold its generating plant to the Saskatchewan Power Commission, the predecessor of SaskPower and since that date, has been purchasing wholesale electricity from SaskPower for distribution. Currently, our electrical utility distributes power to three-fifths of the customers within Saskatoon, with our franchise area limited to the 1958 City boundaries.

In December, 1996, SaskPower gave notice to the City that the existing wholesale electricity contract would terminate on June 30, 1997. SaskPower took this move as a result of the restructuring of their corporation and a review and change in electrical rate structures to better position SaskPower to deal with deregulation of the electrical industry in North America.

SaskPower currently sells and buys bulk electricity beyond the borders of Saskatchewan, and with limited exceptions is the sole supplier in Saskatchewan at the retail level. With deregulation of the electrical industry in the next few years, customers will ultimately have more choices for the supply of electrical energy.

Since receiving SaskPower's notification of termination of our bulk sales agreement, your Administration has been negotiating with SaskPower to finalize a long-term supply agreement at a rate which will continue to provide the City of Saskatoon with a satisfactory return on our investment. Our utility is in a sound financial position with no debt and a net income in excess of \$20 million which contributes to reducing the civic mill rate.

The North American electrical industry is undergoing a significant restructuring. Historically, electrical utilities were large natural monopolies usually regulated by utility commissions established by government. However, with deregulation, interconnected transmission grids and new low-cost, small-scale generation, the electrical industry is no longer viewed as a natural monopoly and is being opened up to competition. The Administration wants to position our electric utility to deal with this changing reality and is, therefore, examining a variety of options.

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While not immediately available, deregulation of generation and open transmission access in Saskatchewan could provide new options for the purchase of wholesale supply to the City.

The Administration has been researching several self-generation options with the preliminary analysis indicating costs approaching the present costs of bulk purchases. We therefore, wish to undertake further detailed analysis. We have had discussions with local staff of Hitachi Canada Ltd. and officials from the parent company Hitachi Ltd. in Japan. They have invited the City to participate in a joint investigation of the feasibility of constructing an electrical generation plant in Saskatoon to provide electricity for the Saskatoon electrical franchise area. The feasibility study will investigate the design, construction, and operation of a natural gas turbine generation plant. It will examine the economics of co-generation, availability of a steam host for surplus heat, and the issue of co-ownership and operation.

Hitachi Canada Ltd. has agreed to assume all costs of the feasibility study in exchange for a commitment of the City to “cooperate exclusively” with Hitachi and to regard all information and research developed to be confidential and not be revealed to third parties.

There is a twofold advantage in working with Hitachi. Not only do they have international experience in the power generation field but, if a power station was built in Saskatoon, the local Hitachi Canada Ltd. plant may be expanded.

The Administration will continue to explore all possible options and will continue discussion with SaskPower with the intent of providing the maximum benefits to the citizens of Saskatoon.

**B4) Request for Encroachment Agreement
105 - 21st Street East
Lots Pt. 16, 17 - 20, Block 147, Plan Q2
(File No. PL 4090)**

RECOMMENDATION:

- 1) that City Council recognize the encroachment at 105 - 21st Street East (Lots Pt. 16, 17 - 20, Block 147, Plan Q2);
- 2) that the City Solicitor be instructed to prepare the appropriate encroachment agreement making provision to collect the applicable fees; and,

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

ADOPTED.

Report of the General Manager, Planning and Building Department, December 4, 1997:

“Ms. Catherine J. Hearn of McKercher & Whitmore, Barristers and Solicitors, on behalf of the property’s owner, has requested to enter into an Encroachment Agreement with the City for the above-noted property. As shown on the attached Real Property Report, there are encroachments onto City-owned property along 1st Avenue, 21st Street and the lane. There is an underground encroaching area, some building trim encroachments, and a building face encroachment of 0.18 metres (0.59 feet) on building 2. In addition, there is an overhead parapet which encroaches 0.914 (3 feet) metres over City-owned property. The total area of all encroachments is approximately 205.3 square metres (2209.8 square feet). From our records, the encroachments have existed since 1912 when the buildings were constructed.

This encroachment was previously adopted by City Council at its meeting held on October 11, 1988. This request arises because the Encroachment Agreement was with a previous owner.

If approved by City Council, an Encroachment Agreement will be required. The owner of the property will be subject to an annual fee of \$667.25.

ATTACHMENTS

1. Letter: McKercher and McKercher & Whitmore to the Planning and Building Department.
2. Real Property Report for 105 - 21st Street East.

**B5) Subdivision Application #56/97
2907 Millar Avenue
(File No. PL 4300 - 56/97)**

RECOMMENDATION: that Subdivision Application #56/97 be approved, subject to the payment of \$50.00 being the required approval fee.

ADOPTED.

Report of the General Manager, Planning and Building Department, December 8, 1997:

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“The following subdivision application has been submitted for approval:

Subdivision Application: #56/97
Applicant: Tri-City Surveys Ltd. for W & S Developments Ltd.
Legal Description: Parcel G, except the Westerly 134.725 metres, Plan 81-S-20118
Location: 2907 Millar Avenue.”

ATTACHMENT

1. November 12, 1997 Subdivision Report.

**B6) Subdivision Application #51/97
3108 Louise Place
(File No. PL 4300 - 51/97)**

RECOMMENDATION: that Subdivision Application #51/97 be approved, subject to the owner granting easements in favour of the City of Saskatoon for electrical distribution purposes as shown on the Plan of Proposed Subdivision.

ADOPTED.

Report of the General Manager, Planning and Building Department, December 8, 1997:

“The following subdivision application has been submitted for approval:

Subdivision Application: #51/97
Applicant: Wolfe Management Ltd. for St. Volodymyr Villa Corporation
Legal Description: Parcel Y, Block 632, Plan 86-S-34927
Location: 3108 Louise Place.”

ATTACHMENT

1. November 12, 1997 Subdivision Report.

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**B7) Request For Encroachment Agreement
256 - 3rd Avenue South
Lots 1-4, Block 156, Plan Q2
(File No. 4090-2)**

RECOMMENDATION:

- 1) that City Council recognize the encroachment at 256 - 3rd Avenue South (Lots 1-4, Block 156, Plan Q2);
- 2) that the City Solicitor be instructed to prepare the appropriate encroachment agreement making provision to collect the applicable fees; and,
- 3) that His Worship the Mayor and the City Clerk be authorized to execute the agreement on behalf of the City of Saskatoon under the Corporate Seal.

ADOPTED.

Report of the General Manager, Planning and Building Department, December 8, 1997:

“Mr. Robert A. Webster of Webster Surveys Ltd., on behalf of the owners of the property, has requested to enter into an encroachment agreement with the City of Saskatoon for the above-noted property. As shown on the attached Real Property Report, part of the building trim and decorative brick columns encroach onto the City’s property along 20th Street and 3rd Avenue (i.e. sidewalk). Also, part of the building trim and some old coal chutes encroach onto the City-owned lane. The encroachments have likely existed since 1911 when the building was constructed.

The total area of encroachment is approximately 28.78 square metres (343.35 square feet). The building trim encroaches by a maximum of 0.518 metres (1.7 feet) onto the street and the coal chutes by a maximum of 0.472 metres (1.55 feet) onto the lane.

If approved by City Council, an encroachment agreement will be required. The owner of the property will be subject to an annual fee of \$93.54.”

ATTACHMENTS

1. Letter from Webster Surveys Ltd. to the Planning and Building Department
2. Real Property Report for 256 - 3rd Avenue South

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**B8) Land-Use Applications Received by the Planning and Building Department
For the Period Between November 21 and December 4, 1997
(For Information Only)
(File Nos. PL 4355)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

Report of the General Manager, Planning and Building Department, December 8, 1997.

“The following application has been received, is being processed, and will be submitted to City Council for its consideration:

Discretionary Use

- Application D12/97: 54-56 Carleton Drive
Applicant: Jan Bennetto
Legal Description: Lot 14, Block 605, Plan 66-S-19386
Current Zoning: R.2
Proposed Use: Care Home for ten residents
Neighbourhood: College Park
Date Received: November 21, 1997.”

**B9) Addressing Park Space Deficiency
Nutana Neighbourhood
(File No. 4205-1)**

RECOMMENDATION: that City Council approve the purchase of 324 - 11th Street East for \$81,500 and that the funding be from the Dedicated Lands Account.

Report of the General Manager, Leisure Services Department, December 8, 1997:

“On October 31, 1995, the Planning and Operations Committee reviewed a report, dated October 19, 1995, from the Leisure Services Department. The report recommended guidelines for calculating neighbourhood park space deficiencies. Attachment 1 calculates the deficiency of neighbourhood park space using these guidelines. The Nutana neighbourhood tops the list of those neighbourhoods deficient in park space with a calculated deficiency of 10.05 hectares (24.82 acres).

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There are currently two sources of funding to resource projects which address these deficiencies:

- i) Dedicated Lands Account; and,
- ii) annual provisions from the operating budget.

The projected balance in the Dedicated Lands Account on December 31, 1997, is \$362,568. Section 21(4) of Bylaw No. 6774, The Capital Reserve Bylaw, states, in part, that:

“Funds in the Dedicated Lands Account shall be used only for:

- a) purchases of land to be dedicated to public use as additional parks in those neighbourhoods that are determined by City Council as having insufficient park land;
- b) the development of existing dedicated lands as additional parks in those neighbourhoods that are determined by Council as having insufficient park land.”

In November, 1997, the Mayor was contacted by Glenn Gustafson, Chair of the Marr Residence Management Board, advising that the property at 324 - 11th Street East is available for purchase and asking the City to consider purchasing the property to create a neighbourhood pocket park to complement the activities of the Marr Residence. The property is 28 feet by 140 feet, and currently has a 950 square foot house on it. This information was brought to the attention of the Executive Committee at its meeting held on November 24, 1997, where it was decided to secure an option on the property to permit discussion of the concept of a pocket park with the Nutana Community Association and to do a detailed analysis of the feasibility and cost of moving the house and developing a pocket park. An option to purchase the property for \$81,500 was secured on December 1, 1997. This option will mature on December 31, 1997.

The matter of acquiring the property at 324 - 11th Street East was brought before the Board of Directors of the Nutana Community Association on December 3, 1997. Their letter of support, dated December 8, 1997, and related rationale is attached as Attachment 2.

The Administration has determined that it is feasible to move the house on the property to another City-owned site. The Administration anticipates a net positive cash flow of \$29,000 after such a move. Selling the house, as is where is, has also been considered; however, it is felt that this approach would realize less return.

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Detailed discussions regarding the development of this property as a pocket park will not be possible before year end. However, there is a consensus between the Board of Directors of the Nutana Community Association, the Chair of The Marr Residence Management Board, and the Administration, that programming at this site will not generate significant ongoing operating costs.

Addressing park space deficiencies in existing neighbourhoods will present many challenges. It will require cooperation, partnerships, creative thinking, and risk taking to succeed. Progress will, in most cases, come in small steps; so taking advantage of every opportunity is vital to achieving success in the long-term.

The only option in this particular case is to allow the option to lapse and await a better opportunity in the future.

There are sufficient funds in the Dedicated Lands Account to acquire the property, and undertake a pocket park development. The net cash flow from the move and sale of the house on the property will be credited back to the Dedicated Lands Account.

A concept plan for the development of this property will be brought forward to City Council to consider the annual operating impact of the proposed programming on this site.

The normal public consultation process will be followed in the development of a concept plan and a development plan. This process will likely occur during 1998 if the property is purchased.”

ATTACHMENTS

1. Calculation of Deficiency of Neighbourhood Park Space
2. Letter from the Board of Directors of the Nutana Community Association

IT WAS RESOLVED: that City Council approve the purchase of 324 - 11th Steet East for \$81,500 and that the funding be from the Dedicated Lands Account.

YEAS: His Worship the Mayor, Councillors Harding, Heidt, Langford, Maddin, McCann, Roe, Steernberg and Waygood, 9

NAYS: Councillors Atchison and Birkmaier 2

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**B10) Fire Agreement Bylaw - Rural Municipality of Dundurn #314
(File No. 291)**

- RECOMMENDATION:**
- 1) that City Council adopt proposed Bylaw No. 7722; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement on behalf of The City of Saskatoon.

ADOPTED.

Report of the City Solicitor, December 8, 1997:

“Executive Committee, at its meeting on October 31, 1997, resolved that the City enter into an Agreement with the Rural Municipality of Dundurn #314 to provide interim fire suppression response service to the north end of that rural municipality. This Office was instructed to prepare the necessary Bylaw and appropriate Agreement.

Bylaw No. 7722 and the attached Agreement provide for the provision of fire suppression response services by the City to Dundurn.

The proposed Agreement has been reviewed by Dundurn and is acceptable as drafted.”

ATTACHMENT

1. Proposed Bylaw No. 7722 with Agreement attached as Schedule “A”.

**B11) Establishment of a Revenue Stabilization Fund for Plan Review
and for Building and Plumbing Inspection Services
(File No. PL 1815 - 2)**

- RECOMMENDATION:**
- 1) that the attached policy “Planning and Building Department Plan Review and Inspection Service Stabilization Reserve” be approved;
 - 2) that City Council Policy No. C03-003 “Reserves for Future Expenditures” be amended to include the Planning and Building Department Plan Review and Inspection Service Stabilization Reserve; and,

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- 3) that the Saskatoon Home Builders Association and the Saskatoon Construction Association be advised of this policy.

ADOPTED.

Report of the General Manager, Planning and Building Department, November 28, 1997:

“At its meeting of February 28, 1994, City Council considered Clause 4, Report No. 4-1994 of the Planning and Development Committee which primarily dealt with amendments to the building bylaw to increase the building permit fees in order to achieve a break-even status (permit fees are intended to cover the cost of the plan review, and the building and plumbing inspection program in the Planning and Building Department). Over the past three years, permit fees have been increased to achieve this goal.

The report of the Director of Planning and Development that was considered by City Council on February 28, 1994, included the following information:

‘In a June 17, 1992, brief to the City’s Administration concerning the proposed mandatory building inspection system, the Saskatoon Home Builders Association made the following comments about the operating revenues that are generated by the building permit application fees:

“The comment that we would make here is that the review by the Audit Department was relating to the last five years of permit fee incomes and this is the worst years that we have had as an Industry. The City of Regina did a similar review and when we asked them for a ten-year analysis, it was established that they were recovering enough. Our argument as an Industry is what happens in the extremely good years when we supply a nice profit to the City?

Where is that profit going if we are expected to pay 100%? Any excess made in that department should be set aside for bad years.”

Further discussions with this Association indicated that it would like the City to establish a revenue stabilization reserve which would smooth out the budgetary impact of changes in Saskatoon’s construction activity. If the same argument is applied to the plumbing inspection program, the establishment of such a reserve would receive any excess revenues over the operating expenditures for the plan review and inspection services that may occur in a year with higher-than-average construction activity.

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In those years when the activity falls below the average, the shortfall can be drawn from the reserve. The major rationale for having such a reserve is that under full cost-recovery, the rates for the building permit fees would be based on average activity and in relation to longer term economic trends. It would not be necessary to increase the rates in any one year because the level of construction activity in that year had fallen below the average.

The Planning and Construction Standards Department supports establishing a revenue stabilization reserve in order to support the budgetary and rate-justification process for a fully cost-recovered plan review and inspection service. However, this is a matter which will have to be reviewed by the Finance Division.'

One of the recommendations adopted by City Council at the February 28, 1994 meeting was:

'that the Director of Finance report on the feasibility of establishing a revenue stabilization reserve for the Planning and Construction Standards Department's plan review, and the building and plumbing inspection service.'

Staff of the Planning and Building Department have met on a number of occasions with staff of the Finance Department to explore this matter. A stabilization reserve fund can be established for the purpose stated, and a policy is attached for consideration and approval by City Council."

ATTACHMENT

1. Plan Review and Inspection Service Stabilization Reserve Policy

**B12) Enquiry - Councillor Maddin (November 17, 1997)
Closure of South Entrance
Coppermine Crescent
(File No. 6295-1-817)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

The following enquiry was made by Councillor Maddin at the meeting of City Council held on November 17, 1997:

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“City Council passed a motion on March 3, 1997 to close the south entrance of Coppermine Crescent.

Since then, there has been no progress in terms of the installation of a permanent street barricade, and the temporary concrete barrier is still in place.

I am enquiring as to the feasibility of a second survey of the area residents similar to the one conducted in December 1996, prior to the installation of the permanent barricade, whenever that may be.

Note: The December 1996 Survey was sent to over 300 neighbourhood households, and of the 141 responses received, 65% were not in favour of the closure of Coppermine Crescent.”

Report of the General Manager, Transportation Department, December 5, 1997:

“On March 3, 1997, City Council approved the permanent closure of the south leg of Coppermine Crescent, near its intersection with Churchill Drive. The purpose of the closure was to eliminate through traffic on this section of Coppermine Crescent. In December, 1996, a neighbourhood survey to assess support for the closure was conducted. It is true that the results of the survey show that 65% of the responses received from the entire community did not agree with the closure; however, it is also true that if the responses from addresses along the route being used as a shortcut were considered separately, 71% were in favour of the closure. Details outlining the reason for the closure, along with background information, were included in a report dated January 28, 1997, to the Planning and Operations Committee (Attachment 1).

The Transportation Department is strongly recommending that this issue not be revisited for the following reasons:

1. It is unlikely that a new survey will reveal anything different from the one conducted in December, 1996. As was evident during public meetings, debates over the closure were, at times, very emotional and tended to divide the community into two groups (i.e. those in favour of the closure against those not in favour). Both sides had strong opinions on the issue, and the Transportation Department sees no merit in reopening this potentially divisive debate.
2. There have been no complaints with respect to the closure since City Council approved the permanent closure, and the Transportation Department believes this to be an indication that no valid reason to revisit the issue exists. All arguments, both for and against the closure, have been heard several times and there is no new information that would justify a review of Council’s decision.

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3. New traffic patterns have stabilized and motorists have found alternate routes to access neighbourhoods in the area. This confirms the intent of the closure.
4. All the design plans to permanently close Coppermine Crescent have been prepared and discussed with the four residents adjacent to the closure. In addition, a contract to install the permanent closure has already been awarded to a private contractor. Work on the closure was scheduled to be carried out during the 1997 construction season; however, due to the volume of work under the same contract in the 1997 season, it was not possible to complete the permanent closure. This project is at the top of the list of projects to be carried out early in the spring of 1998. It must be emphasized that the Department is committed to this contract, which has an estimated cost of \$14,000.
5. It is estimated that a new survey would cost in the order of \$1,500 to cover printing, delivery, and data analysis costs.

For these reasons, it is the Department's position that a new survey would be of no value and is, in fact, unnecessary. As such, it is recommended that no new survey be conducted, and that work proceed as previously planned."

**B13) Proposed Amendment to Business License Bylaw #7590
(File No. PL 185 - 9)**

RECOMMENDATION:

- 1) that Schedule 1 of The Business License Bylaw (Bylaw #7590) be amended to indicate that:
 - a) the fee for a Business License for new businesses will be \$100.00; and,
 - b) the fee for a renewal of a Business License where there have been no changes (i.e. same use, same location, no expansion of floor space, etc.) will be \$75.00; and,
- 2) that a new section be added to The Business License Bylaw 1997 (Bylaw #7590) to provide for the revocation of a Business License; and,
- 3) that the City Solicitor be requested to prepare the required bylaw amendments.

ADOPTED.

Report of the General Manager, Planning and Building Department, December 1, 1997:

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“The Business License Bylaw #7590 was adopted by City Council on December 16, 1996. The bylaw requires business owners to obtain a Business License every year, the Business License fee was set at \$100.00. Under Report #6-1997 of the Administration and Finance Committee, the Planning and Building Department indicated to Council that a review would be undertaken on the matter of the \$100.00 application fee at the end of the first year of operation of the program.

The report stated:

‘in the first year, each license is being treated as a new license so that bylaw compliance can be determined. In subsequent years, many licenses will be renewals and it is anticipated that the renewal fee will be less than \$100.00. However, the program needs to be in place for at least a year to determine the final fee. The legislation only allows a municipality to charge a fee for Business Licenses that recovers the costs, and this is the parameter upon which the fees have been established to date and will continue to be established in the future’. (i.e. the Business License Program has no impact on the Mill Rate.)

The Business License Program also includes Business License Enforcement.

During its April 14, 1997, meeting, Council received the report of the Administration and Finance Committee. We are nearing the end of the first year of operation and proposing that a Business License renewal fee of \$75.00 be approved (new businesses will still pay \$100.00). An amendment to Schedule 1 of The Business License Bylaw #7590 is therefore required. This reduction in fee is made possible because the first year of operation required start-up costs which will not be required in subsequent years. As a result, the reduced costs of the program are reflected in reduced application fee for renewals.

In addition to establishing a renewal fee, a new section is required in The Business License Bylaw #7590 which will allow for the revocation of a Business License, similar to Section 13 of The License Bylaw #6066. At the present time, The Business License Bylaw does not provide for the revocation of a Business License should a business not be operating in accordance with the conditions of approval.”

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**B14) Loading Zone
800 Block of 57th Street East
(File No. 6145-1)**

- RECOMMENDATION:**
- 1) that a general loading zone be installed in front of Graham Construction on the south side of the 800 block of 57th Street East; and,
 - 2) that the applicant be required to pay a one time \$300 installation fee plus G.S.T.

ADOPTED.

Report of the General Manager, Transportation Department, December 8, 1997:

“The Transportation Department has received a request from a representative of Graham Construction of 875-7th Street East, to install a general loading zone in front of their business on the south side of the 800 block of 57th Street East.

Delivery companies and suppliers of Graham Construction are experiencing difficulty loading and unloading goods due to congestion on the street. The company representative has indicated that having a dedicated loading zone would better suit their needs as well as those of the delivery companies and suppliers.

The loading zone conforms to City guidelines with respect to loading zones and the applicant has agreed to pay the one time \$300 installation fee plus GST.”

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REPORT NO. 26-1997 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor D. Atchison, Chair
Councillor P. McCann
Councillor H. Harding
Councillor R. Sternberg
Councillor P. Roe

**1. 1997 Prepaid Service Rate Adjustment - Grading
File No. CK. 4216-1)**

RECOMMENDATION: that the grading component for Residential and Commercial/Institutional prepaid service rates be increased from \$85.20 to \$113.80, effective January 15, 1998.

ADOPTED.

Your Committee has reviewed and concurs with the following report of the General Manager, Public Works Department, dated November 24, 1997:

“BACKGROUND

The prepaid service rates are approved by City Council on at least a yearly basis, to reflect the current cost of servicing land within the City of Saskatoon. In years where costs have been increasing to a larger degree than anticipated, additional rate approvals are required to break even on land currently being constructed. Over the last number of years, the Public Works Department has identified increasing costs occurring for the grading component of the prepaid service rates. We have further analyzed the grading rate in 1997, due to the construction that has taken place and request that an increase to the 1997 prepaid service rates be approved.

JUSTIFICATION:

Prepaid Services are being administered in terms of a cost centre, where components within each rate have been identified and the corresponding cost of each item is accumulated. The

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components within the grading rate include at least the following items:

- Topographical Surveys
- Design, Construction Engineering & Administration Levies
- Clearing, Grubbing, Tree Removal, Dewatering, Removing Organics and Disposal
- Topsoil Removal and Stockpiling
- Excavation to waste
- Excavation to Embankment
- Rock Excavation & disposal to short or long haul
- Contingency Allowance

The main areas of concern in recent years have been topsoil stockpiling, excavation and rock excavation. In 1997, grading has taken place in a number of areas including the Silverspring, Dundonald, and Briarwood neighbourhoods.

- 1) Topsoil Stockpiling - The topsoil that is stripped from a neighbourhood must be stockpiled separately from the construction area to allow for the area grading to be completed. The topsoil piles are available to the public to be used on individuals lots within the neighbourhood, as well as for boulevards, buffers, and parks. The public has used considerably less topsoil recently, due to the size of homes and smaller lots. The practice has normally been to stockpile the topsoil on future salable properties. Due to the lack of consumption, piles of topsoil are being moved a number of times. The additional handling and moving is considerably more costly than initially stockpiling in a more permanent location. After consulting with the Planning and Building Department's Land Branch, we have agreed to stockpile as much topsoil as possible to the most cost effective location, which would normally be in the periphery of the neighbourhood. Any future moves will be the responsibility of the Land Branch. The cost of this proposal is higher initially, but the savings in additional moving of material, which normally is required by truck versus earth scraper, is considerably cheaper. It is estimated that the topsoil currently on salable parcels which must be removed within the next 2 years is approximately 77,089m³. This includes an estimation of the amount to be used by homeowners of 9,420m³. The remainder will be used for buffer strips, parks, or hauled to a future location.
- 2) Excavation - The cost of excavation is primarily related to two items within the City's contracts, cost per cubic metre, and the number of cubic metres excavated. The cost per metre has increased in recent years due to the increasing operating costs of earth moving equipment, and the difficulty that is encountered due to topographic

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conditions and hauling distances. The City attempts to ensure that hauling distances are kept to a minimum and the contracts tendered are of a considerable size to capitalize on economies of scale. The number of cubic metres excavated depends primarily on the site conditions. The majority of the land currently being developed in both Silverspring and Briarwood requires extensive area grading due to the topography of the land.

- 3) Rock Excavation and Disposal - In addition to the general conditions encountered with area grading that involve treeing and grubbing, excavation of organic material, etc., rock excavation and disposal has now become a major part of area grading within the Silverspring neighbourhood. During the spring of 1997, test holes were dug before contracts were tendered in the Pezer/Beerling areas of Silverspring. Contractors were invited to inspect the amount of rock that was discovered and quantities were developed to be used in the tender documents. The amount of rock estimated to be excavated and hauled away after examining the test holes was 6918m³.

The actual amount of rock encountered was 16,700m₃ or 240% higher than estimated, which cost an additional \$185,000. Indications are that these conditions will continue within the North East Sector, at least adjacent to Pederson's Ravine area. Although the rocky conditions have resulted in upward pressure in the prepaid rates, alternative uses of the rock will benefit other departments within the City. Some of the uses may include selling the rock to crushers for base gravel or for river bank stability.

The circumstances surrounding the cost of grading make it imperative to revise the 1997 rate. The cost of grading within the last two years has been averaged to arrive at a rate which more closely represents the costs that have been experienced to date. The costs that have been developed are specific to areas that are being developed for Residential and Commercial/Institutional property and will not affect the Industrial rates. The proposed increases are as follows:

Description	Present Rate	Proposed Rate	Percent Increase
Residential	\$85.20	\$113.80	34%
Commercial/Institutional	85.20	113.80	34%
Industrial	85.20	85.20	0%

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The increases have been discussed in detail with the Land Branch of the Planning and Building Department. The cost of the increase, based upon an average of 15.25m per lot, will be \$436 per lot. The Land Branch has occasionally, in the past, funded grading rate shortfalls through the Property Realized Reserve. By raising the rate, the dependency upon another reserve will be alleviated.

The majority of the grading that the City constructs is for City land and; therefore, this increase will not affect the private sector developed land.

POLICY IMPLICATION

There are no policy implications.

FINANCIAL IMPACT

The alternative to not raise the rates will result in the City selling land which is lower than cost. The mandate of our prepaid services is to recover wherever possible the cost of servicing land upon sale. The implication of not raising the rate will result in an approximate shortfall of \$271,400 (based on 1997 construction)."

**2. Post Budget Approval
Capital Project No. 877, 1997 City Wide Trunked Radio System
Purchase of Digital Capable Mobile Radios
(File No. CK. 1000-4)**

RECOMMENDATION: that post budget approval for a \$100,000 withdrawal from the Police Vehicle and Radio Reserve be approved to finance the purchase and installation of digital capable mobile radios for the Saskatoon Police Service fleet, under Capital Project No. 877, City Wide Trunked Radio System.

ADOPTED.

Your Committee has considered and supports the recommendation outlined in the following report of the General Manager, Transportation Department, dated December 4, 1997.

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“BACKGROUND

In 1994, the City embarked upon a program of replacing its aging RF (radio frequency) radio systems with a modern trunked radio system to resolve the operational problems and limitations that the RF system caused. The first departments to be converted to the new system were the Saskatoon Police Service and the Fire and Protective Services Department as these were the two departments that demonstrated the greatest need for improvements to their radio systems. The radios purchased were conventional analog radios with a plan for migration to a digital system as technology and funding permitted.

DISCUSSION

In late December, 1996, following Council approval of Capital Project No. 877, Radio Trunking System, the City received an offer from the supplier of the radio system to purchase mobile (units installed in vehicles) digital capable radios at a very competitive price. The offer was valid only to December 31, 1996. The offer included one free repeater for every 25 mobile radios purchased. Members of the Transportation Department and the Saskatoon Police Service reviewed the offer during the last week of December and decided to proceed with the purchase of 50 digital capable mobile radios. These radios would be installed in Police vehicles as part of the planned migration to a digital system. The analog radios removed would be installed in areas approved for installation under Capital Project No. 877.

The cost of the purchase and installation of the 50 radios was \$210,000. The proposed method of financing included a \$30,000 credit for the two repeaters included with the offer and a \$42,000 credit for the analog radios replaced. The overall cost to the Saskatoon Police Service was as follows:

50 digital capable radios	\$210,000
Less credit for repeaters	30,000
Less credit for analog radios	<u>42,000</u>
Total cost to Police Service	<u>\$138,000</u>

The Transportation Department and the Saskatoon Police Service had proposed to fund the above through a \$100,000 provision from the Police Reserve with the balance being paid by subsequent operating budgets.

The radios were received and installed in early 1997. The repeaters were received and put into service, one at the primary transmission site and one at the secondary transmission site. The analog radios removed from the Police vehicles were installed in the Electric System

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Branch sub-stations and as base stations for the Parks Branch and the Vehicles and Equipment Services Branch. Remaining radios will be installed in the Solid Waste fleet in early 1998. All of the above installations fall under Capital Project No. 877.

FINANCIAL IMPACT

At this time, the proposed method of financing the total \$210,000 purchase and installation costs includes a charge of \$72,000 to Capital Project No. 877 for the value of the repeaters and radios removed, a \$100,000 provision from the Police Vehicle and Radio Reserve, with the \$38,000 balance being split equally between the Saskatoon Police Service's 1997 operating budget and the Transportation Department's 1997 Electronic Communications Operating budget. The charge to Capital Project No. 877 falls within the previously approved budget for this project. The withdrawal of \$100,000 from the Police Vehicle and Radio Reserve requires post budget approval from City Council.

SUMMARY

The above purchase of radios and the resulting re-use of equipment in other areas provides benefits to all users of the Trunked Radio System. It allows for a cost effective method of bringing new users onto the system as well as keeping the equipment up to date for the high-end users. It highlights the benefits of managing the system as a corporate asset as opposed to one being run by one department. The trunked radio system is managed by the Electronic Communications Branch of the Transportation Department with its activities overseen by a system User Group. The User Group is comprised of representatives of all departments that are on the system. This allows the sharing of resources and information as well as the movement of equipment among users and planned system infrastructure upgrades."

**3. Water and Sewer Rates
(File No. CK. 1905-2)**

<u>RECOMMENDATION:</u>	1)	that the rate changes as outlined in the attached Tables I and II be approved;
	2)	that the approved rate changes come into effect for the first billing in January, 1998;
	3)	that the City Solicitor be instructed to prepare the necessary rate bylaws for consideration by City Council; and

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- 4) that City Council consider Bylaws 7723 and 7724.

ADOPTED.

Your Committee has considered and concurs with the following report of the General Manager, Environmental Services Department, dated November 28, 1997:

“BACKGROUND

Water and Sewer rates are reviewed on an annual basis and City Council is asked to approve rate changes prior to January 1 in order to ensure revenues meet the utility's estimated operating costs for the following year. The need for rate changes is driven by changes in operating costs, debt repayment, provisions to reserves to fund capital needs, and consumer demands.

There was no increase in the water or sewer utility rates in 1997. There has been no increase in the water rates over the past two years. The Infrastructure Levy has not been increased in the past four years. Nominal fixed charges based on meter size were introduced into the rate structure in 1997 with a corresponding decrease in the volumetric rates.

A rate increase is required in 1998. In order to effect an increase that impacts residential and commercial customers in all rate blocks as equally as possible, it is necessary to apply the 1998 increase to both the volumetric rates and fixed charges. An increase to the fixed charges will enhance the utilities' revenue stabilization and fixed cost recovery. The rate increase on the total water/sewer/ infrastructure bill is approximately four percent.

JUSTIFICATION

The basis for the proposed rate increase is explained in the following summaries:

Water Rates

The Water Utility's 1998 operating budget includes the following variances from 1997:

· Salary increments and payroll costs (ESD)	\$82,000
· Admin/billing/collection cross charges	33,300
· Debt charges	136,000
· Provisions to capital/stabilization reserves	301,100
· Insurance premiums (1997 and 1998)	341,900

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· Grant-in-lieu of Taxes	70,000
· Public Works Programs (transfer to Sewage)	<u>(182,500)</u>
Net Water Utility Cost Increase	<u>\$781,800</u>

Salary costs are contractual obligations. The increase in the debt charge is basically due to a drop in working capital interest earnings. The provision to the reserves are based on formulas detailed in the Capital Reserve Bylaw. The increase in insurance premiums includes the impact of the 1997 transfer of insurance premiums from a mill rate program. The amount of the 1997 transfer was approximately \$275,000. A rate increase due to this transfer was avoided in 1997 by a corresponding withdrawal from the combined Utility Stabilization Reserve. This withdrawal was considered to be a one time option and therefore the 1997 transfer and the insurance premium increase of \$67,000 for 1998 must be absorbed by the 1998 operating budget.

The 1998 budget also includes changes to the distribution system maintenance programs. The Public Works Department plans to increase the hydrant maintenance program by \$143,400 in order to meet minimum standards. The increase will not, however, impact on water rates in that the major portion of all hydrant charges are funded by the mill rate. The hydrant program is a service to the public at large and the proposed increase for 1998 will result in an additional \$120,200 charge to the Fire Department.

A total cost increase of \$781,800 requires an average water rate increase of approximately 4.4 percent. The proposed water rates for 1998 are shown in the attached Table I.

Infrastructure Levy

Annual increases to the infrastructure levy are determined by the funding requirements for the rehabilitation of the existing water and sewer infrastructure by the Public Works Department. Annual provisions to the reserve are determined by the General Manager of Public Works. Current plans of the Public Works Department indicate that the existing infrastructure levy is appropriate in the short term and an increase in 1998 is not required.

Sewer Rates

The Sewage Utility's 1998 operating budget includes the following variances from 1997:

· Salary increments and payroll costs (ESD)	\$104,800
· Admin/billing/collection cross charges	26,400
· Debt charges	279,200
· Provision to capital/stabilization reserve	(260,000)

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· Treatment operations/maintenance	(56,000)
· Insurance/Grant-in-lieu	16,100
· Public Works Programs (includes transfer from Water)	<u>466,500</u>
Net Sewage Utility Cost Increase	<u>\$577,000</u>

The end loading of debt charges for the recently completed sewage treatment upgrade will increase in 1998. This increase will be offset by operational efficiencies of the upgraded facilities and process, and reduced reserve provisions. Cost increases in the Public Works sewage collection programs result, in part, from a transfer from the Water Utility to reflect a more appropriate sewer main repair cost allocation. The total cost increase of \$577,000 requires an average sewage rate increase of approximately 3.7 percent.

The nature of the process of the upgraded treatment plant requires changes to both the sewer surcharge and the liquid waste hauler charge. The sewer surcharge is a charge to industries that release high strength waste to the sewerage system. The liquid waste hauler charge is a charge per 1000 gallons to companies that haul liquid wastes directly to the sewage treatment plant. The surcharge to most industries will decrease as a result of the net savings between the reduction in chemical costs and the increase in electrical costs. Charges to liquid waste haulers must increase. Monitoring of liquid wastes hauled to the sewage treatment plant over the past two years indicates that the wastes are of a strength and nature that jeopardize the success and increases costs of the upgraded process. The proposed 1998 liquid waste hauling charge is a move towards full cost recovery. It is intended that future rate increases will be phased-in until a charge of \$30 per 1,000 gallons is reached. The proposed sewer rates, surcharges, and liquid waste hauler charge for 1998 are shown in the attached Table II.

OPTIONS

1. Fund the increased hydrant charges from the water rates rather than the mill rate.

The proposed rate increase impacts the mill rate by \$120,200 resulting from the increase in the Fire Protection cross-charge to the Fire Department. If the cross-charge was not increased from the 1997 amount, the water rates would require a further average increase of 0.8 percent. This would impact the total water/sewer/infrastructure bill by 0.4 percent. This would also distort the formula for attributing hydrant costs (i.e. fire protection) to the mill rate. This option is not recommended.

2. Reduce existing service levels and capital reserve provisions. This would result in cutting base service expenditure levels and delaying needed capital projects (mainly

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treatment equipment replacement).

The proposed rate changes maintain existing service levels while meeting the Administrative expenditure guidelines for the 1998 operating budget. The expenditure increases necessitating the rate increase are essentially non-discretionary and are outside of the control of the utility.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The proposed rate change will result in revenues that will meet the anticipated 1998 operating cost and ensure the sufficiency of the capital reserves for the water and sewer utilities. The impact of the rate increase on the combined water and sewer utility averages four percent. Examples of the impact on the monthly charges for various users are shown:

	Residential		Commercial		Large Industrial	
Meter Size	5/8"	3/4"	3"	6"	6"	6" x 2
Consumption (cu.ft.)	900	1,500	50,000	147,000	345,000	1,240,000
Current						
Water Rate	11.43	18.69	578.00	1,744.00	3,843.00	13,515.00
Infra Levy	6.06	7.77	109.00	293.00	670.00	2,384.00
Sewer Rate	<u>10.98</u>	<u>17.95</u>	<u>762.00</u>	<u>2,288.00</u>	<u>5,118.00</u>	<u>18,103.00</u>
Total	28.47	44.41	1,449.00	4,325.00	9,631.00	34,002.00
Proposed						
Water Rate	11.86	19.39	603.00	1,833.00	3,991.00	13,977.00
Infra Levy	6.06	7.77	109.00	293.00	670.00	2,384.00
Sewer Rate	<u>11.41</u>	<u>18.64</u>	<u>789.00</u>	<u>2,378.00</u>	<u>5,268.00</u>	<u>18,567.00</u>
Total	29.33	45.80	1,501.00	4,504.00	9,929.00	34,928.00
Increase (\$)	.86	1.39	52.00	179.00	298.00	926.00
Increase (%)	3.02	3.13	3.58	4.14	3.10	2.72

The proposed rates compare favourably with rates in other large western Canadian cities. The costs of combined monthly water/sewage/infrastructure bills for various users in other

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cities compared with Saskatoon is shown below:

Meter Size	5/8"	3"	2 x 6"
Consumption (cu.ft./mo)	900	50,000	1,240,000
Customer Type	Residential	Commercial	Industrial
Saskatoon	\$29.33	\$1,501	\$34,928
Regina	\$39.54	\$2,028	\$49,249
Calgary	\$47.03	\$1,304	\$24,320
Winnipeg	\$57.86	\$2,351	\$54,128
Edmonton	\$59.78	\$2,273	\$48,337

COMMUNICATIONS PLAN

Historically, there has not been a formal process whereby the rate increases have been communicated to the public. Public debate by Council with respect to the Operating and Capital budgets in addition to a proposed rate change report to Council, have served as the primary methods of communicating rate changes. Based on customer response in the past, this process has been successful and appears to be generally acceptable to the majority of customers.

ATTACHMENTS

1. Table I: Water Rates
2. Table II: Sewer Rates"

Attached are copies of Bylaws 7723 and 7724 for consideration by City Council.

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**4. Reserve and Rates Sufficiency Review
September 9, 1996 to December 31, 1997
(File No. CK. 4216-3)**

RECOMMENDATION:

1) that, effective on January 1, 1998, the Parks and Recreation Levy's component rates be as follows:

Neighbourhood	\$ 92.59
District	36.40
Multi-District	<u>23.75</u>
Total	<u>\$152.74</u> ; and

2) that, in accordance with "City of Saskatoon Policy C03-011 (Parks and Recreation Levy)", City Council approve the collection of Parks and Recreation Levy for use in financing, subject to prior approval by City Council, the following expenditures:

- a) MVA Trail - Forestry Farm Park and Zoo - Entrance Realignment in an amount not to exceed \$125,000; and,
- b) Construction of City-wide sportsfields in an amount not to exceed \$1,500,000.

ADOPTED.

Your Committee has reviewed and supports the following report of the General Manager, Leisure Services Department, dated November 27, 1997:

"EXECUTIVE SUMMARY"

Prepaid levies were first established in 1968 as a means of funding various services associated with residential, institutional, commercial, and school lot development. The method of calculating the Parks and Recreation Levy and the priorities for utilizing these funds was formalized by City Council on September 7, 1987 under 'City of Saskatoon Policy C03-011 (Parks and Recreation Levy)'. Since 1990, the Parks and Recreation Levy has remained fixed at \$144.03. This decision was made in response to economic decisions at that time which had slowed the rate of land sales for new residential and industrial

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developments. The Levy has also been restructured over the years, by shifting more of its financial impact from the multi-district (i.e. suburban and city-wide) portion to the neighbourhood and district portions. The end result is that the capacity of the multi-district portion of the Parks and Recreation Levy to fund suburban and recreation facilities is very much diminished from the projections which were being made in the 1980s. A more detailed history is provided in Appendix A.

This report recommends an increase (the first increase since 1990) to the Parks and Recreation Levy in response to inflation and other cost increases. The report also presents proposals for allocation of a previously unassigned amount of the multi-district portion of the Parks and Recreation Levy, having taken into consideration future expenditures for Neighbourhood-Local, Neighbourhood-District, Suburban Parks, and a provision for boulevard development.

BACKGROUND

On September 9, 1996, City Council updated the neighbourhood and district levies under the Parks and Recreation Prepaid-Services Levy. City Council also provided direction regarding use of the multi-district component of the Parks and Recreation Levy through the following resolutions:

- i) that the multi-district portion of the Parks and Recreation Levy continue to fund the development of boulevards in the prepaid-service areas;
- ii) that the multi-district portion of the Parks and Recreation Levy fund the future expenditures for the University Heights and the Lakewood Suburban parks;
- iii) that, in future reports on the sufficiency of the Parks and Recreation Levy and related reserves, the Administration identify, for consideration by the Committee, the rate adjustment (per front metre) required to compensate for inflation and other costs increases; and,
- iv) that the current funds collected for the multi-district component of the Parks and Recreation Levy not be applied for the future construction of a recreation facility, and that the Planning and Operations Committee report further to City Council on the

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disposition of the unassigned portion (\$6.41) of the multi-district component of the Parks and Recreation Levy.'

JUSTIFICATION

Unassigned Portion of Parks and Recreation Levy - Multi-District Component

The report of the General Manager, Leisure Services Department, dated July 29, 1996, identified an unassigned amount of \$1,931,100 related to future collections from the Parks and Recreation Levy. Due primarily to a reduction in the cost estimates for completing park space within the Lakewood Suburban Area, this amount has increased to \$2,088,000.

Section 3.4 (c) of "City of Saskatoon Policy C03-011(Parks and Recreation Levy)" states the City's priorities for utilizing funds that are generated by the Parks and Recreation Levy:

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

Section 3.7 of this policy further states that:

'Parks and Recreation Levy funds intended for Multi-District parks and recreation facilities shall be credited to a Parks and Recreation Levy Capital Reserve account and shall, subject to prior approval by City Council, be used:

- a) To finance Multi-District parks and recreation facilities to be determined by City Council; and,
- b) To cover shortfalls in Parks and Recreation Levy accounts at the Neighbourhood Local and District levels.'

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The Administration proposes the following uses for the Multi-District component of the Parks and Recreation Levy, in addition to those previously authorized by City Council on September 9, 1996:

**ALLOCATIONS FROM MULTI-DISTRICT COMPONENT OF
 PARKS AND RECREATION LEVY**

USES	COST ESTIMATES (includes inflation increases)
PREVIOUSLY APPROVED	
University Suburban Park	\$1,976,500
Lakewood Suburban Park (undeveloped portion)	\$1,497,300
Development of Boulevards	\$2,345,800
Contingency for shortfalls in Parks and Recreation Levy accounts at the Neighbourhood Local and District levels	\$ 463,000
PROPOSALS	
MVA Trail - Forestry Farm Entrance Link	\$ 125,000
Construction of City-Wide Sportsfields	\$1,500,000

Although the contingency for shortfalls in the Neighbourhood Local and District accounts is identified in City Council Policy C03-011 as an authorized use of funds collected through the multi-district component of the Parks and Recreation Levy, this amount has never been quantified. The Administration is proposing that this amount be set at 1 percent or better of forecasted capital expenditures. Forecasted expenditures as of December 31, 1997 from the Parks and Recreation Levy accounts total \$45,391,000.

During 1997, the Leisure Services Department conducted a study to compare the long-term demand for sportsfields throughout the city against the inventory of existing fields which met minimum standards of play. A report was submitted, under separate cover, to the Planning and Operations Committee's November 25, 1997, meeting and to the Budget Committee for further consideration by members of City Council. After taking into account additional sportsfields which will become available over the next five years through new park construction or upgrades, and suggested program changes to maximize use of our sportsfields inventory, the study identified an overall shortage of 25 to 30 sportsfields. The capital cost associated with each new field is currently estimated at \$130,000 per field. This

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cost does not include any provision for land purchases or concessions. It is anticipated that these additional sportsfields can be built on park land or other land already owned by the City. The sportsfields development/upgrade capital project (contained within the report referred to earlier in this paragraph) proposes the construction of 4 sportsfields per year over a five-year period and anticipates that these facilities will be grouped into sports complexes in order to achieve maintenance efficiencies and support user-operated concessions. Because sport activities are enjoyed and in demand (as a participant or as a spectator) by a large number of residents (ranging in age from 5 to 55), and because these sportsfield facilities will be located throughout the City, the Administration is proposing that a certain amount of the required capital expenditures to address the sportsfields shortfall be funded from the Parks and Recreation Levy - Multi-District component. The Administration also wishes to keep the City's overall land prices competitive within local, regional, and national markets. Consequently, the amount to be allocated from the Parks and Recreation Levy Capital Reserve will be limited to \$1,500,000, and in combination with other allocations proposed in this section of the report, will not cause an increase to the Parks and Recreation Levy.

The final proposed allocation from the unassigned portion of the Parks and Recreation Levy, Multi-District component, is a contribution to the MVA Trail - Forestry Farm Park Entrance Realignment. This project involves the realignment of the entrance to the Forestry Farm Park to accommodate the connection of the MVA Trail through the Silverspring neighbourhood park linking Sutherland Beach, Peturrson's Ravine to the north with the future district parks in University Heights Suburban Area, St. Joseph High School, and new library to the south. It is anticipated that, as the neighbourhoods within this area are developed and mature, there will be increasing numbers of families and adults using this portion of the MVA Trail. The intersecting of this pedestrian traffic with vehicular traffic at the Forestry Farm Park entrance is a safety concern which the Administration is anticipating and proposes to resolve with this project. Staff from both the MVA and the City concur that the segment of the MVA Trail from Sutherland Beach to the University Heights Suburban Area district parks cannot proceed until this project is completed.

Inflation and Other Cost Increases

In discussions held with the Parks Branch, Public Works Department, current construction prices and tenders are continuously exceeding the cost estimates applied in assessing the sufficiency of prepaid rates and related reserves. The following table identifies the changes necessary to bring cost estimates in line with actual construction costs.

**Parks and Recreation Levy
 Proposed Cost Increases**

A	B	C	D	E
Park Category	Current cost estimates per acre	Projected increase due to inflation (5%)	Rate adjustment (per park of less than 4 acres)	Proposed cost estimates per acre
Pocket Park	\$99,800	\$5,000	\$30,000	\$104,800 plus column D
Neighbourhood Core Park	\$62,100	\$ 3,100		\$ 65,200
Linear Park	\$78,600	\$3,900	\$30,000	\$ 82,500 plus column D
District Park	\$52,000	\$2,600		\$ 54,600

In 1997, tender prices exceeded current cost standard by approximately 5 percent in all cases. Recent discussions with the landscape industry suggest that tender prices in 1998 will continue at 1997 levels due to increased material and labour costs being experienced throughout the industry. Discussions with an Alberta Public Works representative revealed that rapid growth in the landscape industry has resulted in increases of up to 30 percent in their 1997 landscape construction costs. It is anticipated that these increases will have a spillover effect on Saskatchewan-based projects. It is recommended that a 5 percent increase be applied to all park construction cost estimates to reflect the inflationary pressures already experienced in 1997. At this time, the Administration is uncertain of the competitive bidding environment which parks projects will face in 1998 and future years. A non-competitive bidding environment may require further upwards adjustments to estimated cost figures. No provision for such increases has been incorporated into the rate increases for 1998.

In addition to inflationary increases, the Parks Branch of the Public Works Department has recognized that certain fixed costs (e.g. conceptual design development, irrigation service, electrical connection) impact significantly on small park project costs. By using only a variable cost per acre as the basis for projecting project costs, staff find that once the fixed costs are taken into account, there are insufficient funds remaining to address park amenities. Future cost estimates for parks of less than 4 acres have been revised by adding a cost base of \$30,000 (\$5,000 for conceptual design; \$25,000 to provide for construction of

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fixed cost items) in addition to the variable cost per acre cost estimate applied in previous years. This addition will properly account for the reduced economies of scale experienced by small park projects, and allow these projects to be delivered within budget.

Applying these changes to our cost estimates requires the following increases to the Parks and Recreation Prepaid Levy rates:

Parks and Recreation Levy Components	Current Rate per Front Metre	Rate Increase	Required Rate per front Metre
Neighbourhood Local	\$ 86.64	6.9%	\$ 92.59
District Local	\$ 34.29	6.2%	\$ 36.40
Multi-District	\$ 23.10	2.8%	\$ 23.75
Total	\$144.03	6.0%	\$152.74

OPTIONS

The previously unassigned forecasted revenues from the Parks and Recreation Levy (Multi-district portion) could be used as a contingency against future inflation.

If the Parks and Recreation Levy remains fixed at \$144.03, as has been the case since 1990, it is very likely that this unassigned amount will be eroded by future inflation. For the information of Committee members, \$2,088,000 represents 4.6 percent of the total forecasted expenditures (\$45,391,000) for Neighbourhood-Local, Neighbourhood-District, and Suburban Parks, and the planting of boulevard trees in new areas.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

Financial implications are contained within the discussions earlier in this report.

COMMUNICATIONS PLAN

This report will be reviewed with the Developers' Liaison Committee in conjunction with other off-site and direct land development prepaid levy proposals.

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ATTACHMENTS

1. Appendix A - History of the Parks and Recreation Levy”

REPORT NO. 19-1997 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor K. Waygood, Chair
Councillor M. Heidt
Councillor A. Langford
Councillor J. Maddin
Councillor D.L. Birkmaier

- 1. 1998 Municipal Membership
Yellowhead Highway Association
(File No. CK. 155-5)**

RECOMMENDATION: that the 1998 Membership Fee for the Yellowhead Highway Association be paid in the amount of \$15,491.76.

ADOPTED.

Attached is a copy of a letter dated November 20, 1997 from Linda M. Walker, CAE, Executive Director, Yellowhead Highway Association forwarding information regarding the 1998 Membership Fee. It was determined by your Committee that the 8 cent/person rate has not changed from the 1997 rate which totalled \$14,884.64 - the increase is due to population census figures.

Your Committee supports this membership.

- 2. Vehicle and Equipment Services Branch Reserves
(File No. CK. 1815-1)**

RECOMMENDATION: 1) that Capital Project 1357 (Vehicle and Equipment - Replacement Vehicles and Equipment) - 1994 Vehicle and Equipment Purchases be closed, and the unexpended balance of \$672,000 be distributed as follows:

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- a) \$500,000 to the Vehicle and Equipment Stabilization Reserve;
 - b) \$172,000 to the Vehicle and Equipment Disposition Acquisition Reserve; and,
- 2) that the City Solicitor be instructed to bring forward the necessary amendments to Capital Bylaw #6774.

ADOPTED.

Your Committee has met with representatives of the Asset Management Department to review the following report of the General Manager, Asset Management Department dated November 27, 1997 and supports the proposal outlined therein:

“BACKGROUND

Included in the mandate of the Vehicle and Equipment Services Branch of the Asset Management Department is the administration of the Vehicles and Equipment Replacement Reserve. The purpose of the Reserve is to provide funding for replacement of units in the civic fleet. It is funded by an annual provision from the Operating Budget. The provision to the reserve is calculated by multiplying the estimated number of months each units is expected to generate revenue during the year by the current replacement cost (less eventual salvage value) divided by the total number of months each unit is expected to generate revenue during its life. The provision is updated at the end of each year by substituting the actual number in place of the estimated number into the calculation.

During late 1992 and early 1993, the Office of the Auditor General conducted a value-for-money audit of the Vehicles and Equipment Services Branch. The recommendations from the audit were adopted by City Council at its meeting held on February 7, 1994. Some of the more significant recommendations detailed in the audit report were: the establishment of a Vehicles and Equipment Stabilization Reserve, and a Vehicles and Equipment Disposition/Acquisition Reserve; the adoption of the cash flow model versus the fully-funded model for funding the Vehicle and Equipment Replacement Reserve; and the transfer of funds designated as surplus out of the Replacement Reserve. In addition to the distribution to capital projects, some of the surplus was used to provide start up funds to the Vehicle and Equipment Stabilization Reserve and the Vehicle and Equipment Asset Disposition/Acquisition Reserve.

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As defined in the audit report, the purpose of the Vehicle and Equipment Stabilization Reserve is to offset unanticipated operating surpluses/deficits in the Branch, and to offset surpluses/deficits in the Vehicle and Equipment Replacement Reserve. A cap of \$500,000 was instituted for the Reserve and any funds in excess of the cap are transferred to the Vehicle and Equipment Asset Disposition/Acquisition Reserve.

The audit report identified the purpose for establishing of the Vehicle and Equipment Asset Disposition/Acquisition Reserve as providing funds to finance, in whole or in part, the purchase of assets for the civic vehicle and equipment fleet. It is generally used to finance the purchase of additional units to the fleet. The source of funds for the reserve is from the transfer of any funds in excess of the Vehicle and Equipment Stabilization Reserve cap and the proceeds from the sale of vehicles and equipment no longer required in the fleet.

NAME	PURPOSE	CURRENT BALANCE
Civic Vehicles and Equipment Asset Disposition/Acquisition Reserve	Used to purchase additional vehicles and equipment for the civic vehicles and equipment fleet. Also, for purchase and construction of buildings or other capital assets needed to protect, operate, and maintain the fleet.	\$1,330,800
Civic Vehicles and Equipment Stabilization Reserve	Used to fund any deficiency in the annual provision from the Vehicles and Equipment Services Department budget to the Civic Vehicles and Equipment Replacement Reserve.	\$0
Civic Vehicles and Equipment Replacement Reserve	Used only for capital expenditures for the replacement of vehicles under the control of the Vehicles and Equipment Services Department. Equipment may only be replaced if it is identified in the Reserve inventory listing.	\$4,633,563

DISCUSSION

Over the last few years, the operating budget strategy has been to keep the mill rate increase at zero. This strategy has meant that vehicle and equipment rental rates were maintained at the existing levels so as not to pass on an increase to the Branch's customers. However, the effect of this has been a withdrawal of funds from the Vehicles and Equipment Stabilization Reserve each year with the result being the reserve is now fully depleted with no source of funding for 1997. Funding for this Reserve comes from a surplus in the Vehicle and Equipment Replacement Reserve or from a surplus in the annual operation of the vehicles and equipment. It is projected that the vehicles and equipment center operation will end

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1997 in a deficit position and there is no surplus in the Equipment Replacement Reserve to cover same.

As identified earlier, the Disposition/Acquisition Reserve, whose purpose is to finance the expansion of the vehicles and equipment fleet is also affected by the depletion of the Stabilization Reserve. The Disposition/Acquisition Reserve receives funds from the Stabilization Reserve in the form of flow through funds once the cap of \$500,000 has been reached.

The Disposition/Acquisition Reserve balance has also been impacted by the amount of funds withdrawn. Additional units added to the fleet in the last few years include a tub grinder, $\frac{3}{4}$ ton and mini vans, a skid steer loader, and an automated side-loading refuse vehicle. Using past spending to project future requirements indicates that the Reserve will be depleted in three to four years. Upon reviewing the method of funding for this Reserve, a potential source of funding not identified when the Reserve was originally established, is the accumulated depreciation from the sale of equipment no longer required in the fleet. To provide an additional source of funding to this Reserve, it is suggested that in addition to the proceeds from the sale of equipment no longer required in the fleet, the amount of depreciation accumulated also be transferred. At this point in time, the impact to the Reserve cannot be measured but by making this change it will ensure that any such additional funds flow into the Reserve.

Another point raised in the audit concerned annual capital budgets and withdrawals from the Vehicles and Equipment Replacement Reserve. It was identified that actual fleet replacements for the five years prior to the audit averaged only 52% of the amount approved by City Council. The variance was attributed to the fact that the budget submission was based solely on a computer generated listing of units identified as having reached their estimated replacement year. There was no consideration given as to the condition of units or past experience with respect to the expected life of the units. In addition, the physical inspection of the units was not conducted until after the Capital Budget was approved. Many times, the inspection indicated the scheduled replacement of some units could be deferred into future years leaving unexpended funds in capital accounts. The unexpended funds were eventually returned to the Vehicles and Equipment Reserve.

Such is the case with Capital Project 1357 which was approved by City Council in 1993 before the value-for-money audit was finalized. The approved budget for the project is \$2,800,000 and the actual expenditure \$2,128,000, leaving an unexpended balance of \$672,000. Ordinarily, these funds would be transferred back to the Vehicles and Equipment Replacement Reserve with the closure of the project. However, given that the Vehicles and Equipment Replacement Reserve is in a healthy position, and the operations will end the

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year in a deficit position, it is recommended that the funds not be returned to this Reserve and used for other purposes.

There is a need to provide funding for the Stabilization Reserve which has been depleted, and to the Acquisition/Disposition Reserve which has experienced a substantial draw down of its balance. It is recommended that the unexpended balance of \$672,000 be transferred to these Reserves. Accordingly, \$500,000 will be transferred to the Stabilization Reserve and \$172,000 to the Acquisition/Disposition Reserve.

POLICY IMPLICATIONS

An amendment to Capital Bylaw #6774 is required to accommodate the additional method of funding to the various Reserves. Currently, the Bylaw reads as follows:

Civic Vehicles and Equipment Stabilization Reserve

19.1 Purpose

- (1) The purpose of the Civic Vehicles and Equipment Stabilization Reserve is to ensure that any deficiency in the annual provision from the Vehicles and Equipment Services Department budget will not negatively impact on the required provision to the Civic Vehicles and Equipment Replacement Reserve.

Funding

- (2) The source of funds for this Reserve shall be:
 - a) an initial transfer of \$500,000 from the Civic Vehicles and Equipment Replacement Reserve;
 - b) any year-end surplus from the Vehicle and Equipment Services Department operations; and
 - c) any year-end surplus in the Civic Vehicles and Equipment Replacement Reserve.
- (3) Any funds in the Reserve in excess of \$500,000 at year-end shall be transferred to the Civic Vehicles and Equipment Asset Disposition/Acquisition Reserve.

Expenditures

- (4) Funds in this Reserve shall only be used to fund any deficiency in the annual provision from the Vehicles and Equipment Services Department budget to the Civic Vehicles and Equipment Replacement Reserve.

Civic Vehicles and Equipment Asset Disposition/Acquisition Reserve

18.1 Purpose

- (1) The purpose of the Civic Vehicles and Equipment Asset Disposition/Acquisition Reserve is to finance the purchase of additional vehicles and equipment for the civic vehicles and equipment fleet. The funds may also be used to finance the purchase or construction of buildings or other capital assets needed to protect, operate, and maintain the fleet.

Funding

- (2) The source of funds for this Reserve shall be:
 - a) an initial transfer of \$2,000,000 from the Civic Vehicles and Equipment Replacement Reserve:
 - b) any funds in excess of \$500,000 in the Civic Vehicles and Equipment Stabilization Reserve at year end; and
 - c) any proceeds from the sale of vehicles and equipment no longer required in the fleet.

Expenditures

- (3) Funds in the Reserve shall only be used to finance:
 - a) the purchase of additional vehicles and equipment for the civic vehicles and equipment fleet; and
 - b) the purchase or construction of buildings or other capital assets needed to protect, operate, and maintain the fleet.

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FINANCIAL IMPACT

In terms of Operating Budgets, the transfer of the \$500,000 to the Stabilization Reserve will provide a source of funds that can be used to offset the 1997 projected over-expenditure from the Vehicles and Equipment Services Branch.

The transfer of the \$172,000 to the Disposition/Acquisition Reserve provides additional funding that can be accessed by future Capital Budgets. The amendment to the bylaw to allow accumulated contributions from discontinued units to be transferred will also provide additional needed funding to this Reserve.

CONCLUSION

Given that the 1994 Capital Budget for purchasing replacement equipment was approved before the adoption of the value-for-money audit recommendations, the old methodology was used to prepare this budget and a built-in surplus existed in this project budget. Thus, it can be argued that these funds would have been available for distribution out of the Replacement Reserve along with the surplus that was distributed. Given the Replacement Reserve is in a healthy position, the funds do not need to be transferred back into the reserve and can be distributed as recommended.”

**3. Replacement of Parks Equipment
Having a Replacement Value under \$25,000
(File No. CK. 4206-1)**

RECOMMENDATION: 1) that Bylaw No. 6774 be amended under Section 17, as outlined in the following report of the General Manager, Asset Management Department dated November 26, 1997; and

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- 2) that the City Solicitor be requested to prepare the necessary bylaw amendment for consideration by City Council.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Asset Management Department dated November 26, 1997, and supports the amendments to Bylaw No. 6774 as proposed:

“BACKGROUND

Prior to the Ernst & Young report and the Corporate Reorganization that took place in 1995, equipment maintenance and purchases for all pieces of equipment used in the parks were the responsibility of the former Civic Buildings and Ground Department. This included all mobile or hand-operated equipment such as tractors, push mowers, roto tillers, hedge trimmers, weed whackers, and the showmobiles. After the reorganization, this function became part of the Vehicle and Equipment Services Branch of the Asset Management Department. This fleet, as at December 1996, consists of 761 pieces of equipment with an estimated current replacement value of \$4,700,000. The pieces of equipment fall into two categories as directed by the budgeting process, capital assets, and operating assets.

The equipment classified as capital assets have an individual replacement value estimated to be over \$25,000. Currently, there are sixty-two units in this category, whose combined current replacement value is estimated at \$2,530,000. Equipment replacements are planned and budgeted for in the Capital Budget. A reserve presently exists to provide funding for replacements, in this case, the Buildings and Grounds Equipment Replacement Reserve. An annual contribution is made to the reserve from the Operating Budget. The 1997 provision to this reserve was budgeted at \$104,500 and the 1997 equipment purchases to be withdrawn from the reserve were budgeted at \$138,000.

The remainder of the equipment (small equipment) classified as fixed asset purchases have a unit replacement value under \$25,000 with replacements being budgeted for in the Operating Budget. Currently there are 699 units having a combined estimated replacement value of \$2,160,000. In 1997, the Asset Management Department's Operating Budget included a fixed asset purchases account of \$146,300 in Vote 22-9 to replace equipment that would have reached the end of its useful life.

DISCUSSION

As part of the maintenance service, the condition of the units is continually being assessed and the replacement and salvage values updated. Using the condition assessments and the expected life records, a determination is made each year as to which units need to be replaced and those whose lives can be extended. Over the years, scheduling and budgeting for the replacement of the small equipment in the Operating Budget has become more difficult because of the desire to keep the mill rate increase at an acceptable level. The tendency has been to budget the same amount as was budgeted in the previous year with a minimal attempt to rationalize how much funding is really required. The 'use it or lose it' philosophy dictates that purchase decisions should not be delayed even if there are circumstances that warrant a deferral. The additional funding required for the deferred purchases may not be available in the upcoming year.

Given the fairly significant dollar value involved, a better method of handling the budgeting and replacement of this equipment would be to add it to an existing reserve and budget for replacements in the Capital Budget. Since there already is a reserve for the same type of equipment whose replacement value is over \$25,000, the Buildings and Grounds Equipment Replacement Reserve, it would be appropriate to include the small equipment in this same reserve. This would mean that a line item would be included in the Capital Budget for the aggregate total of the small equipment scheduled for replacement in that year.

Thus, it is recommended that the current bylaw be amended to include providing for the replacement of the small equipment as well. The method of determining the annual budget reserve provision then needs to be amended to reflect the inclusion of this equipment. Currently, the provision amount is based on a fixed percentage (5.1%), with the reserve contribution amount changing only if the replacement values or salvage values change. Rather than different percentage rates applied to the two classes of equipment, it is simpler to have a single rate applied to the aggregate total of the replacement value less salvage value of all the equipment covered by the reserve. Combining the current provision amount and the amount being budgeted as fixed asset purchases in the operating budget results in a new reserve provision average rate of 5.4%. The sufficiency of the reserve will be reviewed each year with City Council.

POLICY IMPLICATIONS

An amendment to Capital Bylaw #6774 is required to accommodate the additional equipment being included in the reserve. In addition, the bylaw should be revised to reflect the new provision rate, and incorporate the 1995 corporate reorganization and related name changes. Currently, the Bylaw reads as follows:

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17. Purpose

- (1) The purpose of the Civic Buildings and Grounds Equipment Replacement Reserve is to finance the cost of replacing equipment used by the Civic Buildings and Grounds Department.

Funding

- (2) This Reserve shall be funded annually from an authorized provision in the City's Operating Budget. The provision shall be equal to **5.1%** of the present replacement value of the equipment (net of salvage value) covered by the Reserve.

Expenditures

- (3) This Reserve shall only be used for capital expenditures for the replacement of equipment for the Civic Buildings and Grounds Department.

FINANCIAL IMPACT

There will be no impact to the 1998 Operating Budget for Vote 22-9 as the increase to the transfers to reserves account will be offset by an equal reduction to the fixed asset purchases account. The impact to the 1998 Capital Budget will be the inclusion of a line item for the aggregate total of the small equipment scheduled for replacement in that year. In the future, scheduled equipment replacements will be budgeted for in the Capital Budget with expenditures financed from the reserve, and the reserve funded by budgeted transfers from the Operating Budget.

CONCLUSION

The suggested change is a positive step forward towards ensuring that equipment purchase decisions are not influenced by the possibility of funds being unavailable when required. Making the purchases part of the Capital Budget increases the flexibility in being able to extend the life of equipment as the funds will be there in future and not lost with each Operating Budget cycle. In addition, the change will ensure a constant provision for equipment replacement in the Operating Budget.

It is proposed that the policy change take effect with the 1998 Capital and Operating Budgets. If the Capital Budget is approved before adoption of the required policy change,

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post budget approval is necessary to ensure that Capital Project #0679 includes a line item for the 1998 budgeted small equipment purchases of \$146,300. It is also proposed that any unused funds from the 1997 fixed asset purchases account be transferred to the reserve to put some start up funds in the reserve for the small equipment component.”

**4. City of Saskatoon Animal Control Program
(File No. CK. 151-6)**

- RECOMMENDATION:**
- 1) that a new Animal Control Program be adopted, as outlined under Option C of the following report of the General Manager, Finance Department dated December 2, 1997; and
 - 2) that this matter be referred to the Budget Committee for consideration of the funding requirement for Option C.

Your Committee has met with representatives of the S.P.C.A. and reviewed the following report of the General Manager, Finance Department dated December 2, 1997 regarding a new Animal Control Program for the City of Saskatoon, and supports Option C at this time:

“JUSTIFICATION

As the result of discussions with S.P.C.A. since the November 10 meeting, the Administration has negotiated three service level options for the Committee to consider. These three options (Options B, C and D), subject to budgetary approval, would be acceptable to the S.P.C.A. The other (Option A) is the status quo.

As the negotiations continued, it became clear that the ‘bottom line’ of the S.P.C.A. was to provide at least a minimum level of service 24 hours per day, 7 days per week. They hold this position for two main reasons. First, based on the calls they now receive from members of the public demanding service, the S.P.C.A believes the public expectation is that animal services are available 24 hours per day, 7 days per week.. Animal control problems occur day and night, every day of the week and when there is a problem (lost, injured, or a noise complaint, for example), the public expects a response.

The second issue for S.P.C.A. is related to the first. As a body whose mandate is the humane treatment of animals, the S.P.C.A. is concerned that, if the animal control service they offer is not adequate, they are potentially putting their main function in jeopardy. In other words, an inadequate and underfunded animal service program may jeopardize the

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S.P.C.A.'s profile and fund raising efforts for their programs related to the humane treatment of animals.

OPTIONS

The proposed budgets for the status quo and the three new options follow an explanation of these options:

Option A is the status quo. Over the last few years the Saskatoon Police Service, in dealing with its own budget issues, has reduced the service level for animal control from a high of three full-time staff and three seasonal staff to the current level of 1.0 staff year and one vehicle). This option is presented because it is the status quo. It is not acceptable to the S.P.C.A.

Net Mill Rate Impact of Option A: \$0

Option B would provide for two staff working the day shift (one Animal Service Officer and the Coordinator), two Animal Service Officers working the evening shift, and one Animal Service Officer working the night shift. All other administrative supports (and emergency coverage) are absorbed by the S.P.C.A.

Net Mill Rate Impact of Option B: \$120,000

Option C would provide for two staff working a the day shift (one Animal Service Officer and the Coordinator), two Animal Service Officers working the evening shift, and one Animal Service Officer with one support person working a the night shift. This option provides for the availability of two staff at all times. All other administrative supports (and emergency coverage) are absorbed by the S.P.C.A.

Net Mill Rate Impact of Option C: \$145,000

Option D, which was originally submitted by the S.P.C.A., would provide for two staff working the day shift (one Animal Service Officer and the Coordinator), two Animal Service Officers working the evening shift, and two Animal Service Officers working the night shift. This option provides for the availability of two staff at all times. In addition, this option include one administrative support staff and .5 staff years for educational/program support.

Net Mill Rate Impact of Option D: \$190,000

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All of these options assume the base transfer of \$56,300 from the Police budget. It should also be noted that the Saskatoon Police Service has again reiterated its position that it is out of this business after December 31, 1997. A copy of a November 18, 1997 letter, from the Deputy Chief of Administration to the General Manager, Finance, is attached.

POLICY IMPLICATIONS

If City Council accepts the transfer of animal control services to the Saskatoon S.P.C.A., the Administration will begin to prepare the necessary amendments and agreements to effect the transfer.

FINANCIAL IMPACT

As noted in the budgets for each option above, the mill rate impact for 1998 ranges from \$120,000 (Option B) to \$190,000 (Option D). Based on the service level selected, the appropriate budgetary estimate will need to be included in the 1998 Operating Budget.

ATTACHMENT

1. Letter from Saskatoon Police Service re: Animal Control”

Your Committee believes that the service level should be reviewed after it has been in effect for a period of time, in order to determine if it is still appropriate, or whether there could be a move to Option D.

Pursuant to earlier resolution, Item AA.8 of "Communications" was brought forward and considered.

IT WAS RESOLVED:

- 1) *that a new Animal Control Program be adopted, as outlined under Option C of the following report of the General Manager, Finance Department dated December 2, 1997; and*
- 2) *that this matter be referred to the Budget Committee for consideration of the funding requirement for Option C.*

REPORT NO. 6-1997 OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

Composition of Committee

Mr. D. Kerr, Chair
Councillor K. Waygood (shared position)
Councillor J. Postlethwaite (shared position)
Ms. P. Melis
Ms. M. Schappert
Ms. M. Boechler
Mr. R. Jaremko
Mr. S. Hanson
Mr. W.J. Campbell
Saskatoon Chamber of Commerce
Ms. B. Anderson
Mr. B. Schaffel
Ms. C. Yates
Ms. G. Vanderlinde
Mr. J. McLeod
Mr. B. Kowaluk

**1. Civic Heritage Policy - Implementation Plan
(File No. CK. 710-0)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

Your Committee has considered the following report of the General Manager, Planning and Building Department dated November 20, 1997, and submits the report to City Council as information:

BACKGROUND

The Civic Heritage Policy was approved by City Council on December 16, 1996. (See Attachment 1.) At that meeting, City Council resolved, in part:

- "3) that, if the policy and a budget are approved, the Administration develop an implementation plan, in consultation with the Municipal

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Heritage Advisory Committee, the Municipal Planning Commission and other applicable committees of City Council."

The budget to implement this policy will be phased in over three years (1997-99).

This report responds to the directive above.

REPORT

The implementation plan serves as a planning tool for Civic Administration to ensure that workload, resources and time are allocated effectively in order to implement the Civic Heritage Policy; it sets out who does the work, when it will be done and how and when it will be accomplished. (See Attachment 2 - Implementation Plan.) Civic staff submitted the implementation plan for review to the Municipal Heritage Advisory Committee, the Municipal Planning Commission, the Albert Community Centre Committee and the Marr Residence Management Committee. Staff met with the Municipal Heritage Advisory Committee and the Municipal Planning Commission.

The Chairs of the Albert Community Centre and the Marr Residence Management Committees advised Civic Administration that the report was received and that the two committees had no specific comments. After reviewing the plan with staff, the Municipal Planning Commission also received the information.

Staff met with both the full Municipal Heritage Advisory Committee and its Policy Subcommittee. Discussion centred on the future role of the Municipal Heritage Advisory Committee in heritage matters in relation to the role of Civic Administration. Staff assured the Municipal Heritage Advisory Committee that its mandate is set by bylaw and remains unchanged. (See Attachment 3 for a copy of the relevant bylaw.) The relationship of the Municipal Planning Commission to Civic Administration was used as an example of a working relationship between the Administration and a Committee appointed by City Council. Staff noted that, as happens with the Municipal Planning Commission, Administration reports will be sent to the Municipal Heritage Advisory Committee rather than directly to City Council. We believe that, within our budgeted resources, Civic Administration will now be able to provide a more substantial level of service by way of research and expertise, thus enabling the Committee to build on this working relationship to provide advice to City Council on a range of issues related to matters arising out of the *Heritage Property Act* and associated regulations.

We are pleased to report that a number of the initiatives described in the implementation plan are underway. Some examples are:

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- A discussion paper is being prepared which describes various types of support (financial and non-financial) that the City may provide to owners of heritage property to encourage appropriate conservation.
- Staff are drafting a letter of understanding with Meewasin Valley Authority to work together regarding the research of heritage property and the development of a shared computer inventory of such property. The intent is to avoid duplication of effort and to spend limited funding as effectively as possible.
- In terms of legislation and process, staff have recommended that the authority to approve alterations to designated heritage property be delegated to the Municipal Heritage Advisory Committee. This will ensure the City's legal obligations with regard to timeframe are met and will provide better customer service to property owners. We are also working with the Municipal Heritage Advisory Committee to update the evaluation process used to determine which heritage property should be designated.

We have spoken with a representative of the Saskatchewan Architectural Heritage Society to initiate discussions on how we might best approach the issue of making the Building Code more flexible in terms of renovating heritage property without compromising safety.

- Along with staff from the Meewasin Valley Authority, civic staff have met with representatives of the provincial government regarding a common inventory of archaeological and palaeontological sites. Shared knowledge and technology will promote the effective use of limited resources.
- A key commitment of the Civic Heritage Policy is the development of a pro-active heritage review and evaluation process for City-owned property. Civic staff are currently collecting information on older property owned by the City, from which we will establish a formal inventory. This will form the basis for the review and evaluation process.
- Communications and awareness are critical to the success of the Civic Heritage Policy. Heritage and Urban Design staff worked with the three Business Improvement Districts to organize a workshop entitled, "Profiting From Design: How to Use Your Building Facade to Market Your Business." Participants learned how owners of older commercial properties had enhanced heritage architectural features on building facades to create a unique corporate image and how that had

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translated into improved business. In order to reach a broader population, civic staff are part of the organizing committee for the Saskatchewan Heritage Forum, to be held in Saskatoon in April 1998 and will be participating in the Saskatoon Heritage Fair in February 1998.

In the initial six months of operation, the heritage program has taken significant steps along the road to implementing the corporation's role in the heritage of our community, as reflected in Civic Heritage Policy. The approach has been and will continue to be participatory, encouraging broad community involvement in conserving and interpreting Saskatoon's material, natural and human heritage.

ATTACHMENTS

1. Civic Heritage Policy, December 16, 1996.
2. Implementation Plan
3. Bylaw No. 6111, "A Bylaw to establish a Municipal Heritage Advisory Committee."

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REPORT NO. 16-1997 OF THE EXECUTIVE COMMITTEE

Composition of Committee

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

**1. PAC Personal and Commercial Storage Inc.
Purchase of 2910 - 11th Street West
File No. CK. 1905-6)**

RECOMMENDATION: that City Council authorize the preparation and execution of a servicing and tax abatement agreement between the City and PAC Personal and Commercial Storage Inc. under the terms outlined in the report of the City Commissioner dated December 1, 1997.

Your Committee has considered and concurs with the following report of the City Commissioner dated December 1, 1997.

“BACKGROUND

Inventure Capital Corporation of Toronto acquired the abandoned former stockyards site on 11th Street West in 1988. They planned to redevelop the site for light industrial and commercial uses. They entered into an agreement with the City in November 1988 to convert to the City's sewer and water mains. The City, following our normal practice, required that they pay off-site levies for trunk sewer, primary water mains, lift station, arterial roads, and parks which totalled \$288,579.48. The Agreement required Inventure Capital to pay the off-site levies by paying 50% of the gross sale price on the sale of the first parcel of the land and a sum equal to 25% of the gross sale price on each subsequent parcel sale. The balance of the levies were to be paid by September 30, 2004.

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Unfortunately, the only parcel sold by Inventure was in August 1966 to PAC Personal Storage for a \$25,000. At the time of the sale \$12,500 was paid to the City for off-site levies.

DISCUSSION

Since the closure of Western Stockyards in 1978, the site has been on “orphan property” which is not maintained and is a dangerous eyesore with holes, weeds, and rubble. Various developers have considered the property but have been discouraged by the expense of removing concrete foundations, clearing rubble, and paying the off-site levies. Inventure has not paid taxes on the property since 1994, and the current taxes with arrears total \$221,583.21

It is unrealistic to expect that the City will ever be paid the tax arrears and off-site levies. The current state of the property makes it uneconomical for a developer to assume these costs when considering development. The City has registered tax liens against the property but will not be in a position to take tax title until July 1, 1999. If the City was to take title, the City would attempt to sell the property with the condition that the purchaser remove the concrete and debris and fill in the holes on site.

PAC Personal and Commercial Storage Inc. is considering the acquisition of the remaining property of the former stockyards. They would acquire the site from Inventures Capital Corporation subject to the City agreeing to the following proposal:

1. PAC will pay the City \$30,452.62 in full settlement of all outstanding taxes and liens.
2. The City will waive all current and future off-site levies.
3. PAC Storage will, within three years of possession demolish the existing barn structures, remove all concrete, rubble, incidental material, and fill in the holes on site. PAC further agrees to post a letter of credit in favour of the City in the sum of \$150,000 to ensure compliance.
4. PAC Storage or its tenants will not be liable for property taxes for 12 months from the date that a tenant takes possession of a portion of the property.

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While this proposal would result in a substantial tax write-off and the loss of off-site levies, the alternative is to leave an unattractive and potentially hazardous piece of property to be left in its unhappy state.”

<i>IT WAS RESOLVED:</i>	<i>that City Council authorize the preparation and execution of a servicing and tax abatement agreement between the City and PAC Personal and Commercial Storage Inc. under the terms outlined in the report of the City Commissioner dated December 1, 1997</i>	
<i>YEAS:</i>	<i>His Worship the Mayor, Councillors Atchison, Birkmaier, Harding, Heidt, Langford, Maddin, McCann, Roe, and Waygood</i>	<i>10</i>
<i>NAYS:</i>	<i>Councillor Steernberg</i>	<i>1</i>

REPORT NO. 17-1997 OF THE EXECUTIVE COMMITTEE

Composition of Committee

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

1. Appointments to Boards, Commissions and Committees - 1998
(Files CK. 175-1, 225-1 and 255-1)

Your Committee has met and considered the matter of appointments and reappointments to City Council’s various boards, commissions and committees. This report deals with the filling of vacancies only - it does not include current members whose terms have not expired.

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ADMINISTRATION AND FINANCE COMMITTEE
(File No. CK. 225-50)

RECOMMENDATION:

- 1) that the following be appointed to the Administration and Finance Committee to the end of April 1999:

Councillor D.L. Birkmaier
Councillor M. Heidt
Councillor A. Langford
Councillor J. Maddin
Councillor K. Waygood; and

- 2) that the following be appointed to the Administration and Finance Committee from May 1999 to the end of October 2000:

Councillor D. Atchison
Councillor H. Harding
Councillor P. McCann
Councillor P. Roe
Councillor R. Sternberg

ADOPTED.

PLANNING AND OPERATIONS COMMITTEE
(File No. CK. 225-49)

RECOMMENDATION:

- 1) that the following be appointed to the Planning and Operations Committee to the end of April 1999:

Councillor D. Atchison
Councillor H. Harding
Councillor P. McCann
Councillor P. Roe
Councillor R. Sternberg

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- 2) that the following be appointed to the Planning and Operations Committee from May 1999 to October 2000:

Councillor D.L. Birkmaier
Councillor A. Langford
Councillor M. Heidt
Councillor J. Maddin
Councillor K. Waygood

ADOPTED.

ADVISORY COMMITTEE ON ANIMAL CONTROL
(File No. 225-9)

RECOMMENDATION:

that the following be reappointed to the Advisory Committee on Animal Control for the year 1998:

Councillor M. Heidt	
Dr. Lynn Webster	(Western College of Veterinary Medicine)
Dr. Bill Gee	(Saskatoon Academy of Veterinary Practitioners)
Staff Sergeant Glenn Thomson	(Saskatoon Police Service)
Ms. Terri Troupe-Logue	(S.P.C.A.)
Mr. Russell Scott	(Saskatoon District Health Board)
Mr. John Sidorak	(general public)
Ms. Pauline Gaudette	(general public)
Ms. Sharon Smart	(general public)

ADOPTED.

ADVISORY COMMITTEE ON WOMEN'S ISSUES
(File No. 225-48)

RECOMMENDATION:

that the following be appointed and reappointed to the Advisory Committee on Women's Issues to the end of 1999:

Councillor K. Waygood

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Ms. Margo Couldwell
Ms. Eva Marie Lerat
Ms. Parisa Sheermohammadi (replacing Ms. Gloria Ledoux)

ADOPTED.

**ALBERT COMMUNITY CENTRE MANAGEMENT COMMITTEE
(File No. CK. 225-27)**

RECOMMENDATION:

- 1) that the following be appointed and reappointed to the Albert Community Centre Management Committee for the year 1998:

Councillor K. Waygood
Councillor H. Harding
Mr. Grant Whitecross (representing Nutana Community Association)
Mr. Bob McLeod (City employee designated by City Commissioner)
Mr. Rolf Krohn (Public-at-large)
Mr. Darrell Epp (representing Varsity View Community Association); and

- 2) that a further report be submitted regarding the two remaining vacancies on the Albert Community Centre Management Committee.

ADOPTED.

**AUDIT COMMITTEE
(File No. CK. 225-13)**

RECOMMENDATION:

that the following be reappointed to the Audit Committee for the year 1998:

Councillor D.L. Birkmaier
Councillor J. Maddin
Councillor P. McCann

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Councillor R. Steernberg
Councillor D. Atchison

ADOPTED.

**BOARD OF POLICE COMMISSIONERS
(File No. CK. 175-23)**

RECOMMENDATION:

that the following be appointed and reappointed to the Board of Police Commissioners for the year 1998:

Councillor P. McCann
Councillor J. Maddin
Mr. Todd Peterson (replacing Mr. Maurice Blondeau)
Ms. Joan Llewellyn

ADOPTED.

**BOARD OF TRUSTEES - GENERAL SUPERANNUATION PLAN
(File No. CK. 175-14)**

RECOMMENDATION:

that Councillors R. Steernberg and P. McCann replace Councillors M. Heidt and H. Langlois on the Board of Trustees - General Superannuation Plan.

ADOPTED.

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BOARD OF TRUSTEES OF DEFINED CONTRIBUTION PLAN FOR SEASONAL AND NON-
 PERMANENT PART-TIME EMPLOYEES
 (File No. CK. 175-40)

RECOMMENDATION:

that the following be appointed and reappointed to the Board of Trustees of Defined Contribution Plan for Seasonal and Non-Permanent Part-Time Employees:

Ms. Lisa Olson (replacing Ms. Judy Schlechte)
 Councillor K. Waygood

ADOPTED.

BROADWAY BUSINESS IMPROVEMENT DISTRICT BOARD OF MANAGEMENT
 (File No. CK. 1680-3)

RECOMMENDATION:

that the following be reappointed to the Broadway Business Improvement District Board of Management for the year 1998:

Councillor K. Waygood
 Mr. Derek Kindrachuk
 Mr. Robert Green
 Mr. Greg Botting
 Ms. Terri Palmer
 Ms. Janice Shoquist
 Ms. Cynthia Hoffos
 Mr. Dwight Scheer
 Mr. Nitu Vasani
 Ms. Gail Vanderlinde
 Mr. Bela Barabas
 Ms. Jan Norris (non-voting member)

ADOPTED.

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BUDGET COMMITTEE
(File No. CK. 225-46)

RECOMMENDATION:

that the following be reappointed to the Budget Committee for the year 1998:

His Worship the Mayor
Councillor H. Harding
Councillor P. McCann
Councillor M. Heidt
Councillor J. Maddin
Councillor K. Waygood
Councillor D. Atchison
Councillor D.L. Birkmaier
Councillor A. Langford
Councillor P. Roe
Councillor R. Steernberg

ADOPTED.

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT BOARD OF MANAGEMENT
(File No. CK. 1680-2)

RECOMMENDATION:

that the following be appointed and reappointed to the Downtown Business Improvement District Board of Management for the year 1998:

Councillor D. Atchison
Councillor D.L. Birkmaier
Ms. Sandi Bergen
Ms. Cathy Allen
Mr. Jim Woytiuk
Mr. Rick Brunsdon
Mr. Byron Horachek
Mr. Terry Scaddan
Mr. Dick Batten
Mr. Gordon Spooner

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Mr. Greg Broadbent
Mr. Paul Leier
Ms. Shannon Bews

ADOPTED.

**EMERGENCY MEASURES CONTROL COMMITTEE
(File No. CK. 225-30)**

RECOMMENDATION:

that Councillor R. Steernberg be reappointed to the Emergency Measures Control Committee for the year 1998.

ADOPTED.

**EXECUTIVE COMMITTEE
(File No. CK. 225-51)**

RECOMMENDATION:

that the following be reappointed to the Executive Committee for the year 1998:

His Worship the Mayor
Councillor D. Atchison
Councillor D.L. Birkmaier
Councillor H. Harding
Councillor M. Heidt
Councillor A. Langford
Councillor J. Maddin
Councillor P. McCann
Councillor P. Roe
Councillor R. Steernberg
Councillor K. Waygood

ADOPTED.

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FIREFIGHTERS' PENSION FUND TRUSTEES
(File No. CK. 175-17)

RECOMMENDATION:

- 1) that the term of office on The Firefighters' Pension Fund Trustees be changed to that of other pension plan boards of trustees, ie. whereby trustees are replaced only upon resignation or termination;
- 2) that the City Solicitor be requested to undertake the necessary action to effect the above; and
- 3) that the following be reappointed to the Firefighters' Pension Fund Trustees for the year 1998:

His Worship Mayor Dayday
Mr. O. Mann
Mr. Bruce Richards

ADOPTED.

LAND BANK COMMITTEE
(File No. CK. 225-33)

RECOMMENDATION:

that the following be appointed and reappointed to the Land Bank Committee for the year 1998:

His Worship the Mayor
Councillor D.L. Birkmaier
Councillor K. Waygood
Councillor M. Heidt
Councillor H. Harding
Councillor A. Langford

ADOPTED.

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**LEISURE SERVICES ADVISORY BOARD
(File No. CK. 175-4)**

RECOMMENDATION:

- 1) that the following be appointed and reappointed to the Leisure Services Advisory Board to the end of the year 2000:

Councillor R. Steernberg
Mr. Johnny Marciniuk (replacing Ms. Donna Scissons as a representative of the Board of Education for Saskatoon Catholic Schools)

Ms. Cathy Biden (replacing Mr. Francis Kreiser as a representative of the Nutana Suburban Program Advisory Committee)

Mr. Bill Bender (representing Saskatoon Council on Aging Inc.)
Ms. Peggy Miller (representing North Saskatchewan Independent Living Centre); and
- 2) that a further report be submitted regarding the remaining vacancies on the Leisure Services Advisory Board.

ADOPTED.

**LIBRARY BOARD
(File No. CK. 175-19)**

RECOMMENDATION:

that the following be appointed and reappointed to the Library Board to the end of 1999:

His Worship the Mayor
Councillor K. Waygood
Ms. Judith Chuey
Ms. Kathy Evans
Ms. Teresa Harley
Mr. Ian Wilson (replacing Mr. Daniel Kishchuk)
Mr. Dale Kohlenberg

ADOPTED.

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MARR RESIDENCE MANAGEMENT BOARD
(File No. CK. 225-52)

RECOMMENDATION:

that the following be appointed and reappointed to the Marr Residence Management Board to the end of the year 2002:

Councillor K. Waygood
Ms. Linda Stark (replacing Mr. Bruce Shepard)

ADOPTED.

MEEWASIN VALLEY AUTHORITY
(File No. CK. 180-6)

RECOMMENDATION:

that the following be reappointed to the Meewasin Valley Authority for the year 1998:

Councillor A. Langford
Lee Ann Coveyduck
Councillor R. Steernberg
Councillor P. Roe

ADOPTED.

MUNICIPAL HERITAGE ADVISORY COMMITTEE
(File No. CK. 225-18)

RECOMMENDATION:

that the following be appointed and reappointed to the Municipal Heritage Advisory Committee for the terms indicated:

Ms. Pauline Melis (to the end of 1998)

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Mr. W.J. Campbell (to the end of 1999)
Ms. Barbara Anderson (to the end of 1999)

ADOPTED.

MUNICIPAL PLANNING COMMISSION
(File No. CK. 175-16)

RECOMMENDATION:

that the following be appointed and reappointed to the Municipal Planning Commission for the terms indicated:

Councillors P. Roe and K. Waygood (to the end of 2000 - sharing one appointment)
Ms. Lina Eidem (to the end of 1999)
Mr. Glen Grismer (to the end of 1999)
Mr. Ken Rauch (to the end of 2000)
Ms. Leslie Belloc-Pinder (to the end of 2000)
Mr. Gregory Kitz (to the end of 2000)
Ms. Sheila Denysiuk (to the end of 2000)

ADOPTED.

PENSION BENEFITS COMMITTEE
(File No. CK. 175-14)

RECOMMENDATION:

that Councillor R. Steernberg replace Councillor D. Atchison on the Pension Benefits Committee.

ADOPTED.

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**PROPERTY MAINTENANCE APPEAL BOARD
(File No. CK. 225-54)**

RECOMMENDATION:

that the following be reappointed to the Property Maintenance Appeal Board to the end of the year 2000:

Mr. Philip Kuefler
Ms. Judith Heminger

ADOPTED.

**RACE RELATIONS COMMITTEE
(File No. CK. 225-40)**

RECOMMENDATION:

that the following be appointed and reappointed to the Race Relations Committee for the terms indicated:

Ms. Freda E. Trew	(representing the Saskatoon Board of Education to the end of 1999)
Ms. Bev Hanson	(representing the Saskatoon Catholic Board of Education to the end of 1999)
Superintendent Dan Wiks	(representing the Saskatoon Police Service to the end of 1999)
Ms. Sandra Belanger	(representing the Saskatoon District Health Board to the end of 1999)
Ms. Mary Janvier	(representing the Department of Social Services to the end of 1999)
Ms. Wilna Masuskapoe	(to the end of 1998)
Rev. Dr. Ivan Wilson	(to the end of 1998)
Ms. Eleanor Shia	(to the end of 1998)
Mr. Winston McKay	(to the end of 1998)
Mr. Roger Carter	(to the end of 1998)
Dr. Shakeel Akhtar	(to the end of 1998)
Ms. Amilda Gamble	(to the end of 1998)
Mr. Patrick J. Wolfe	(to the end of 1998)

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Councillor A. Langford (to the end of 1998)
Councillor J. Maddin (to the end of 1998)

ADOPTED.

**RIVERSDALE BUSINESS IMPROVEMENT DISTRICT BOARD OF MANAGEMENT
(File No. CK. 1680-4)**

RECOMMENDATION:

that the following be reappointed to the Riversdale Business Improvement District Board of Management for the year 1998:

Councillor A. Langford
Mr. Peter Coad
Mr. Cliff Arthurs
Mr. Karl Baumgardner
Mr. Daryl Brown
Mr. Art Mark
Mr. Tim Wake

ADOPTED.

**SASKATCHEWAN URBAN MUNICIPALITIES ASSOCIATION BOARD OF DIRECTORS
(File No. CK. 155-3)**

RECOMMENDATION:

that Councillors D.L. Birkmaier and M. Heidt be reappointed to the Saskatchewan Urban Municipalities Association Board of Directors for the year 1998.

ADOPTED.

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**SASKATOON BOXING AND WRESTLING COMMISSION
(File No. CK. 175-24)**

RECOMMENDATION:

that the following be reappointed to the Saskatoon Boxing and Wrestling Commission for the year 1998:

Councillor D. Atchison
Councillor R. Steernberg
Councillor D.L. Birkmaier

ADOPTED.

**THE SASKATOON CENTENNIAL AUDITORIUM FOUNDATION BOARD OF DIRECTORS
AND THE CENTENNIAL AUDITORIUM AND CONVENTION CENTRE CORPORATION
BOARD OF DIRECTORS
(File No. CK. 175-28)**

RECOMMENDATION:

that the City's representative be instructed to vote the City's proxy at the 1998 Annual Meeting of The Saskatoon Centennial Auditorium Foundation Board of Directors and The Centennial Auditorium and Convention Centre Corporation Board of Directors for the reappointment of the following people for the years 1998 and 1999:

His Worship the Mayor
Councillor R. Steernberg
Mr. Jim Kozmyk
Ms. Julia Sauter
Ms. Pat Beck
Ms. Sharon Maher

ADOPTED.

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SASKATOON DEVELOPMENT APPEALS BOARD
(File No. CK. 175-21)

RECOMMENDATION:

that the following be reappointed to the Saskatoon Development Appeals Board for the terms indicated:

Ms. Katherine Rawlyk	(to the end of 2000)
Mr. Garry Byers	(to the end of 1998)
Mr. Robert Tennent	(to the end of 2000)

ADOPTED.

SASKATOON DISTRICT PLANNING COMMISSION
(File No. CK. 175-10)

RECOMMENDATION:

that the following be appointed and reappointed to the Saskatoon District Planning Commission to the end of the year 2000:

Mr. Lorne Sully
Councillor H. Harding

ADOPTED.

SASKATOON ENVIRONMENTAL ADVISORY COMMITTEE
(File No. CK. 175-9)

RECOMMENDATION:

that the following be appointed and reappointed to the Saskatoon Environmental Advisory Committee to the end of 1999:

Councillor H. Harding
Dr. Gladys Murphy
Dr. Jiri (George) Strnad

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Mr. Peter Freimanis
Mr. Harry VanEyck (replacing Mr. Don Figley)
Dr. Liana Nolan

ADOPTED.

**SASKATOON GALLERY AND CONSERVATORY CORPORATION BOARD OF TRUSTEES
(File No. CK. 175-27)**

RECOMMENDATION:

that the City's representative be instructed to vote the City's proxy at the 1998 Annual Meeting of The Saskatoon Gallery and Conservatory Corporation Board of Trustees for the following appointments and reappointments for the years 1998 and 1999:

Councillor P. McCann
Ms. Marcelle M. Marion (replacing Mr. Ray Martineau)
Ms. Trudi Barlow
Mr. Donald Morgan

ADOPTED.

**SASKATOON PRAIRIELAND EXHIBITION CORPORATION
(File No. CK. 175-29)**

RECOMMENDATION:

that Councillor D. Atchison be appointed to the Saskatoon Prairieland Exhibition Corporation for the year 1998.

ADOPTED.

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SOCIAL HOUSING ADVISORY COMMITTEE
(File No. CK. 225-41)

RECOMMENDATION:

that Councillors K. Waygood and A. Langford be appointed to share a position on the Social Housing Advisory Committee for the year 1998.

ADOPTED.

SOCIAL SERVICES SUBCOMMITTEE
(File No. CK. 225-2-4)

RECOMMENDATION:

that the following be reappointed to the Social Services Subcommittee for the year 1998:

Mr. Gary Ulrich
Mr. Robb Watts
Ms. Arla Gustafson
Mrs. Joan Elder
Ms. Ellen Erickson

ADOPTED.

TECHNICAL PLANNING COMMISSION
(File No. CK. 175-26)

RECOMMENDATION:

that Councillor D.L. Birkmaier be reappointed to the Technical Planning Commission for the year 1998.

ADOPTED.

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TOURISM SASKATOON - BOARD OF DIRECTORS
(File No. CK. 175-30)

RECOMMENDATION:

that Councillors J. Maddin and M. Heidt be appointed to the Tourism Saskatoon - Board of Directors for the year 1998.

ADOPTED.

TRAFFIC SAFETY COMMITTEE
(File No. CK. 225-8)

RECOMMENDATION:

that the following be appointed and reappointed to the Traffic Safety Committee to the end of 1999:

Councillor A. Langford	
Mr. Walter Chuey	
Mr. Nick Lloyd	(replacing Ms. Marta Juhasz)
Mr. Claude Gauthier	
Mr. Donald Sheppard	
Mr. Zoltan Markan	(representing Citizen's Advisory Council of the Saskatoon Board of Education)
Mr. Al Herman	(representing SGI Traffic Safety Promotion Division)
Mr. Wayne Ridsdale	(representing the Trucking Industry)

ADOPTED.

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**VISUAL ARTS PLACEMENT JURY
(File No. CK. 225-44)**

RECOMMENDATION:

that the following be appointed and reappointed to the Visual Arts Placement Jury for the terms indicated:

Ms. Dawna Rose	(representing the Professional Arts Community to the end of 1999)
Mr. Lee Baker	(to the end of 1998)
Mr. Peter Purdue	(to the end of 1998)
Ms. Lyn Jeffery	(to the end of 1998)
Ms. Barbara Beavis	(to the end of 1998)

ADOPTED.

**WANUSKEWIN HERITAGE PARK BOARD OF DIRECTORS
(File No. CK. 175-33)**

RECOMMENDATION:

that City Commissioner Irwin be reappointed as the City's representative on The Wanuskewin Heritage Park Board of Directors for the year 1998.

ADOPTED.

**YELLOWHEAD HIGHWAY ASSOCIATION
(File No. CK. 155-5)**

RECOMMENDATION:

that Councillor D.L. Birkmaier be reappointed as the City's representative on The Yellowhead Highway Association for the year 1998.

ADOPTED.

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REPORT NO. 18-1997 OF THE EXECUTIVE COMMITTEE

Composition of Committee

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

**1. Berini Interceptor Sewer - Stage I
Contract 7-0001
1997 Capital Budget Project No. 786
(File No. CK. 7820-1)**

- RECOMMENDATION:**
- 1) that City Council approve additional funding of \$826,500 from the Infrastructure Replacement Reserve - Water and Sanitary Sewers to complete the Berini Interceptor Sewer - Stage I; and
 - 2) that City Council authorize the General Manager, Public Works Department and the City Solicitor to re-negotiate the contract with Dibco Underground limited to include using the specified alternate equipment to a maximum additional amount of \$801,423.00.

ADOPTED.

Your Committee has considered and concurs with the following report of the General Manager, Public Works Department dated December 2, 1997:

“At its meeting held on March 17, 1997, City Council approved a recommendation to award a contract in the amount of \$2,677,027.65 to Dibco Underground Limited, Bolton, Ontario for the construction of the Berini Interceptor Sewer - Stage I. The contractor commenced

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construction in early June, 1977 and has satisfactorily completed approximately 60% of the work to date. As a result of an unanticipated geological boulder pavement at the elevation of the interceptor sewer, the contractor has not been able to make any significant progress in the work since October 10, 1997. Geological drillings prior to tendering the project did not detect the presence of the boulder pavement and consequently, this information could not be transmitted to prospective bidders. Additional geological investigative work has been completed which indicates that the boulder pavement will persist throughout the remainder of the project.

The contractor has submitted a proposal which involves the use of alternate tunnelling equipment which can operate successfully within the conditions being encountered. The contractor has proposed to use a tunnel excavator shield to install an 84 inch diameter rib and lagging primary liner followed by the insertion of the 48 inch interceptor sewer. Using this method, the excavation of the clay till and boulder pavement is performed using an operator controlled underground mini-excavator similar in nature to a backhoe. As the excavation takes place, a primary protective liner of steel ribs and wooden lagging is installed. The concrete interceptor sewer is then installed within the primary liner and the void space between the liner and the sewer is filled with a non-shrink sand/cement grout.

The cost of completing the project under the current conditions is estimated as follows:

1. Extra cost for alternative tunnelling method	\$581,371
2. Extra cost incurred due to boulders during installation of portion completed to date	116,470
3. Extra cost to remove 6 pipe sections broken by boulder pressure	50,000
4. Extra engineering and geotechnical investigation costs	25,000
5. Extra cost to extend tunnel by 40 metres (required to start Stage II)	<u>53,582</u>
Total extra costs	\$826,423

It is proposed that funding for the completion of the Berini Interceptor Sewer - Stage I be obtained from the Infrastructure Replacement Reserve - Water and Sanitary Sewers by deferring construction of Stage II (Kerr Road to Gray Avenue) to 1999 (originally proposed for 1998).”

Moved by Councillor Heidt, Seconded by Councillor Maddin,

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

CARRIED.

ENQUIRIES

**Councillor D.L. Birkmaier
Common Use Building -
City of Saskatoon and University of Saskatchewan
(File No. CK. 500-1)**

With the recent announcements of the University of Saskatchewan with respect to the forced closure of facilities on campus, would the Mayor consider striking a committee to work with the University that could address common use buildings and opportunities?

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7706

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7706, being "*The Zoning Amendment Bylaw, 1997 (No. 35)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7706 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7706.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7706 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7706 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7706 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Bylaw No. 7711

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7711, being "*The Zoning Amendment Bylaw, 1997 (No. 36)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7711 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7711.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7711 was considered clause by clause and approved.

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Moved by Councillor Heidt, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7711 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7711 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7712

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7712, being "*The Zoning Amendment Bylaw, 1997 (No. 37)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Heidt, Seconded by Councillor McCann,
THAT Bylaw No. 7712 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Roe,
THAT Council go into Committee of the Whole to consider Bylaw No. 7712.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7712 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Langford,
THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,
THAT permission be granted to have Bylaw No. 7712 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7712 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7714

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7714, being "*The Zoning Amendment Bylaw, 1997 (No. 38)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7714 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7714.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7714 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7714 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7714 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Bylaw No. 7721

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7721, being "*The Bank Account and Cheque Signing Amendment Bylaw, 1997*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7721 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7721.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7721 was considered clause by clause and approved.

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Moved by Councillor Heidt, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7721 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7721 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7722

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7722, being "*Dundurn Fire Protection Agreement Bylaw, 1997*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Heidt, Seconded by Councillor McCann,
THAT Bylaw No. 7722 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7722.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7722 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7722 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7722 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7723

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7723, being "*The Waterworks Amendment Bylaw, 1997*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7723 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7723.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7723 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7723 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Harding,

THAT Bylaw No. 7723 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Bylaw No. 7724

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT permission be granted to introduce Bylaw No. 7724, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 5115, entitled, 'A bylaw of The City of Saskatoon regulating the use of the public sewage works and storm sewers and to provide for the levying and collecting of a charge for the use of the public sewage works'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7724 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7724.

CARRIED.

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

Committee arose.

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

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That while in Committee of the Whole, Bylaw No. 7724 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Langford,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7724 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Harding,

THAT Bylaw No. 7724 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Moved by Councillor Heidt,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 9:50 p.m.

Mayor

City Clerk