

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, February 17, 1997  
at 7:00 p.m.

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

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Councillors Atchison, Birkmaier, Heidt, Langford, Langlois,  
McCann, Postlethwaite, Roe, Steernberg and Waygood;  
City Commissioner Irwin;  
City Solicitor Dust;  
City Clerk Mann;  
A/City Councillor's Assistant Holmstrom

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

*THAT the minutes of the regular meeting of City Council held on February 3, 1997, be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) Zoning Bylaw Amendment  
Parcels CB and CP, Plan 96-S-22416  
SILVERSPRING NEIGHBOURHOOD  
(R.1A to RM(Tn) and R.1A to B.1A Districts)  
Proposed Bylaws No. 7602 and 7603  
(File No. CK. 4350-1)**

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

“Attached is a copy of Clause 1, Report No. 15-1996 of the Municipal Planning Commission which was adopted by City Council at its meeting held on November 4, 1996.

A copy of Notice which appeared in the local press under dates of January 25 and February 1, 1997 is also attached.

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Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of proposed Bylaws No. 7602 and 7603, copies attached.

Also attached is a copy of the following communication:

- Letter dated January 27, 1997, from Darryl Kotyk;
- Letter dated February 10, 1997, from Ryan and Tracy Millar.”

*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. Ryan Millar, who recently purchased a home in this area, stated that he was not aware of any proposed rezoning to Parcel CP. He spoke against the proposed zoning change due to increased traffic and a potential decrease in property values.*

*Mr. Darryl Kotyk spoke against the proposed zoning change to Parcel CP because of a potential decrease to property values and increased traffic. He suggested several different locations.*

*Ms. Marianne Childrey spoke against the proposed rezoning of Parcel CP because of the increased traffic.*

*Mr. Glen Grismer, Chair, Municipal Planning Commission indicated that the proposed rezoning met all the established criteria.*

*Mr. Hank Seimens, representing the owner of Parcel CP, spoke in favour of the proposed rezoning.*

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

*THAT the hearing be closed.*

**CARRIED.**

*Moved by Councillor Langford, Seconded by Councillor Atchison,*

*THAT the submitted correspondence be received as information.*

**CARRIED.**

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*Moved by Councillor Langlois, Seconded by Councillor Steernberg,*

*THAT Council consider Bylaw No. 7602.*

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7602**

Moved by Councillor Langlois, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7602, being "*The Zoning Amendment Bylaw, 1997 (No.5)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT Bylaw No. 7602 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT Council go into Committee of the Whole to consider Bylaw No. 7602.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7602 was considered clause by clause and approved.

Moved by Councillor Langlois, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7602 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Langlois, Seconded by Councillor Waygood,

THAT Bylaw No. 7602 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Langlois, Seconded by Councillor Steernberg,*

*THAT Council consider Bylaw No. 7603.*

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

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**Bylaw No. 7603**

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT permission be granted to introduce Bylaw No. 7603, being "*The Zoning Amendment Bylaw, 1997 (No. 6)*" and to give same its first reading.

MOTION WAS PUT AND LOST

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

*THAT the matter of the zoning of Parcel CP be referred back to the Municipal Planning Commission for further review and report.*

*CARRIED.*

- 2b) Hearing**  
**Zoning Bylaw Amendment**  
**Keevil Crescent/Attridge Drive**  
**University Heights Suburban Development Area**  
**(M.3A to M.2, B.4 to M.2, B.4 to M.3 and M.3A and R.2 to M.3 Districts)**  
**Proposed Bylaws No. 7606 an 7607**  
**(File No. CK. 4350-1)**

**REPORT OF THE CITY CLERK:**

“Attached is a copy of Clause 1, Report No. 18-1996 of the Municipal Planning Commission which was adopted by City Council at its meeting held on December 16, 1996. A copy of Notice which appeared in the local press under dates of January 25 and February 1, 1997 is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of proposed Bylaws No. 7606 and 7607, copies attached.

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Also attached is a copy of the following communication:

- Letter dated February 14, 1997, from James E. Seibel, Gauley & Co.”

*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. James Seibel, Gauley & Co., representing Federated Co-Operatives Ltd. spoke against the proposed zoning bylaw. He indicated that there is a need for the present zoning and that Federated Co-Operatives Ltd. is willing to develop this area once the property becomes available.*

*Moved by Councillor Langford, Seconded by Councillor Atchison,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Atchison, Seconded by Councillor Roe,*

*THAT the submitted correspondence be received as information.*

*CARRIED.*

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*Moved by Councillor Atchison, Seconded by Councillor Postlethwaite,*

*THAT Council consider Bylaws No. 7606 and 7607.*

**IN DEFERRAL**

*Moved by Councillor Langlois, Seconded by Councillor Roe,*

*THAT consideration of Bylaws No. 7606 and 7607 be deferred until the March 17, 1997, Council Meeting and that the Administration submit a report at that time regarding the possibility of expediting the development of B.4 property in the northeast sector in the next few years.*

**CARRIED.**

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. REQUESTS TO SPEAK TO COUNCIL**

**1) Jim McLeod,  
The Partnership, dated February 6**

Requesting permission to address Council regarding the Summary Report of Saskatoon's Downtown Housing Forum. (File No. CK. 750-1)

**RECOMMENDATION:** that Mr. McLeod be heard.

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

*THAT Mr. McLeod be heard.*

**CARRIED.**

*Mr. McLeod reviewed the Summary Report of Saskatoon's Downtown Housing Forum.*

*Moved by Councillor Langlois, Seconded by Councillor Atchison,*

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*THAT the information be received.*

*CARRIED.*

**2) H.F. Feldkamp  
427 Lakeshore Bay, dated February 12**

Requesting permission to address Council regarding the sale of south downtown to Princeton Developments Ltd. (File No. CK. 4130-2)

**RECOMMENDATION:** that Item 6A of Unfinished Business be brought forward for consideration and Mr. Feldkamp be heard.

*Moved by Councillor Postlethwaite, Seconded by Councillor Atchison,*

*THAT Item 6a) of Unfinished Business be brought forward for consideration and Mr. Feldkamp be heard.*

*CARRIED.*

**“UNFINISHED BUSINESS**

**6a) Princeton Developments Ltd.  
(File No. CK.4130-2)**

City Council, at its meeting held on February 3, 1997, considered Clause B10, Report No. 4-1997 of the City Commissioner, copy attached, and deferred consideration of the following recommendations to this meeting:

- “1) that City Council receive the within report and proposed agreement between the City of Saskatoon and Princeton Developments Ltd. with respect to the South Downtown;
- 2) that consideration of same be deferred to the meeting of February 17, 1997; and,
- 3) that the City Solicitor be instructed to prepare and bring forward the required authorizing bylaw for the meeting of February 17, 1997.”

Report of the City Solicitor, February 10, 1997:



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“City Council at its meeting held on February 3, 1997, received a report of the City Commissioner in relation to the South Downtown Revitalization Agreement proposed to be concluded between The City of Saskatoon and Princeton Developments Ltd. It was resolved, among other things, that the City Solicitor bring forward the required authorizing Bylaw for consideration at City Council’s meeting to be held on February 17, 1997.

In this regard, I have prepared and forward herewith for consideration proposed Bylaw No. 7612, being ‘The South Downtown Revitalization Agreement Authorizing Bylaw’. Proposed Bylaw No. 7612 authorizes The City of Saskatoon to enter into the South Downtown Revitalization Agreement, and exempts certain lands and improvements from taxation in accordance with the proposed Agreement.”

*Mr. Feldkamp raised some concerns regarding the proposed agreement with Princeton Developments Ltd. He felt that all the river front property would be lost to development and there would be not be access to the river by the citizens of Saskatoon.*

*Moved by Councillor Atchison, Seconded by Councillor Roe,*

*THAT the information be received.*

*CARRIED.*

*Moved by Councillor Langlois, Seconded by Councillor Atchison,*

*THAT Section 4.2 of the proposed Agreement be amended so as to provide that the first right of refusal shall be available only for five years from the date of the execution of the Agreement.*

*MOTION WAS PUT AND LOST.*

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

*THAT Council consider Bylaw No. 7612.*

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

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**Bylaw No. 7612**

Moved by Councillor Langlois, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7612, being *"The South Downtown Revitalization Agreement Authorizing Bylaw"* and to give same its first reading.

YEAS: His Worship the Mayor, Councillors Langford, Postlethwaite,  
Birkmaier, Heidt, Waygood, Roe, and McCann 8

NAYS: Councillors Langlois, Steernberg, and Atchison 3

The bylaw was then read a first time.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT Bylaw No. 7612 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT Council go into Committee of the Whole to consider Bylaw No. 7612.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7612 was considered clause by clause and approved.

Moved by Councillor Langlois, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7612 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Langlois, Seconded by Councillor Waygood,

THAT Bylaw No. 7612 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**COMMUNICATIONS - CONTINUED**

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

**1) Kimberly Anderson, Meeting Coordinator  
Canadian Congress of Neurological Sciences, dated February 3**

Requesting Council to extend the hours under the Noise Bylaw for the Canadian Congress of Neurological Sciences 32<sup>nd</sup> Annual Meeting "Fun Night" in the Delta Bessborough Gardens to be held on Thursday, June 26, 1997. (File No. CK. 185-9)

**RECOMMENDATION:** that permission be granted to the Canadian Congress of Neurological Sciences to extend the time during which the 32<sup>nd</sup> Annual Meeting "Fun Night" may be conducted in the Delta Bessborough Gardens to 12:00 midnight on Thursday, June 26, 1997.

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

*THAT permission be granted to the Canadian Congress of Neurological Sciences to extend the time during which the 32<sup>nd</sup> Annual Meeting "Fun Night" may be conducted in the Delta Bessborough Gardens to 12:00 midnight on Thursday, June 26, 1997.*

*CARRIED.*

**2) James Cooper, Supervising Chief Instructor  
C.S.C. Motorcycle Safety Course, dated February 3**

Requesting permission for the temporary closure of a portion of Malouf Road from May 5, 1997 to August 2, 1997 and for the use of traffic control devices in connection with the Motorcycle Training Course. (File No. CK. 205-1)

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

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

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

*CARRIED.*

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**3) D. La Plante, President and M. Szajcz, DVM, Vice President  
Saskatchewan Alley Cat Allies, dated February 1**

Requesting a meeting with City Council to discuss a new feral cat program in Saskatoon. (File No. CK. 151-5)

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

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

*THAT the information be received.*

*CARRIED.*

**4) Susan Lamb, Executive Director  
Tourism Saskatoon, dated February 6**

Submitting a proposal from the Saskatchewan Economic Development and the Saskatchewan Highways and Transportation regarding Community Attraction Signs. (File No. CK. 6280-1)

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

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

*THAT the matter be referred to the Administration for a report.*

*CARRIED.*

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**5) Board of Directors  
Churchill Opportunities Foundation Inc., dated January 22**

Submitting a report on the progress and plans of Churchill Opportunities Foundation Inc. (File No. CK. 155-1)

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

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

*THAT the information be received.*

*CARRIED.*

**6) The Honourable Carol Tiechrob  
Minister of Municipal Government, dated December 19**

Responding to letter from City Clerk regarding reassessment. (Also attached is a copy of His Worship the Mayor's response dated February 10, 1997.) (File No. CK. 1615-2)

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

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

*THAT the information be received.*

*CARRIED.*

**7) Glenn Gustafson, Chairperson  
Marr Residence Management Board, dated February 5**

Submitting 1996 Annual Report for the Marr Residence. (File No. CK. 225-52)

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

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

*THAT the information be received.*

*CARRIED.*

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**8) Marlene Hall, Secretary  
Development Appeals Board, dated February 4**

Submitting Notice of Development Appeals Board Hearing regarding property at 802 Avenue I South. (File No. CK. 4352-1)

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

**9) Marlene Hall, Secretary  
Development Appeals Board, dated February 5**

Submitting Notice of Development Appeals Board Hearing regarding property at 314 Avenue D South. (File No. CK. 4352-1)

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

*Moved by Councillor Langlois, Seconded by Councillor Steernberg,*

*THAT the information be received.*

*CARRIED.*

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

**1) Susan Ryan  
A Week in the Life of the Saskatchewan River Basin, dated January 29**

Submitting comments regarding a Saskatchewan River Basin program for Environment Week - June 2 - 8, 1997. **Referred to the Saskatoon Environmental Advisory Committee.** (File No. CK. 205-1)

**2) Susan Lamb, Executive Director  
Tourism Saskatoon, dated January 30**

Submitting 1997 Capital Budget/1998-2001 Capital Plan proposal. **Referred to the Budget Committee.** (File No. CK. 1870-10)

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**3) Garry Ramage  
226 Ball Crescent, dated February 3**

Submitting comments regarding the proposed Coppermine Street closure. **Referred to the Planning and Operations Committee.** (File No. CK. 6295-2)

**4) C.A. (Smokey) Robson, Chair  
C.H.S.A. (Saskatoon Community Clinic), dated January 29**

Submitting comments regarding Council's funding of Saskatoon Crisis Intervention Service. **Referred to the Administration and Finance Committee.** (File No. CK. 1870-1)

**5) E.R. Dahl, M.D., Head  
Department of Family Medicine, dated January 29**

Submitting comments regarding Council's funding of Saskatoon Crisis Intervention Service. **Referred to the Administration and Finance Committee.** (File No. CK. 1870-1)

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

*Moved by Councillor Langlois, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

**1) George F. Evens, Managing Director  
The Council (CLAW) Creatures Land Air Water Advocacy, undated**

Requesting Council to proclaim August 17, 1997, as Homeless Animal Day in Saskatoon. (File No. CK. 205-5)



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**2) Kim Griffiths  
Strategic Objectives Inc., dated February 3**

Requesting Council to proclaim the week of May 23 to 30, 1997, as Safe Kids Week in Saskatoon. (File No. CK. 205-5)

**3) Rev. Dr. Ivan Wilson, Chair  
Race Relations Committee, dated February 15**

Requesting Council to proclaim the month of March as Race Relations 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 Postlethwaite, Seconded by Councillor Heidt,*

- 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**

Ms. L. Gurry, Member, presented Report No. 1-1997 of the Leisure Services Advisory Board;

Mr. G. Grismer, Chair, presented Report No. 5-1997 of the Municipal Planning Commission;

Councillor Heidt, Member, presented Report No. 1-1997 of the Board of Trustees - General Superannuation Plan;

City Commissioner Irwin presented Report No. 5-1997 of the City Commissioner and Addendum to Report No. 5-1997 of the City Commissioner;

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Councillor Atchison, Chair, presented Report No. 3-1997 of the Planning and Operations Committee;

Councillor Langford Chair, presented Report No. 3-1997 the Administration and Finance Committee;

Councillor Birkmaier, Chair, presented Report No. 1-1997 of the Audit Committee;

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

Councillor Postlethwaite, Chair, presented Report No. 2-1997 the Municipal Heritage Advisory Committee;

Councillor Langlois, presented Report No. 1-1997 of the Visual Arts Placement Jury; and

His Worship Mayor Dayday, Chair, presented Report No. 4-1997 of the Executive Committee.

*Moved by Councillor Postlethwaite, Seconded by Councillor Waygood,*

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

- a) Report No. 1-1997 of the Leisure Services Advisory Board;*
- b) Report No. 5-1997 of the Municipal Planning Commission;*
- g) Report No. 1-1997 of the Board of Trustees - General Superannuation Plan;*
- c) Report No. 5-1997 of the City Commissioner and Addendum to Report No. 5-1997 of the City Commissioner;*
- d) Report No. 3-1997 of the Planning and Operations Committee;*
- e) Report No. 3-1997 of the Administration and Finance Committee;*
- f) Report No. 1-1997 of the Audit Committee;*
- h) Report No. 2-1997 of the Land Bank Committee;*
- i) Report No. 2-1997 of the Municipal Heritage Advisory Committee;*

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- j) *Report No. 1-1997 of the Visual Arts Placement Jury;*
- k) *Report No. 4-1997 of the Executive Committee.*

*CARRIED.*

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

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

*Committee arose.*

*Councillor Langlois, 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:*

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**“REPORT NO. 1-1997 OF THE LEISURE SERVICES ADVISORY BOARD**

Composition of Committee

Ms. M. Powell, Chair  
Ms. N. Scott, Vice Chair  
Councillor J. Postlethwaite  
Ms. C. Noga  
Ms. L. Gurry  
Ms. N. Burns  
Ms. D. Scissons  
Mr. B. Gallagher  
Ms. M. Dickson  
Ms. M. Kinakin  
Mr. L. Stewart  
Mr. D. Taylor  
Mr. K. Bowers  
Ms. V. Avinashi  
Mr. F. Kreiser  
Mr. P. Rogal  
Ms. S. Moffatt

**1. Leisure Services Advisory Board  
1996 Annual Report  
(File No. CK. 175-4)**

**RECOMMENDATION:** that the following report be received as information.

*ADOPTED.*

**INTRODUCTION**

In accordance with Bylaw No. 7067, the Leisure Services Advisory Board is advisory to City Council and shall:

- a) advise City Council as to policies and services which are required to address the leisure needs of the public;
- b) advise City Council on issues which constitute major barriers to participation in leisure service activities by users or volunteers;
- c) advise City Council on any other matters referred to it; and

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- d) submit a report to City Council at the end of each year.

Membership on the Board is as follows:

Councillor J. Postlethwaite  
Mr. David Taylor, Lakewood Suburban Advisory Committee  
Mr. Larry Stewart, Lawson Suburban Program Advisory Committee  
Ms. Susan Moffatt, Public at Large  
Ms. Veena Avinashi, Public at Large  
Ms. Celia Noga, Cultural Advisory Subcommittee  
Ms. Louise Gurry, Public at Large  
Ms. Nancy Scott, Confederation Park Suburban Program Advisory Committee  
Mr. Kelly Bowers, Consultant, Saskatoon Board of Education  
Ms. Muriel Dickson, Saskatoon Public Library  
Mr. Paul Rogal, University of Saskatchewan  
Ms. Nancy Burns, Zone 6 Sports Council  
Mr. Brian Gallagher, Aboriginal Recreation Advisory Committee  
Ms. Myra Powell, Saskatoon Access to Leisure Committee  
Ms. Donna Scissons, Board of Education for Saskatoon Catholic Schools  
Mr. Francis Kreiser, Nutana Suburban Program Advisory Committee  
Ms. Maxine Kinakin, City Centre Suburban Program Advisory Committee

**CHAIR'S REMARKS**

The Leisure Services Advisory Board has worked hard this past year to initiate and generate discussions, ideas and collect feedback from the community for the community. The working relationships established with the Planning and Operations Committee, the Leisure Services Department and the Administration has seen an increased use of the services that this volunteer Board can provide.

The Board would like to encourage City Council, the Planning and Operations Committee and the Leisure Services Department to bring draft reports to the Board whenever possible for input prior to the report going forward to City Council, so that the Board can have an impact before the report is finalized and decisions are made.

The Board wants and needs to be part of the discussions and determination of recreation, leisure and cultural policy and continues to take the initiative to learn about resources and opportunities for leisure and recreation. Members will be attending conferences to become more informed about the wider community and what potential ideas can be brought back to our own community.

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Board members were pleased to be asked to act as advocates for recreation in the province and attend the Government of Saskatchewan public input meetings.

Areas of particular concern to the Leisure Services Advisory Board in 1996 included:

**Aboriginal Population Leisure Needs in the Future**

The Board is looking at the initiatives that have been taken by the community to address the leisure needs of the Aboriginal population. The Leisure Services Department undertook a needs assessment process, involving public input to evaluate what is currently being done; they will be evaluating the data and developing a long term strategy.

**Changing Roles of Community Associations and Suburban Program Advisory Committees**

It was noted that the mandates of the Suburban Program Advisory Committees are being challenged in that the Committees are being asked to deal with social issues which do not fall within their mandates and the mandates do not reflect how best to deal with the issues.

**Provision of Leisure Services Advisory Board Minutes**

The Board felt it is important that Community Associations are informed of the role of the Leisure Services Advisory Board. The Board is a link to the Suburban Program Advisory Committees and therefore with the Community Associations. The Board is circulating its minutes to the Area Recreation Consultants, the Suburban Program Advisory Committees and the Community Associations and inviting them to share ideas and issues. It is noteworthy that more issues have come to the Board from the Suburban Program Advisory Committees and Community Associations in the last year.

**Transportation not a Barrier to Participation - Needs Assessment**

Although transportation is often mentioned as a barrier to participation, when people responded to this portion of the needs assessment, it did not emerge as a major barrier even though one could identify more than one barrier.

**Youth Centres**

The Board was pleased that the summer youth centres at King George and Westmount were not closed for 1996. Concerns were expressed by the representative of the City Centre Suburban Program Advisory Board noting comments by police with respect to the decrease in vandalism in the community, how essential the service is and the importance of the

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continuation of this service. The Leisure Services Department has prepared a report on youth centres and the Board will be reviewing this issue.

The Leisure Services Advisory Board's information brochure prepared in 1994 was reviewed, updated and is being distributed.

**GUESTS AT BOARD MEETINGS**

- Mr. Cary Humphrey, Facility Supervisor - Programs, Leisure Services Department
- Ms. Noreen Neu, Head of Public Programs, Mendel Art Gallery
- Mr. Jason Wall, Interpreter for the Meewasin Valley Centre
- Ms. Nancy Cuddeford, Coordinator of the Lawson Civic Centre
- Mr. Bryan Foran, Rusty Macdonald Library
- Ms. Janet Schultz, Manager, Community Development Branch, Leisure Services Department

**VISITS TO FACILITIES**

The Board held meetings at the following facilities and tours were provided:

Meewasin Valley Centre;  
Mendel Art Gallery; and  
Lawson Civic Centre.

**HIGHLIGHTS OF TOPICS DISCUSSED AND RESOLUTIONS**

**Review of Youth Sports Subsidy and the Sports Component of the Assistance to Community Groups Cash Grants Program**

The Board will be reviewing the new program after it becomes fully operational on July 1, 1997, including the following:

- how funding was allocated in the three areas;
- to whom funding was allocated;
- the demand in each area; and
- whether funds were transferred between areas due to lack of demand in a particular area.  
(OUTSTANDING)

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**Role of Municipal Government in Parks and Recreation**

This matter was referred to the Board by the Planning and Operations Committee. Board members obtained feedback from the organizations they represent and reported the following:

- Libraries share the same issues that Leisure Services does in terms of quality of life and recreation and issues that concern them both should be included in the next needs assessment cycle.
- People would not be able to access a lot of services if they were not available at the community level. The trend of going back to neighbourhood facilities should encourage the utilization of parks and schools within neighbourhoods.
- Two divergent views came forward - cost recovery and basic level with accessibility for all citizens: as costs get too high participation drops off vs. accessibility for all citizens.
- Programs do not tend to be at the neighbourhood level for the seniors and there are not a lot of services for the disabled.
- Facilities are not being used to the extent they could be and should be looked at before spending more money.
- Concern about loss of summer youth centres - a well-utilized service; 90% of the children and youth in these neighbourhoods participate in all age groups.

Resolution: that the Vice-Chair present the Board's comments to the Planning and Operations Committee.

**Plan Saskatoon Project - Public Participation Report  
and Plan Saskatoon Project - Policy Directions Report**

The above reports were provided to the Board

Resolution: that a letter be forwarded to Plan Saskatoon Project Group:

- commending them for involving the community in the process;
- indicating that the Issues Workbook and Response form may have been too lengthy and too technical for some people;
- requesting to be kept informed of the Plan Saskatoon process and to receive a copy of the final report; and
- volunteering any assistance.

**Saskatoon Transit Services**

A copy of the survey conducted by the Transit Branch for people riding the bus was received. The Board requested a copy of the results. (OUTSTANDING)



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- Resolution:
- 1) that the Transit Branch of the Transportation Department be requested to make a formal presentation to the Leisure Services Advisory Board on its findings; and
  - 2) that the Transit Branch of the Transportation Department be requested to provide the dates of its focus group sessions and also that a representative of the Leisure Services Advisory Board and/or a member of the represented agency may be interested in attending.

**General Admission Rates and Fees**

The fitcard facility pass was referred to the Board for consideration. The elimination of the fitcard, the extent of the various users, the number of fitcards sold for each facility, the current rate and comments by the Field House Advisory Committee will be examined. Mr. Al Evans of the Leisure Services Department will provide information and meet with the Board. (OUTSTANDING)

- Resolution: that a Subcommittee of the Leisure Services Advisory Board pursue the matter further, prepare a draft report for consideration by the Board and subsequent report to City Council.

**Security in Parks and Surrounding Areas**

This issue was brought to the attention of the Board as part of the discussions of the value of youth centres in the reduction of the crime rate and vandalism. Representatives of the suburban areas were encouraged to make arrangements for a presentation by the Police and Parks Maintenance. (OUTSTANDING)

**Washroom Facilities at Playing Fields**

This issue was brought to the attention of the Board by the Suburban Program Advisory Committees. Although it is needed, considerable cost would be involved in keeping the schools open to provide washroom facilities adjacent to playground facilities.

**Bus Service to the Mendel**

During City Council's Budget review on March 19, 1996, discussion took place with respect to the lack of bus service to the Mendel Art Gallery.

- Resolution:
- 1) that the Board of the Mendel Art Gallery be approached to determine if the lack of bus service to the Mendel is considered to be a barrier to participation;

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- 2) that the members of the Leisure Services Advisory Board discuss with the agencies they represent, the issue of transit service, including instances where public transit is not used as advantageously as possible, and report back to the November, 1996, meeting;
- 3) that the Needs Assessment carried out by the Leisure Services Department be reviewed to determine whether transportation is identified as a barrier to participation;
- 4) that the Transit Branch be requested to comment on bus service to the Mendel Art Gallery based on recent investigations with respect to the Department's marketing study; and
- 5) that the Leisure Services Department advise whether it supplies transportation vouchers from accessibility funds for individuals who want to participate.

**Transportation not a Barrier to Participation - Needs Assessment**

The Board was advised by the Leisure Services Department that there is no program where transportation is combined with the activity fee, with the exception of a discount of 10% in the transit fare for those going to the Forestry Farm last summer. This was not well-utilized. There is more success with the bus pass system under the accessibility program but there is no tracking system. It can be determined through the Transit system if the bus passes were used, but there is no way of knowing if they were used for a recreational facility.

**Demographics Update and Questionnaire**

Mr. Brian Gallagher, Board Member, Aboriginal Recreation Advisory Committee, circulated a general knowledge test designed for use by professionals working on a daily basis with Saskatchewan's Aboriginal population. The demographics of the Aboriginal population in Saskatoon, the distribution of Aboriginal programs, barriers to participation especially transportation and the needs assessment were discussed.

Resolution: Identified in the Board's Annual Report as an area of study and concern.

**Youth Centres**

The Board was pleased that the summer youth centres at King George and Westmount were not closed for 1996. Leisure Services has prepared a report on youth centres and the Board will again be looking at this issue. (OUTSTANDING)

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Resolution: that the Leisure Services Advisory Board further review the matter of the Youth Centres at King George and Westmount.

**Aboriginal Population Leisure Needs in the Future**

The Board is looking at the initiatives that have been taken by the community to address the leisure needs of the Aboriginal population in the future.

Resolution: Identified in the Board's Annual Report as an area of study and concern.

**Modified School Year**

Ms. Donna Scissons, Board Member, Saskatoon Catholic Schools, circulated a copy of a report to the Director of Education regarding the modified school year. Consultations had been taking place between the Saskatoon Catholic School Board and the Leisure Services Department with regard to the impact of a modified school year may have on leisure services. Input, questions, concerns or comments were requested from the Board as part of the process. Mr. Cary Humphrey, Facility Supervisor, Leisure Services Department, was invited to discuss the City's issues with respect to leisure services. There was discussion with respect to the impact that the modified school year would have on programs, such as the summer playground programs, outdoor school programs, community association programs, outdoor facilities, Forestry Farm Park, outdoor pools, indoor aquatic centres, and fall programs. The Board continues to monitor developments within the area of leisure services as the consultation process progresses.

**Attendance at Meetings by Board Members**

The Board reviewed attendance by its membership and a number of issues were raised. The importance of regular attendance for input and discussion of issues was emphasized but there was a concern that the representative of a Suburban Program Advisory Committee on the Leisure Services Advisory Board must also be a representative at the Community Association level resulting in a volunteer having to sit on many committees and attend many meetings in a month. It was also noted that continuity is important and the representative needed to be part of a Community Association to be aware of the issues. The question was asked if a member at large within the Suburban Program Advisory Committee could sit at the Leisure Services Advisory Board. Implementation would require a change to the bylaws. (OUTSTANDING)

Resolution:

- 1) that those members not attending on a regular basis be contacted to determine if they are still interested in serving on the Board; and
- 2) that the matter of representation from the Suburban Program Advisory Committees be reviewed.

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**Changing Roles of Community Associations and Suburban Program Advisory Committees**

Resolution: that the matter of the role of the Leisure Services Advisory Board in meeting the changes in society as a result of the changing roles of Community Associations and Suburban Program Advisory Committees, be discussed further. (OUTSTANDING)

**OTHER ISSUES**

**Field House Program Advisory Committee**

Representation by the Field House Program Advisory Committee on the Leisure Services Advisory Board will be considered further at a future meeting. The Leisure Services Department was requested to provide any comments in this regard.

**Inventory of Public Facilities**

The Board received a copy of the inventory for future reference and study.

**Rental Rates - Field House**

The Board received the background information with respect to the process for fees and charges rate adjustments.

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**REPORT NO. 5-1997 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Commission

Mr. Glen Grismer, Chair  
Ms. Ann March, Vice-Chair  
Ms. Anne Campbell  
Councillor Jill Postlethwaite  
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  
Dr. Brian Noonan

**1. Proposed Amendment to the Text of the Zoning Bylaw  
M.2 District to Add “Banks” as a Discretionary Use  
(File No. CK. 4350-1)**

- RECOMMENDATION:**
- 1) that City Council be asked to approve the advertising respecting the proposal to amend Section 39(2A) of the Zoning Bylaw No. 6772 to add “Banks” as a Discretionary Use in the M.2 District, and to amend Section 39(11)(a) to require off-street parking for banks at a rate of 1 space per 24 m<sup>2</sup> of building used for bank purposes;
  - 2) that the General Manager, Planning and Building Department be requested to prepare the required notice for advertising the proposed amendment;
  - 3) that the City Solicitor be requested to prepare the required Bylaw; and
  - 4) that at the time of the public hearing Council be asked to consider the Commission’s recommendation that the proposed amendment to the Zoning Bylaw be approved.

*ADOPTED.*

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Your Commission has reviewed and supports the following report of the Planning and Building Department dated January 13, 1997:

**A. PLANNING & BUILDING DEPARTMENT RECOMMENDATION**

- 1) that City Council be asked to approve the advertising respecting the proposal to amend Section 39 (2A) of the Zoning Bylaw No. 6772 to add "Banks" as a Discretionary Use in the M.2 District, and to amend Section 39(11)(a) to require off-street parking for banks at a rate of 1 space per 24m<sup>2</sup> of building used for bank purposes;
- 2) that the General Manager, Planning and Building Department be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required Bylaw; and,
- 4) that at the time of the public hearing Council be asked to consider the Commission's recommendation that the proposed amendment to the Zoning Bylaw be approved.

**B. PROPOSAL**

The City of Saskatoon Planning and Building Department is recommending that City Council amend the M.2 Zoning District to add 'Banks' as a Discretionary Use and to require that off-street parking be provided at a rate of one space per 24 m<sup>2</sup> of building used for bank purposes.

**C. REASON FOR PROPOSAL**

Banks in Saskatoon are presently permitted in commercial and industrial zoning districts and the M.3 and M.3A zoning districts. The proposal to amend the Zoning Bylaw to permit banks as a Discretionary Use in the M.2 District is driven by the need for banks to provide branches in convenient locations in Saskatoon and evolving technologies which are affecting the nature of banking in our society. Due mainly to technological and demographic changes, banks are evolving from outlets for retail banking services to office environments. In short, the banking industry is changing and the need for face to face contact with customers is becoming less important. The M.2 District currently permits offices as a permitted use but does not allow banks.

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The future of banks will involve an ever increasing effort to provide customers with electronic means of banking over branch banking, however, today banks can still generate large amounts of daily traffic.

Some M.2 Districts may contain suitable sites for bank branches, however, many other sites may not be suitable, as discussed in more detail below. Therefore, since many M.2 sites may not be suitable for banks, each application for the establishment of a bank in an M.2 zone should be considered on its own merit and take into account the local conditions and site characteristics.

The most appropriate way to facilitate this type of land use in an M.2 zone is to add banks as a Discretionary Use rather than a Permitted Use in the M.2 zoning district.

**D. BACKGROUND INFORMATION**

None.

**E. JUSTIFICATION**

1. Planning and Building Department Comments

Banks have been permitted in the City's commercial and industrial locations since the adoption of the 1967 Zoning Bylaw. The M.2 Zoning District is intended to accommodate office and multiple unit residential development; banks are currently not permitted. There are a total of 108 sites in Saskatoon zoned as an M.2 District. The average size of an M.2 site is 916.8 m<sup>2</sup> (9,868.7 ft<sup>2</sup>). However, there is a high variation between sites meaning that some sites are very small (263.39 m<sup>2</sup> - 2,835.3 ft<sup>2</sup>) while others can be very large (6,651.73 m<sup>2</sup> - 71,600.6 ft<sup>2</sup>). Most sites are served by collector or arterial streets (please refer to Attachment No. 1).

According to the Institute of Transportation Engineers, banks have historically generated high amounts of traffic relative to other retail and service industries (refer to Attachment No. 2). However, due mainly to technological and demographic changes occurring today, banks are involved in a massive effort to provide customers with a much wider choice of options for doing bank business. Today, there is widespread availability of alternate means of banking such as automated tellers, automatic debit, banking by phone and recently online banking. According to the Bank Administration Institute 'the information superhighway encompasses revolutionary changes in communications, entertainment, information and computing. The implications of these changes will be pervasive,

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transforming banking as we know it today.’ (Bank Administration Institute, *‘The Information Superhighway and Retail Banking’*, 1995).

Banks are evolving from primarily a retail outlet where most retail bank services are offered in a face to face environment to more of an office environment where non-retail services and products are offered. According to the Bank Administration Institute, ‘...most financial transactions can be conducted online. Further, customers are embracing this technology. The percentage of U.S. households with PCs and modems is growing dramatically. We believe it is likely to reach 40 percent by the year 2000, providing a large base of households ready for online banking.’

As such, it is the opinion within the Planning and Building Department that the range of locational choices for banks could be expanded in Saskatoon by allowing banks as a discretionary use in the M.2 zoning district.

Generally speaking, such an amendment could permit banks to locate in closer proximity to residential areas for the convenience of patrons who require personal banking service, at the discretion of City Council. It is the opinion within the Planning and Building Department that many sites presently zoned as an M.2 District would be appropriate for the location of a bank in close proximity to residential areas without harmful effects on adjacent land uses. Examples of such sites are those along Central Avenue in Silverspring or Keevil Crescent in the University Heights Suburban Centre.

2. Development Plan Policy

Several M.2 Sites are designated as Residential in the City of Saskatoon Development Plan. Although the predominant use of land under a Residential designation shall be residential, the Development Plan permits institutional uses and community facilities which are deemed to be complementary.

‘RESIDENTIAL DEVELOPMENT

3.1 The predominant use of land in areas designated residential shall be residential. Complementary institutional uses and community facilities of an ancillary and compatible character will be permitted.’



3. Compatibility with Adjacent Land Uses

The M.2 District permits the development of institutional and residential uses such as offices, medical clinics and multiple unit dwellings. The M.2 District requires at least 40% open space, limits the height of buildings to 3 storeys, limits the floor space ratio to 1.5:1, requires an amenity area for all multiple unit dwellings, requires landscaping for all uses and signage is limited. Off-street parking will be required to be provided at a rate of 1 space per 24m<sup>2</sup> of building used for bank purposes. It is the opinion within the Planning and Building Department that the M.2 District will contain adequate development standards to prevent development from affecting adjacent properties in a negative way.

4. Comments by Others

a) Transportation Department

We have reviewed your comments regarding the above noted proposed amendment and concur that if banks are to be allowed in M.2 Districts, they should only be permitted as a discretionary use. Without question, there are locations where a bank could be an entirely appropriate use and other locations where it would not be desirable.

5. Conclusion

It is the opinion within the Planning & Building Department that banks could be accommodated on many sites zoned as M.2 Districts without negative impacts on adjacent or nearby properties. The Discretionary Use process is administered to provide opportunity for residents and civic departments to comment on specific development proposals. By allowing banks at the discretion of City Council, each application would be circulated to various civic departments for comments and notices would be provided to all property owners within a 60 metre radius of the site. Furthermore, each application would be reviewed by the Municipal Planning Commission. Finally, a public hearing is held and City Council has the authority to deny, approve or approve subject to conditions, any application for a discretionary use.

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**F. COMMUNICATION PLAN**

If this application is approved for advertising by City Council, a notice will be placed in the Star Phoenix once a week for two consecutive weeks. Upon the notices being advertised, City Council will hold a Public Hearing to consider the proposed amendment.

**G. ATTACHMENTS**

1. Geographic Locations of Sites Zoned as M.2 Districts.
2. Average Weekday Trip Ends per 1,000 Square Feet of Gross Leasable Area.”

2. **Development Plan Amendment from Land Use Study Area to Special Use Designation  
N.E. 1/4, 17-36-5 W3M including Parcel A, Reg. Plan 68-S-14855;  
Parcel B, Reg. Plan GV; Parcel C, Reg. Plan 72-S-03709;  
Parcel D, Reg. Plan 88-S-38862; Block 638, Reg. Plan 69-S-14829  
(File No. CK. 4355-1)**

**RECOMMENDATION:**

- 1) that City Council be asked to approve the advertising respecting the proposal to amend the Development Plan by changing the designation of the Exhibition Grounds from Land Use Study Area to Special Use Designation. The Exhibition Grounds include the following lands:  
  
N.E. 1/4, 17-36-5 W3M including Parcel A, Reg. Plan 68-S-14855; Parcel B, Reg. Plan GV; Parcel C, Reg. Plan 72-S-03709; Parcel D, Reg. Plan 88-S-38862; Block 638 Reg. Plan 69-S-14829
- 2) that the General Manager of the Planning and Building Department be requested to prepared 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 Council be asked to consider the Municipal Planning Commission's recommendation that the amendment be approved.

*ADOPTED.*

A summary page, including a location plan of the proposed Development Plan Amendment, is attached.

Your Commission has reviewed and concurs with the following report of the General Manager, Planning and Building Department dated January 24, 1997:

**"A. PLANNING & BUILDING DEPARTMENT RECOMMENDATION:**

1. that City Council be asked to approve the advertising respecting the proposal to amend the Development Plan by changing the designation of the Exhibition Grounds from Land Use Study Area to Special Use Designation. The Exhibition Grounds include the following lands;  
  
N.E. 1/4 17-36-5 W3M including Parcel A, Reg. Plan 68-S-14855; Parcel B, Reg. Plan GV; Parcel C, Reg. Plan 72-S-03709; Parcel D, Reg. Plan 88-S-38862; Block 638, Reg. Plan 69-S-14829.
2. that the General Manager of the Planning & Building Department be requested to prepare the required notice for advertising the proposed amendment;
3. that the City Solicitor be requested to prepare the required Bylaw; and
4. that at the time of the public hearing Council be asked to consider the Municipal Planning Commission's recommendation that the amendment be approved.

**B. PROPOSAL**

That the Exhibition Grounds be redesignated from Land Use Study Area to Special Use Designation on the Land Use Policy Plan Map 1.

**C. REASON FOR PROPOSAL**

The Area known as the Exhibition Grounds is no longer the subject of studies concerning alternative land uses. As Saskatoon Prairieland Exhibition Corporation will remain at the Exhibition Grounds, the long-term use of the area is no longer in question. Therefore, the designation Land Use Study Area is no longer suitable. The Development Plan defines Special Use Designation as "intended to include large sites which do not readily fit into other land use classifications". As such, Special Use Designation is most appropriate for this area.

**D. BACKGROUND INFORMATION**

With the adoption of Bylaw # 6925, July 8, 1988, the Land Use Policy Plan Map 1 as amended and the Exhibition Grounds land use designation was changed from Special Use to Land Use Study Area. At the time, relocation of Prairieland Exhibition to Agriplace was under consideration. As relocation of the Exhibition was imminent, alternative future land uses for the Exhibition Grounds were studied and the land use designation was amended.

**E. JUSTIFICATION**

**1. Planning and Building Department Comments**

The subject property is shown on Map No. 1

**2. Comments by Others**

None

**3. Conclusion**

The proposed amendments to the Land Use Policy Plan Map 1 are intended to designate the Exhibition Grounds as Special Use Designation which is the Development Plan Designation appropriate for this area.

**F. COMMUNICATIONS STRATEGY**

If this application is approved for advertising by City Council, a notice will be placed in the Star Phoenix once a week for two weeks. Notice boards will also be placed on the site. The Community Association and Saskatoon Prairieland Exhibition Corporation were advised in writing of this application on January 23, 1997.

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**G. ATTACHMENTS**

1. Map No. 1 - Proposed Amendment to the Development Plan.”

**3. Policy - Maximum Number of Boarding Care Residents  
(File No. CK. 4355-1)**

**RECOMMENDATION:** that City Council retain eight as the maximum number of boarding care residents permitted, as a discretionary use in R.1A, R.2, R(CON), RM1 and RM2 Districts, at this time.

*ADOPTED.*

City Council, at its meeting held on January 20, 1997, during consideration of a Discretionary Use Application by Rolando and Solita Espeleta for a Boarding House at 254/256 Wakabayshi Way, resolved, in part, that the policy be referred back to the Municipal Planning Commission for review.

Your Commission has reviewed this matter with the Administration and is recommending that, at the present time, eight be retained as the maximum number of boarding care residents permitted as a discretionary use in R.1A, R.2, R(CON), RM1 and RM2 Districts.

Your Commission is of the view that there is no information confirming a problem with the existing policy. Further, your Commission does not view this as an urgent matter, but prefers to see the policy reviewed in the context of related policies during the overall review of the Zoning Bylaw which is to commence in 1997. In the meantime, your Commission will be receiving further information from the Planning and Building Department as it becomes available and will then be in a position to examine this issue further.

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**REPORT NO. 1-1997 OF THE BOARD OF TRUSTEES - GENERAL SUPERANNUATION  
PLAN**

Composition of Board

Councillor H. Langlois, Chair  
Mr. L. Thiessen, Vice-Chair  
Councillor M. Heidt  
Mr. P. Richards  
Mr. F. Smith  
Mr. W. Wallace  
Mr. M. Baraniecki  
Mr. T. Graham  
Mr. W. Furrer

**1. Improvements to the Plan (Bylaw No. 7610)  
and  
Actuarial Valuation Report to December 31, 1995  
General Superannuation Plan  
(File No. CK. 1796-1)**

- RECOMMENDATION:**
- 1) that City Council consider Bylaw No. 7610 at this meeting;  
and
  - 2) that the Actuarial Valuation Report to December 31, 1995  
for the General Superannuation Plan be filed with the  
Superintendent of Pensions.

*ADOPTED.*

**BACKGROUND:**

The Trustees of the General Superannuation Plan referred the December 31, 1995 Actuarial Valuation Report on General Superannuation Plan to the Pension Benefits Committee on October 1, 1996 for consideration of options to deal with excess Plan surplus of \$15,566,000. The excess surplus is defined as that portion of the surplus which, under the rules imposed by Revenue Canada, cannot be maintained by the plan. Consequently, Plan enhancements were considered to eliminate the excess surplus. The Plan does maintain a contingency reserve of \$17,226,000 from that part of the surplus which Revenue Canada allows a Plan to designate for such purpose.

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REPORT:

The Pension Benefits Committee met on December 17, 1996, and on advice of the Plan actuary, submitted a package of enhancements to the Trustees on January 7, 1997 intended to utilize the excess surplus within the funding parameters of the Plan. These improvements consist of the following:

1. Allocating \$4,805,000 to eliminate Canada Pension integration from the benefit formula for the service period January 1, 1998 to December 31, 2002.
2. The introduction of an early retirement provision effective January 1, 1996, which allows a member to elect retirement with no actuarial reduction at any time after the combination of age plus contributory service are "80", for a cost of \$4,270,000.
3. Applying the balance of surplus in the amount of \$6,491,000 to pensioners, bringing them within 90% their loss in purchasing power as measured by the C.P.I., based upon their year of retirement as outlined on the table included in the package titled "City of Saskatoon General Superannuation Plan Pension Enhancements".

The Trustees wish to advise Council that the Plan enhancements proposed by the Pension Benefits Committee can be implemented without injury to the financial integrity of the Plan. The actuary has determined that all future liabilities from these changes can be financed through the available excess surplus and existing contribution rates.

The Trustees also agreed that the Plan incorporate two additional optional forms of pension to allow members with more choice and flexibility when receiving their retirement benefits from the Plan. A member will now be allowed to elect either a 75% or 100% surviving spouse benefit. The option is based on an actuarial equivalent to the normal form of pension which provides for a 50% surviving spouse benefit. Members who elect this option will have their earned pension reduced to the extent the value of their reduced pension on the optional form is equal to the value of their earned pension on the normal form. By offering the option in this way, the member bears the cost through the reduction in pension and there is no direct cost to the Plan. This change has also been included in Bylaw 7610.

ATTACHMENTS:

- A) Bylaw No. 7610 to incorporate the above-noted improvements to the Plan and two additional optional forms of pension, (Attachment "A"); and
- B) Letter dated January 13, 1997 from The Alexander Consulting Group, forwarding a Cost Certificate and Actuarial Valuation Report to December 31, 1995, (Attachment "B").

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**REPORT NO. 5-1997 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 \$842,035.49	January 21, 1997	February 3, 1997
Schedule of Accounts Paid \$4,496,712.22	January 20, 1996	January 28, 1997
Schedule of Accounts Paid \$603,482.89	January 30, 1997	February 5, 1997
Schedule of Accounts Paid \$1,124,918.96 (File No. 1530-2)	February 4, 1997	February 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, February 3, 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 (January 18-31, 1997)



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**A3) Business Tax Adjustments  
(File No. 1985-2)**

**RECOMMENDATION:** that City Council approve of the 1996 Business Tax write-off in the amount of \$18,163.60, for the reasons detailed on the attached list, for the period December 1, 1996 to December 31, 1996.

*ADOPTED.*

Report of the General Manager, Finance Department, February 3, 1997:

“Submitted, copy attached, is a listing of 1996 Business Tax Adjustments in the total of \$18,163.60, which requires Council's approval for write-off.

The listing represents businesses which have discontinued business at the premises indicated; these accounts are not uncollectible, but require adjustment in keeping with Business Tax Bylaw #6714(12) which states:

**‘Where a business is commenced after the 31st day of January or is discontinued before the 1st day of December, the Council shall, upon written request, adjust the amount levied with respect of that business to correspond with the portion of the year during which the business is, or was, carried on; PROVIDED that such request is made before the expiration of one year following the year in respect of which the amount levied is to be adjusted.’**

Business tax adjustments are offset by supplementary assessments on new businesses or businesses that relocate, renovate, or enlarge premises.

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

City	\$ 7,946.56
School Boards	9,875.63
Business Improvement Districts	<u>341.41</u>
	\$18,163.60”

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**A4) Preliminary Financial Report - 1996  
(File No. 1704-1)**

**RECOMMENDATION:** that the 1996 Operating Deficit of \$1.96M be funded by a withdrawal from the Revenue Stabilization Reserve.

*ADOPTED.*

Report of the General Manager, Finance Department, February 10, 1997:

“The attached Preliminary Financial Report prepared by the City Comptroller shows that the City had a deficit on its operations in 1996 of \$1.96M. The Letter of Transmittal provides details of both the positive and negative variances.

Although one of the largest deficits the City has experienced, the year-end results are within 1.3% of budget estimates. An analysis of this deficit revealed three major causes:

- 1) the overexpenditure in January and February 1996, for the repair of water main breaks due to the exceptionally cold weather,
- 2) the overexpenditure in Transit due to a variety of circumstances, including higher fuel prices, which has now been dealt with by Council’s decision to increase fares and revise routes and,
- 3) the length of time it takes the City to legally seize a property due to non-payment of taxes. (Legislation has now been proclaimed that will reduce the time-frame for tax enforcement, which should assist the City in the future).

The deficit must either be funded by reserves or through a budgetary provision in the following year. The City has established a Revenue Stabilization Reserve as a contingency to fund such deficits. The Reserve’s present balance is \$2.236M and should be used to fund the deficit.”

**ATTACHMENT**

1. Statement of Revenues and Expenditures for the year ended December 31, 1996.

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**A5) Implementation of Reassessment  
Multi-family Properties - Apartments  
(File No: 1615-2)**

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- RECOMMENDATION:**
- 1) that City Council approve the establishment of a 2% contingency for tax losses due to apartment assessment appeals, and that a reserve be established to appropriately account for these funds;
  - 2) that City Council establish an effective tax rate for apartments at 4.02% for 1997; and,
  - 3) that the discount period for early payment of taxes for apartments be extended to March 31, 1997.

*ADOPTED.*

Report of the General Manager, Finance Department, February 10, 1997:

**“OVERVIEW**

City Council, at its meeting of November 4, 1996, resolved, in part, that apartments (Multi-family properties with four or more units) should be treated as a separate subclass and that their effective tax rate should be calculated on the basis of revenue neutrality within the subclass.

**Assessment Calculations**

Based on the above decision, your Administration has proceeded to calculate the assessment and resulting taxes for apartment properties within the city. The initial apartment total assessment estimate is conservative, and as a result only a 3.94% effective tax rate is required for these properties to maintain revenue neutrality. The initial estimate was 4.7%.

**Contingency**

As with the residential reassessment, your Administration is proposing a 2% contingency to fund potential losses from successful apartment appeals at the Board of Revision. With the funding of the contingency, the effective tax rate for apartments will be 4.02%.

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Phase-In

At its meeting of November 4, 1996, City Council resolved:

**“that City Council phase-in the tax increases and decreases for condominiums, residential and multi-unit (apartment) over a three-period with tax increases and decreases to be implemented equally at one-third of the tax increases and decreases for 1997, 1998 and 1999.”**

Since that time, your staff has been informing apartment owners as to what the specific phase-in conditions would be.

Tax Discount

As the present early tax discount period expires on February 28, 1997, it is proposed that this period be extended for apartments to March 31, 1997.”

**ADDENDUM TO REPORT NO. 5-1997 OF THE CITY COMMISSIONER**

**A6) Discounts for Multi-Unit Residential Property  
(File No. 1615-2)**

**RECOMMENDATION:** that City Council consider Bylaw No. 7613.

*ADOPTED.*

“The Executive Committee on February 13, 1997, considered the taxation of multi-unit residential property. This issue is being addressed in a report by the General Manager of Finance. It is our understanding that the discount period for multi-unit residential property is being extended to the end of March, 1997.

We have prepared and enclose Bylaw No. 7613 which reflects this extension.”

**ATTACHMENT**

1. Proposed Bylaw No. 7613.

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**Section B - Planning and Operations**

**B1) Proposed Two-hour Parking Restriction  
34th Street between Ontario Avenue and the CPR Spur Line  
(File No. 6120-3)**

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- RECOMMENDATION:**
- 1) that a parking restriction be implemented on the south block face of 34th Street between Ontario Avenue and the CPR spur line; and,
  - 2) that all timed parking restrictions within the area bound by 33rd Street, Alberta Avenue, 34th Street and Quebec Avenue be standardized at “two-hour parking, 09:00 - 17:00, Monday to Friday”, as shown on Plan No. G5-8G (SP).

*ADOPTED.*

Report of the General Manager, Transportation Department, January 29, 1997:

“The Transportation Department has received a request from Bricore Land Developments to install a two-hour parking restriction on the south block face of 34th Street between Ontario Avenue and the CPR spur line.

Bricore Land Developments is the property manager for the Diamond Industrial Centre. Ricco’s Health and Fitness Centre Ltd. is a relatively new tenant in this strip mall located at 1250 Ontario Avenue. The fitness centre has created a demand for short-term parking .

The Transportation Department conducted an 11-hour parking survey in the Kelsey Industrial Area. The study included Alberta and Ontario Avenues between 33rd and 34th Streets, and 34th Street between Alberta and Quebec Avenues. This survey indicated that parking supply was congested on the unrestricted blocks and that vehicles were parked for long durations.

Parking demand within this area is generated in the following ways: Day-long employee parking, short-term client parking, and parking by Kelsey Campus students.

Currently there is no short-term, on-street parking adjacent to the Diamond Industrial Centre. Considering the nature of the retail space, a limited amount of two-hour daytime parking would be appropriate. The block face with the lowest accumulation of vehicles is on the south side of 34th Street between Ontario and Quebec Avenues. It is recommended that half of this block face be designated as two-hour parking, Monday - Friday, 09:00 - 17:00, to accommodate the short-term demand.

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The Transportation Department has reviewed the parking restrictions within the survey area and proposes that a uniform two-hour, 09:00 - 17:00, Monday - Friday, restriction would be an appropriate standard for the parking restrictions presently in effect on Alberta Avenue between 33rd and 34th Street, and 34th Street between Alberta and Quebec Avenues.

The Transportation Department does not expect the proposed parking restriction to have an adverse effect on the overall long-term parking demand in the Kelsey Industrial Area.”

**ATTACHMENT**

1. Plan No. G5-8G (SP)

**B2) Proposed Disabled Person's Loading Zone  
704-10th Street East  
(File No. 6120-4)**

**RECOMMENDATION:** that a “Disabled Person’s Loading Zone” be installed in front of 704-10th Street East.

*ADOPTED.*

Report of the General Manager, Transportation Department, January 20, 1997:

“The Transportation Department has received a request from a resident of 704 10th Street East for the installation of a ‘Disabled Person’s Loading Zone’ to be installed in front of his residence.

The 700 block of 10th Street East is a residential street within close proximity to the Broadway Business District. The applicant, a wheelchair-bound senior citizen, is experiencing difficulty gaining access to his transportation as a result of long-term parking on the front street.

The resident has the appropriate placard for his vehicle.

This loading zone conforms to City guidelines with respect to ‘Disabled Person’s Loading Zones’ and no fee is assessed for its installation.”

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**B3) Proposed Yield Signs  
Lansdowne Avenue and 3rd Street  
(File No. 6280-2)**

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**RECOMMENDATION:** that the installation of yield signs on Lansdowne Avenue and 3rd Street, as shown on attached Plan No. H10-10C (S.P.), be approved.

*ADOPTED.*

Report of the General Manager, Transportation Department, January 30, 1997:

“The Transportation Department has reviewed the intersection of Lansdowne Avenue and 3rd Street. This is the intersection of two local roadways and is currently uncontrolled.

The collision history at this location indicates a high number of right-angle collisions. A field investigation has revealed poor visibility due to vegetation on private property. It would be undesirable to remove these trees; therefore, it is recommended that the intersection be controlled by yield signs for the east/west traffic. The proposed yield signs are shown on attached Plan No. H10-10C (S.P.).

The proposed installation conforms to City Policy C07-007, Traffic Control - Use of Stop and Yield Signs, for the installation of stop and yield signs.”

**ATTACHMENT**

1. Plan No. H10-10C (S.P.)

**B4) Land-Use Applications Received by the Planning and Building Department  
For the Period Between January 27, 1997 to February 7, 1997  
(For Information Only)  
(File Nos. PL 4115, 4300, and 4355)**

---

**RECOMMENDATION:** that the following report be received as information.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, February 7, 1997.

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

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Subdivision

Application #7/97: 900 block Ninth Street East (no civic address assigned)  
Applicant: Larson Surveys Ltd. for Casa Rio Developments Ltd.  
Legal Description: Lots B, C, and D, Block 136, Plan 96-S-04590  
Current Zoning: RM1  
Neighbourhood: Nutana  
Date Received: February 3, 1997

Discretionary Use

Application D1/97: 380 Second Avenue North  
Applicant: Commerce Holdings Ltd.  
Legal Description: Lots Pt. 6, All 7 to 10, Block 175, Plan Q3  
Current Zoning: B.6  
Proposed Use: Service Station  
Neighbourhood: Central Business District  
Date Received: February 3, 1997

Rezoning

Application Z2/97: Fairbrother Crescent (no civic address assigned)  
Applicant: City of Saskatoon, Land Branch  
Legal Description: Parcels CJ/CX/CL/CK, Plan 96-S-22415  
Current Zoning: R.2  
Proposed Zoning: R.1A  
Date Received: January 29, 1997

Application Z3/97: Fairmont Drive and Camponi Crescent  
(no civic addresses assigned)  
Applicant: City of Saskatoon, Land Branch  
Legal Description: Lots J,K,Pt. L, Block 528, Plan 79-S-38425;  
Lot D, Block 582, Plan 76-S-07218; and,  
Lots 9 to 15, Block 843, Plan 79-S-38425  
Current Zoning: M.3A  
Proposed Zoning: M.3  
**AND**  
Legal Description: Lot 8, Block 843, Plan 79-S-38425; and,  
Pt. Lot F, Block 582, Plan 76-S-07218  
Current Zoning: M.3A  
Proposed Zoning: M.2  
Date Received: January 30, 1997.”

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**ATTACHMENT**

1. Plan of Proposed Subdivision #7/97, 900 block Ninth Street East

**B5) Subdivision Application #53/96  
Chotem Crescent/Court  
(File No. PL 4300-53/96)**

**RECOMMENDATION:**

- 1) that City Council resolve, in connection with the approval of Subdivision Application #53/96, that it would be impractical and undesirable to require full compliance with Section 15(1)(a) of Subdivision Bylaw No. 6537 for the following reasons:
  - a) proposed Lots 44, 45, and 46 each have frontages which are only slightly smaller than 11 metres. Therefore, the variance from the full requirement is minor;
  - b) the proposed depth to frontage ratios for Lots 42 to 48 are not excessive beyond a 3:1 ratio. Although the shape of proposed Lot 42 is unusual, the applicant has demonstrated that a typical one-unit dwelling with attached garage fits the proposed lot without encroachments into required yards (please refer to Attachments 2 and 3);
  - c) the variance will not affect surrounding properties in any negative way; and,
  - d) the proposed lots each have a site area which exceeds that required in the Subdivision Regulations.
- 2) that Subdivision Application #53/96 be approved, subject to:
  - a) the payment of \$1,950.00 being the required approval fee; and,
  - b) the owner entering into a Development and Servicing Agreement with the City of Saskatoon.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, February 7, 1997:

“The following subdivision application has been submitted for approval:

Subdivision Application: #53/96  
Applicant: Webster Surveys Ltd. for Westland Properties Ltd.  
Legal Description: Parcel F, Plan 96-S-28729  
Location: Chotem Crescent/Court.”

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**ATTACHMENT**

1. January 16, 1997 Subdivision Report

**B6) Subdivision Application #66/96  
103 Berini Drive  
(File No. PL 4300-66/96)**

**RECOMMENDATION:**

- 1) that City Council resolve, in connection with the approval of Subdivision Application #66/96, that it would be impractical and undesirable to require full compliance with Section 14(10) and Section 15(1) and (3) of Subdivision Bylaw No. 6537;
- 2) that Subdivision Application #66/96 be approved, subject to payment of \$850.00 being the required approval fee;
- 3) that City Council authorize the issuance of the certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to Jastek Management Inc. (Box 40, Site 600, R.R. #6 Saskatoon SK S7K 3J9) for the bareland condominium development at 103 Berini Drive; and,
- 4) that the City Clerk be authorized to prepare and forward the certificate to the applicant.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, February 7, 1997:

“The following subdivision application has been submitted for approval:

Subdivision Application: #66/96  
Applicant: Jastek Management Inc. for the City of Saskatoon  
Legal Description: Lot A, Block 293, Plan 86-S-17942  
Location: 103 Berini Drive.”

**ATTACHMENT**

1. January 29, 1997 Subdivision Report

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**B7) Subdivision Application #6/97  
Southeast Corner Clarence Avenue and College Drive  
(File No. PL 4300-6/97)**

---

**RECOMMENDATION:** that Subdivision Application #6/97 be approved subject to the payment of \$50.00 being the required approval fee.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, February 7, 1997:

“The following subdivision application has been submitted for approval:

Subdivision Application: #6/97  
Applicant: Saskatoon Land Surveyors for City of Saskatoon  
Legal Description: Lots 26 and 27, Block 14, Plan FW (F5527)  
Location: Southeast Corner Clarence Avenue and College Drive.”

**ATTACHMENT**

1. January 27, 1997 Subdivision Report

**B8) Proposed Stop and Yield Signs  
Heritage Crescent  
(File No. 6280-2)**

---

**RECOMMENDATION:**

- 1) that a stop sign be installed at Heritage Crescent and Heritage Crescent, to replace the existing yield sign; and,
- 2) that a yield sign be installed at Heritage Way and Heritage Crescent, as shown on Plan No. O12-1F (S.P.).

*ADOPTED.*

Report of the General Manager, Transportation Department, January 30, 1997:

“The Transportation Department has reviewed all of the intersections within the Heritage complex as the result of concerns expressed to the Department from the general public.

The land use within this area is medium density residential, high density residential and institutional. As well, it provides access to Lakewood Suburban Park and the Lakewood Civic

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Centre. This land use generates more traffic than normally expected on local roadways. For the purposes of assigning right-of-way, these streets are considered to function as collector roadways.

During the review, two deficiencies were noted with respect to the assignment of right-of-way at intersections. The first was at the intersection of Heritage Crescent and Heritage Crescent. This is an intersection of two collector roadways with a north/south and west leg. It is currently controlled with a yield sign for eastbound traffic. A fence exists on private property at the southwest corner of the intersection which creates a sight restriction for traffic. As such, it is proposed that the existing yield sign for eastbound Heritage Crescent be changed to a stop sign.

The second deficiency is at the intersection of Heritage Way and Heritage Crescent. This is the intersection of an area collector roadway (Heritage Crescent) with a local roadway (Heritage Way). As such, it would be appropriate that this intersection be controlled with a yield sign to assign the right-of-way to Heritage Crescent.

The collision history did not indicate any concern at these intersections at this time.

The proposed installations conforms to City Policy C07-007, Traffic Control - Use of Stop and Yield Signs, for the installation of stop and yield signs and are shown on Plan No. O12-1F (S.P.).”

**ATTACHMENT**

1. Plan No. 012-1F (S.P.)

**B9) 1997 Woodlawn Cemetery Revenue Proposal  
(File No. 1720-1)**

**RECOMMENDATION:** that City Council consider Bylaw No. 7611.

*ADOPTED.*

“The recommendation of the Planning and Operations Committee was passed by City Council at its February 3, 1997, meeting. The recommendation stated in part:

- ‘1) that City Council approve the changes to the fees charged for services provided at the Woodlawn Cemetery, as per the attached fee structure, effective February 17, 1997;
- 2) that the City Solicitor be requested to prepare the appropriate bylaw amendment to incorporate the change in fee structure; and

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- 3) **that a Cemetery Stabilization Reserve be established to be funded from the Woodlawn Cemetery Operating Budget.'**

We have prepared and enclose Bylaw No. 7611 which reflects these amendments."

**ATTACHMENT**

1. Proposed Bylaw No. 7611.

**B10) Subdivision Application #3/97  
Pezer Crescent  
(File No. PL 4300-3/97)**

**RECOMMENDATION:**

- 1) that Subdivision Application #3/97 be approved, subject to the payment of \$2,000.00 being the required approval fee; and,
- 2) that His Worship the Mayor and the City Clerk be authorized to execute under the Corporate Seal, on behalf of the City of Saskatoon, the formal Easement Agreements with respect to easements shown on the Plan of Proposed Subdivision in a form that is satisfactory to the City Solicitor.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, February 10, 1997:

"The following subdivision application has been submitted for approval:

Subdivision Application: #3/97  
Applicant: Don V. Franko S.L.S. for City of Saskatoon  
Legal Description: Pt. Parcel DD, Plan 96-S-22416  
Location: Pezer Crescent (no civic address assigned)."

**ATTACHMENT**

1. January 16, 1997 Subdivision Report

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**B11) Rezoning - Parcels CB, CP, EE and FF, Plan 96-S-22416  
Silverspring Neighbourhood  
(File No. PL 4350)**

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

*ADOPTED.*

Report of the General Manager, Planning and Building Department, February 7, 1997:

“On December 16, 1996, City Council resolved:

- ‘1) that proposed Bylaw No. 7583 be withdrawn at this time and re-advertised accordingly;
- 2) that a background report be submitted by the Planning and Building Department respecting previous consultations with property owners and residents concerning intended land use patterns.’

Proposed Bylaw No. 7583 was intended to amend the City’s Zoning Bylaw to facilitate the development of local and district shopping facilities and multiple-unit dwellings in the Silverspring neighbourhood. It was determined by the Administration that the legal notice required for an amendment to the Zoning Bylaw may not be sufficient to meet the requirements of Part IX of The Planning and Development Act, 1983. Therefore, City Council withdrew consideration of the proposed bylaw and instructed the Administration to re-advertise new bylaws. The following report addresses resolution No. 2) above.

There are many stages during the land development process where the general public and property owners are involved and consulted for input. The major steps involving the general public and property owners are:

- a) adoption of a Development Plan;
  - b) adoption of a Neighbourhood Sketch Plan;
  - c) amendments to the Development Plan;
  - d) amendments to the Zoning Bylaw; and,
  - e) other Department initiatives to involve the Public.
- a) Adoption of a Development Plan

The City of Saskatoon adopted a Development Plan in 1987. The Development Plan is intended to establish major land use categories across the city for the purpose of providing policies to define and control development in the City to ensure that development occurs in

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an orderly and rational manner. The general public, land owners, the business community and other stakeholders are consulted and their comments are considered in the adoption of the Development Plan. Over time, the Development Plan is amended to account for changing circumstances within the community.

In the case of the Silverspring neighbourhood, in 1987, the Development Plan identified the general location of a district commercial site to the East of the existing Psychiatric Centre on Central Avenue and the balance of the area was designated as Residential. By 1992, the Development Plan was further amended and showed the general locations of commercial property which would accommodate both neighbourhood and district shopping facilities. Each time the Development Plan is amended, City Council is required to notify the general public by newspaper advertisement and hold a public hearing. More details on this process are included in section c) below.

b) Adoption of a Neighbourhood Sketch Plan

A Neighbourhood Sketch Plan is a design plan which shows the street layout and major land uses within a proposed neighbourhood. It is used as a design or blueprint for future rezoning and development of new neighbourhoods, neighbourhood extensions, and large infill areas.

Neighbourhood Sketch Plans are widely circulated for review by the Municipal Planning Commission, both Standing Committees of Council and the Technical Planning Commission before being endorsed by City Council. An approved sketch plan is used as the basis for the approval of further rezoning and subdivision in a neighbourhood.

The Silverspring Neighbourhood Sketch Plan (see Attachment No. 1) was developed with more public involvement than is usual for a typical neighbourhood due to unique issues such as Fescue Grassland Protection, and the existence of a Chemical Waste Storage facility in the area. Due to these unique development constraints, a committee was formed to develop the neighbourhood sketch plan which included representation from the Silverspring Community Association. The Silverspring Neighbourhood Sketch Plan was reviewed and adopted by City Council on May 11, 1992.

c) Amendments to the Development Plan

From time to time, City Council will be requested to amend a previously-approved Development Plan to accommodate changing circumstances within the community. Amendments to the Development Plan must be carried out by adoption of a bylaw.

Prior to any review by City Council, the affected Community Association (if applicable) is notified that an application for amendment to the Development Plan has been received. All



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requests for amendment are reviewed by the Municipal Planning Commission prior to being placed on the agenda for City Council. City Council will then request the preparation of an amending bylaw and commencement of advertising.

The process involves the drafting of a bylaw, followed by two advertisements, one week apart in the local newspaper. As a matter of policy, the Planning and Building Department will post all sites, where practical, with a notice advising the general public about the proposed amendments and when and where the public hearing will be held. Finally, City Council holds a public hearing to consider any submissions or comments from the general public.

d) Amendments to the Zoning Bylaw

Amendments to the Zoning Bylaw are made to implement the policies of the Development Plan and represent the final step in the land development process before subdivision and servicing may occur. Zoning Bylaw amendments are processed in a very similar manner to Development Plan amendments with one major exception. Zoning Bylaw designations, unlike the Development Plan, are not treated as general locations but must be applied to specific legal parcels of land. Sometimes, the rezoning of land in accordance with neighbourhood sketch plans and development plan designations may not occur for a lengthy period of time because the specific legal parcels of land are required to be created in the replotting and subdivision process before rezoning may occur.

Nonetheless, affected community associations, if applicable, are notified of all applications for rezoning. Prior to the request going before City Council, the Planning and Building Department considers the request and presents a report and recommendation to the Municipal Planning Commission, which is open to the public. The applicable community association is notified of the Municipal Planning Commission meeting and is invited to attend if they desire. City Council then receives the report and instructs the Administration to draft a bylaw, and advertise the proposed rezoning twice in the local newspaper. Prior to holding a public hearing, sites are posted with a map and description of amendment, as well as information about the public hearing. After providing three clear weeks from the first advertisement for responses, City Council then holds a public hearing.

e) Other Initiatives to Involve the Public in Land Use Decisions in Silverspring

i) The Land Branch of the Planning and Building Department has attended, by invitation, the annual general meeting of the Silverspring Community Association for the past five years. At these meetings, the neighbourhood sketch plan is displayed and referred to in a presentation which outlines the previous years' development, sales, and up-coming development in the neighbourhood.

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- ii) Builders operating showhomes in the Silverspring neighbourhood have been provided with large size neighbourhood sketch plans for display.
- iii) In 1995 and 1996, the City of Saskatoon has displayed the Silverspring Neighbourhood Sketch Plan at the 'Homestyles' show for public viewing and information.
- iv) The Silverspring Neighbourhood Sketch Plan is on display at the Land Branch for individuals buying a lot directly from the City of Saskatoon.
- v) In December 1996, the City of Saskatoon had large notice boards constructed and placed on sites in the University Heights and Lakewood Suburban Development Areas. These large billboards provide detailed information about the planned land uses and street layout for the entire Suburban Development Area."

**ATTACHMENT**

1. Silverspring Neighbourhood Sketch Plan, May 1992.

**B12) Proposed Disabled Person's Loading Zone  
3801 - 3803 Fairlight Drive  
(File No. 6145-1)**

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**RECOMMENDATION:** that a "Disabled Person's Loading Zone" be installed in front of 3801 - 3803 Fairlight Drive.

*ADOPTED.*

Report of the General Manager, Transportation Department, February 10, 1997:

"The Transportation Department has received a request from Elmwood Residences Incorporated for the installation of a 'Disabled Person's Loading Zone' in front of one of their group homes located at 3801 - 3803 Fairlight Drive.

Elmwood Residences Incorporated provides group home housing for the physically and mentally disabled. The Saskatchewan Abilities Council and Cosmopolitan Industries provide bus transportation for the residents of 3801 - 3803 Fairlight Drive and require direct access to the front of this residence.

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This loading zone conforms to City guidelines with respect to 'Disabled Person's Loading Zones' and no fee is assessed for its installation."

**B13) Enquiry - Councillor Langlois (December 16, 1996)  
Availability of B4 Land in Northeast Sector  
(File No. 4110-1)**

---

**RECOMMENDATION:** that the following report be received as information.

*ADOPTED.*

The following enquiry was made by Councillor Langlois at the meeting of City Council held on December 16, 1996:

**“Would the Administration please report on the availability of B4 land in the northeast sector, including projected timelines for commercial development, options to existing plans, and the cost implications of making commercial land available in the short term, within the next year or two.”**

Report of the General Manager, Planning and Building Department, February 12, 1996:

“There is no City-owned land that is currently serviced for commercial (B4) use in the University Heights Suburban Centre. The current situation has the large forestry farm trunks (sanitary and storm) terminated at the intersection of Attridge Drive and Kenderdine Road. The Public Works Department estimates that the cost to extend the trunks almost ½ mile east to the intersection of Attridge Drive and McOrmond Drive at \$4 million. The surface work, although not estimated at this time, could be almost that much again.

**Long-Term Planning**

From the aspect of public demand for services, the need to extend the trunks could wait until the Arbor Creek subdivision is nearing completion and the trunks are needed for the Willowgrove subdivision. It is estimated that the trunks will need to be started within five years to be ready for Willowgrove. The depth of the trunks requires that we keep a 90 metre wide strip north of Attridge Drive open to accommodate spoil piles from the trenches. This is the exact location (adjacent to Attridge Drive) that is required for the commercial sites. Therefore, if we wait to extend the trunks until required for housing in Willowgrove, it will be five to seven years before any further commercial sites are developed.

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**Options to Existing Plans**

Option 1 - Tunnel instead of open-cut

If the trunks were to be tunnelled, we could service the suburban area from the north extension of Kenderdine Road and complete the surface works on Attridge and McOrmond as needed. There would be no need for a 90 metre easement and commercial properties could be developed in 1998. The Public Works Department is concerned that the cost of tunnelling is prohibitive and are investigating.

Option 2 - Build part of the trunks

The trunks could be extended only one half of the distance to McOrmond Road for a cost of approximately \$2 million. This would allow the development of one commercial site on the northeast corner of Kenderdine and Attridge. Attridge Drive could be rebuilt to its current standard and access to the commercial site would be from Kenderdine Road. Assuming we could sell a five acre commercial site for at least \$450,000 an acre, we could generate \$2+ million toward the cost of the pipes; although the amount would be in total, not just in the trunk reserves. It would take at least two years to complete the trunks and service a commercial site north of Attridge Drive.”

**ATTACHMENT**

1. Plan showing northeast sector.

**B14) Proposed 1997 Rehabilitation of College Drive  
Cumberland Avenue to Central Avenue  
Capital Project No. 929 - Upgrade College Drive - Field House Road to  
McKercher Drive  
(File No. 6000-1)**

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- RECOMMENDATION:**
- 1) that Capital Project No. 929 - Upgrade College Drive - Field House Road to McKercher Drive, be approved for construction in 1997 in the amount of \$300,000;
  - 2) that funding for the project be provided from the Reserve for Capital Expenditures; and,

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- 3) that His Worship the Mayor and the City Clerk be authorized to execute the funding agreement as recommended by the City Solicitor.

*ADOPTED.*

College Drive is one of two primary east/west arterial corridors on the east side of the river - the other being 8th Street. College Drive is a six lane, divided roadway between Clarence Avenue and Field House Road, which narrows to a four lane, divided cross section from Field House Road east to the City limits. In addition, College Drive intersects major north/south roadways at Central Avenue, the two Circle Drive intersections, Preston Avenue, Cumberland Avenue, Wiggins Avenue and Clarence Avenue, all of which are under traffic signal control. The road is also designated as Provincial Highway No. 5. Saskatchewan Highways and Transportation currently maintains the roadway between Cumberland Avenue and the east City limit.

The largest employer in the City, the University of Saskatchewan, lays adjacent to the north side of College Drive and the roadway provides the primary access/egress points to the campus. As well, access to Innovation Place is accommodated via College Drive and Preston Avenue. On average, College Drive carries between 25,000 and 32,000 vehicles per day, dependant upon the location along its length. This volume is expected to grow significantly as development in the northeast sector, University of Saskatchewan and Innovation Place continues, and the City approaches the 250,000 population level.

As City Council will recall, the Transportation Department has included Capital Project No. 929 - Upgrade College Drive - Field House Road to McKercher Drive, in the Capital Budget and Five Year Plan for a number of years. In 1995, funding of \$40,000 was provided for design of the ultimate roadway configuration of College Drive between Cumberland Avenue and McKercher Drive. To date, the majority of this survey and design work has been completed.

The 1992 Transportation Study verified the future need to upgrade the capacity of College Drive, and addressed safety concerns at the intersections of Preston Avenue, Circle Drive and Central Avenue. Ultimate plans called for the upgrading College Drive to a full six lane, divided roadway from Field House Road to McKercher Drive, and the construction of a grade separation at Circle Drive. As an interim stage to the ultimate plan, the Transportation Department envisaged widening the existing two eastbound lanes from Field House Road to Circle Drive to three lanes, thereby providing lane continuity and additional capacity. One of the primary reasons for selecting this staging is that the existing shoulder area on eastbound College Drive, between Field House Road and Preston Avenue, is already functioning as a "third lane". The extension of this de facto third lane to connect with the southbound exit ramp to Circle Drive would provide a logical conclusion to the staged construction and fulfill capacity requirements. As well, it would improve overall traffic flow and safety factors along this portion of the roadway.

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Along with the interim widening indicated above, the Department saw an opportunity to further improve traffic flows and safety by making modest improvements at the Central Avenue intersection. By altering the intersection geometrics to provide for a free-flow eastbound through movement in combination with an eastbound to northbound dual left-turn movement, overall intersection safety and capacity would be improved. The intersection would function similar to the channelized T-intersections which currently exist along Circle Drive at Laurier Drive, Airport Drive and Attridge Drive. Eastbound through movements at the intersection would never be stopped, while the remaining movements at the intersection would be under traffic signal control. Attached Plan No. 167-0135-0104 shows the planned geometric improvements for the intersection. The remaining geometric modification to the roadway involves alterations to the intersection of Campus Drive to permit three lanes westbound as well as a bus turnout bay.

The Department's previous Capital Budgets did not contain a tentative schedule for either the ultimate stage or the interim stage, as the required geometric configurations and cost estimates were not available.

As mentioned above, Saskatchewan Highways and Transportation currently maintains the portion of College Drive between Cumberland Avenue and the east City limit. The condition of the roadway has deteriorated to the point that major rehabilitative work is now required. Saskatchewan Highways and Transportation had planned to complete a resurfacing of College Drive between Cumberland Avenue and McKercher Drive in 1996 but, due to a number of reasons, the project was placed on hold. Staff of the Transportation and Public Works Departments viewed this postponement as an opportunity to review the overall arrangement with the Province and possibly upgrade the roadway both from a structural point of view and a capacity/safety perspective.

Saskatchewan Highways and Transportation has, for a considerable period of time, expressed its desire in assigning the maintenance and control of College Drive between Cumberland Avenue and the east City limit to the City of Saskatoon. It has become increasingly difficult for them to maintain the roadway as it is a busy urban roadway for which their equipment and maintenance methods are not well suited. Simply assuming responsibility for this roadway would not be in the City of Saskatoon's best interest, considering the present condition of the roadway and the future maintenance liability it represents. In order to explore the possible accommodation of the Province's desire and still provide an equitable alternative to the City, discussions were entered into in late 1996 with Saskatchewan Highways and Transportation. As a result, the following has been agreed to by all parties:

1. A phase-in of the transfer of maintenance responsibilities for certain City roadways.
2. Saskatchewan Highways and Transportation agrees to upgrade and widen College Drive between Cumberland Avenue and McKercher Drive. This widening is the interim staging mentioned previously in the report, which includes a third eastbound lane between Field

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House Road and Circle Drive and the creation of a channelized T-intersection at College Drive/Central Avenue.

3. The City will assume maintenance of College Drive (after it has been resurfaced and widened) between Cumberland Avenue and Central Avenue.
4. Saskatchewan Highways and Transportation agrees to retain/assume maintenance of the following roadways:
  - College Drive between Central Avenue and the east City limit.
  - 8th Street between Boychuk Drive and the east City limit. Upon the upgrading of 8th Street from Boychuk Drive to the east City limit, the maintenance of 8th Street will revert to the City of Saskatoon (previously City maintained).
  - Old Highway No. 14 (adjacent to the east City limit) between 8th Street and Highway No. 16 east (previously City maintained).

To initiate the proposed maintenance transfers in 1997, Saskatchewan Highways and Transportation will provide complete funding for the resurfacing of College Drive between Cumberland Avenue and McKercher Drive, and partial funding for the roadway widening (costs associated with the earthwork and roadway structure widening of the third eastbound lane on College Drive). This has been confirmed by a letter received from Mr. Brian King, Deputy Minister, Saskatchewan Highways and Transportation, which is attached. The City of Saskatoon will be responsible for all costs associated with utility and traffic signal relocations, signing changes, pavement markings and miscellaneous concrete work.

The City of Saskatoon's share of the project costs are estimated at \$300,000, consisting of the following:

- utility relocation including street light relocation due to the widening, and traffic signal relocation due to modification to the intersections of Campus Drive and Central Avenue
- concrete curb removal and installation
- guardrail and concrete barrier installation
- pavement markings
- westbound intersection widening at Campus Drive
- removal and installation of signing

Saskatchewan Highways and Transportation's share of the costs for the asphalt resurfacing and roadway widening is estimated at 1.1 million dollars, consisting of the following:

- widening the eastbound roadway between Field House Road and McKercher Drive off ramp
- topsoiling and seeding to grass the widened roadway sideslopes

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- repairing any pavement failures in the driving lanes
- cold planing the driving lanes and turning bays
- repaving the driving lanes and turning lanes, and paving the additional eastbound lane
- sealing the existing shoulders
- all traffic accommodation detours and signing required for the construction
- all material testing, construction engineering including inspection, surveying and project management

The work is expected to take approximately six to eight weeks to complete, and is scheduled to begin the third week of May, 1997. The City of Saskatoon's Public Works Department is to tender the entire project and provide all project management and inspection. The Province will grant the City the required funding for that portion of the work they have agreed to fund. It should be noted that this grant will have no impact on any other grants that the City could expect to receive from the Province. Due to budget requirements set by Saskatchewan Highways and Transportation, an executed contract must be in place by March 31, 1997, to ensure the funding for the project is secured. This means that a project tender must be ready for pickup by contractors on February 18, with the tender closing on March 4, and a report being presented to City Council for approval at its meeting to be held on March 17, 1997. This will allow for the contract to be awarded and executed by all parties by March 31, 1997.

The City's options are limited in this respect. Saskatchewan Highways and Transportation's position is firm regarding the transfer of maintenance responsibilities for this section of College Drive, which is evident by their willingness to fund the bulk of the rehabilitative and roadway widening work. Without question, it is in the City's best interest to take advantage of this opportunity which will result in a rehabilitated roadway, increased roadway capacity and completed safety improvements which would bring College Drive to an acceptable standard, while relinquishing current maintenance control of boundary roadways more suited to Saskatchewan Highways and Transportation's maintenance activities.

The other option would be for the City to refuse to participate in the project. If this were to occur, it is uncertain as to whether College Drive would be rehabilitated by Saskatchewan Highways and Transportation at all. The City would forgo the opportunity to have the roadway upgraded at minimal costs and would likely have to fund 100 percent of the cost at some later date. Refusal to participate would also have a negative connotation on the cooperative working arrangement that has developed between Saskatchewan Highways and Transportation staff and City staff.

There are no policy implications with respect to this project, other than the City and Saskatchewan Highways and Transportation altering their maintenance agreement respecting highway routes within Saskatoon.

Capital Project No. 929 is currently unfunded in the 1997 Capital Budget. It is proposed that the \$300,000 estimated cost be funded from the Reserve for Capital Expenditures.



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**ATTACHMENTS**

1. Plan No. 167-0135-0104.
2. Letter from Brian King, Deputy Minister, Saskatchewan Highways and Transportation

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

**REPORT NO. 3-1997 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor P. McCann, Chair  
Councillor J. Postlethwaite  
Councillor P. Roe  
Councillor R. Steernberg  
Councillor D. Atchison

**1. Saskatoon Transit Services  
Transit Shelter Advertising - Request for Proposals  
(File No. CK. 366-2)**

- RECOMMENDATION:**
- 1) that the use of advertising on transit shelters be approved;
  - 2) that the Transit Services Branch be authorized to issue a request for proposals for the supply, installation and maintenance of transit shelters with advertising; and,
  - 3) that a further report be submitted to City Council once the proposals have been received and evaluated.

*ADOPTED.*

Your Committee has reviewed and supports the following report of the General Manager, Transportation Department, dated February 4, 1997:

**“BACKGROUND**

Transit shelter advertising has been common throughout the transit industry since the mid 1970's. The majority of cities with a transit system have entered into some type of

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arrangement with an advertising company for the right to sell advertising in return for some combination of shelter maintenance and revenues to the transit system. The advertising consists of an illuminated advertising panel at one end of the transit shelter, allowing for two ad faces approximately 4' X 6' in size. The advertising displayed must meet standards set forth by the Canadian Code of Advertising Standards.

The Transit Services Branch has received several requests from advertising companies for the right to install transit shelter advertising in Saskatoon. Transit pursued this matter in 1992, and at that time only one company submitted a proposal. Discussions with companies that did not submit a proposal revealed that restrictions on the locations where shelters could be installed limited revenue potential such that it was not considered a viable venture. The attractiveness of any request for proposals is directly affected by the restrictions placed on the advertisers.

**JUSTIFICATION**

The Transit Services Branch is pursuing entering into an agreement that would allow it to offer an increased number of shelters to its customers, decrease its shelter maintenance costs, and earn additional revenues. Capital funding constraints have forced Transit to defer the installation of new shelters for the foreseeable future. No new installations, funded by the City, are planned in 1997. The supply of additional shelters through an advertising agreement would reduce the demands on Transit's capital budget and provide an increased level of service to its customers.

Transit also wishes to increase the level of maintenance that its existing shelters receive and reduce its maintenance costs associated with these shelters. Current maintenance levels are considered below the standard that these facilities warrant.

The restrictions on locations, that deterred potential suppliers from participating in the initial request for proposals, have been greatly reduced. Transit now expects a greater interest in this type of proposal from the suppliers of transit shelter advertising.

**DISCUSSION**

There is a wide range of contracts currently in effect between transit systems, advertising companies, and third party contractors for maintenance services. The revenues that could be expected depend on the type of arrangement proposed, the capital investment required by the advertising company, and the attractiveness of the market from an advertising standpoint.

The Cities of Calgary, Edmonton, Medicine Hat, Red Deer, Regina and Winnipeg were contacted to determine their experience with shelter advertising. The information gained

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was used to establish the criteria within a new request for proposals.

As discussed above, Transit would like to increase the level of maintenance that its existing shelters receive and lower its costs of shelter maintenance. To accomplish this, the possibility of the successful supplier assuming maintenance responsibility for all new shelters, and all of Transit's existing shelters, will be addressed. Transit has historically found it difficult to keep up with the demands of shelter maintenance given funding constraints, other work priorities, and the increasing shelter vandalism problems.

The issue of shelter maintenance has been discussed with Amalgamated Transit Union Local 615. They believe their members should be responsible for the maintenance of all transit shelters. A.T.U. does not, however, recognize the benefits to Transit, and its customers, of an increased number of shelter installations, an increased level of maintenance, and potential revenue or cost savings that could be assigned to other areas within Transit.

Transit Management and A.T.U. have agreed to proceed with a request for proposals that would determine if any significant benefits would be realized by having a third party complete shelter maintenance. The request for proposals will ask that each supplier provide separate bids for the following three maintenance options:

- Option 1: The successful advertising company will be responsible for the maintenance of all shelters that they supply, and existing City-owned shelters that are retrofitted with advertising panels. The Transit Services Branch (A.T.U. staff) will be responsible for the maintenance of City-owned, non-advertising shelters.
- Option 2: The Transit Services Branch (A.T.U. staff) will be responsible for the maintenance of all shelters.
- Option 3: The successful advertising company will be responsible for the maintenance of all shelters.

The information received from the bidders will be used to determine the best proposal from a service level and revenue/cost standpoint.

**OPTIONS**

The options available are to proceed with the request for proposals to supply transit shelters with advertising, or to maintain the status quo. The status quo is deemed to be undesirable as there is a demand for additional shelters, and shelter maintenance levels need to be increased.

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**FINANCIAL IMPACT**

Financial impacts are not known at the present time. The impacts are dependent upon the proposals received.

Transit Management and the A.T.U. will review all proposals received to determine the best overall proposal.

A recommendation will be forwarded to City Council following the evaluation of the proposals received.

**SUMMARY**

Transit shelter advertising offers a potential for an increased number of shelter installations, an increased level of shelter maintenance, and a source of additional revenues for Saskatoon Transit Services. Transit recommends pursuing this advertising alternative within its transit shelters at this time.”

**2. Post Budget Approval - Purchase of Parking Meters  
(File No. CK. 6120-3)**

**RECOMMENDATION:**

- 1) that the purchase of electronic parking meters, at a cost of \$150,000, be approved; and
- 2) that the source of funds for the purchase be the Parking Capital Reserve.

*ADOPTED.*

Your Committee has considered and concurs with the following report of the General Manager, Transportation Department, dated February 3, 1997, regarding the above.

**“BACKGROUND**

On January 15, 1991, City Council approved the purchase of new parking meters to replace a large portion of the then-dated parking meters. Since this time vandalism, theft and general wear and tear have taken their toll on the City’s parking meter inventory to the extent that there is currently a shortage of parking meters. In addition to this, new areas have been identified for the installation of parking meters. These two factors have resulted in the need for additional parking meters.

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**JUSTIFICATION**

On average, there are 50 parking meters that are non-operational and require repair. At the present time, the City does not have an inventory of spare meters that can take their place while they are in the process of being repaired. This results in an average revenue loss of \$3/day/meter or \$150/day (based on 1996 parking meter revenues). For this reason, it is imperative to have spare meters so that repairs can be done without the loss of revenue.

In 1997, the newly created Parking Branch of the Transportation Department will implement a preventative maintenance program for the City's parking meters. A preventative maintenance program will detect predictable breakdowns by addressing such problems through routine maintenance before such failures occur. The result will be better functioning meters and increased revenues due to reduced breakdowns. In order to implement such a system, a reserve of parking meters must be available.

The Parking Branch is currently examining the installation of approximately 125 additional metered parking stalls for 1997. This would increase parking revenues by an additional \$1,100/meter/year, for a total of \$140,000 (approximations based upon 1996 average parking meter revenues).

It is recommended that electronic parking meters be purchased primarily due to their increased reliability and better screening capabilities of foreign coins, slugs and common washers over the existing mechanical meters. This will result in additional revenue per meter. Other key advantages of electronic mechanisms are their ability to change rates, time periods, allow multiple time periods with different rates, and provide auditing and servicing information, all through a hand-held remote communication device. Electronic meters will facilitate stricter accounting controls and allow meters to be freely interchanged with meters in different parking time periods without the labourious and time consuming task of changing gears on the mechanical meters. The electronic meters are also smart/debit card capable which would allow the City to provide this service in the future.

Electronic parking meters have evolved over the past several years to become the standard in the parking industry. The cost of the electronic meter has dropped considerably since its inception, and is now the most cost-effective alternative. The technology has proven to be both reliable and durable. Electronic parking meters are in use in all major centres across Western Canada. The Saskatoon Airport and the University of Saskatchewan use electronic meters. The Transportation Department proposes that 225 electronic parking meters be purchased.

**OPTIONS**

The three Options listed below were reviewed by the Parking Committee on February 3,

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1997. The Parking Committee agreed that Option 1 was the preferred choice.

**Option 1**

Option 1 is the purchase of 225 electronic parking meters at an estimated cost of \$150,000. The meters would be placed on 21st Street, between 1st Avenue and Spadina Crescent which is an area of high parking utilization. This will maximize the benefit of the electronic meter's coin discrimination features. The existing mechanical meters on 21st Street would be used for meter installations in newly identified areas and as spares.

The estimated cost of Option 1 is \$150,000. The projected increase in revenue is \$140,000 (revenue from the installation of new meters) plus \$20,000 (annual gain from replacing non-functioning meters) totalling \$160,000. This results in a net gain of approximately \$10,000. The payback period is less than one year. The additional \$160,000 would be realized every year.

**Option 2**

Option 2 would be the purchase of 225 mechanical meters at an estimated cost of \$140,000. Option 2 is not recommended because mechanical mechanisms contain moving parts, which are subject to wear and tear and result in higher maintenance costs and a greater probability of breakage. As well, additional costs will be incurred when mechanical mechanisms have to be changed to different rate and time limits, whereas electronic mechanisms contain no moving parts and, as a result, require less maintenance. In addition, rate and time limit changes can be done in the field with a hand-held communication device in a matter of seconds.

The additional maintenance costs, including parts and labour, associated with mechanical mechanisms are estimated to be \$5,000 annually. The projected increase in revenue is \$140,000 (revenue from the installation of new meters) plus \$20,000 (annual gain from replacing non-functioning meters) less the \$5,000 maintenance cost, for a total of \$155,000. This results in a net gain of approximately \$15,000. This payback period is less than one year. The additional \$155,000 would be realized every year.

**Option 3**

Option 3 is to do nothing. This option has a negative effect on revenues as there are currently non-functioning meters on the City streets and additional meters could not be installed.

**POLICY IMPLICATION**

There are no policy implications resulting from this proposal.

**FINANCIAL IMPACT**

The capital cost of acquiring the electronic meters is to be funded by the Parking Capital Reserve. The use of the Reserve for this purpose meets the guidelines for this Reserve.

The increase in parking revenues will be assigned to General Revenues (45%), the Streetscape Reserve (43%), the Parking Operating Reserve (5%), the Parking Capital Reserve (4%), and to the three Business Improvement Districts (1% each)."

**3. Open Access - Electronic Fire Notification System  
Fire Monitoring of Canada  
(File No. CK. 1100-1)**

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- RECOMMENDATION:**
- 1) that the General Manager, Fire and Protective Services Department, be authorized to enter into a contractual agreement with Fire Monitoring of Canada to provide "Open Access" fire alarm monitoring services; and
  - 2) that the City Solicitor be instructed to prepare the necessary documentation for execution by the Mayor and City Clerk.

*ADOPTED.*

Your Committee has reviewed and supports the following report of the General Manager, Fire and Protective Services Department, dated January 20, 1997:

**"BACKGROUND**

Fire Monitoring of Canada (FMC) provides the 'Open Access' electronic fire notification system.

A joint private and public sector initiative, 'Open Access' is the generic name for a signal network which allows fire alarms from an alarm company's central monitoring station to go directly into a fire department's communications centre. The key benefit of the new system is a significant time saving at the discovery and notification stage of a fire.

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The new system was named 'Open Access' because the technology is 'open' to receive fire alarm signals from any alarm company's central monitoring station meeting National Fire Protection Association standards.

Toronto-based ADT Security Systems, the largest alarm monitoring company in Canada, has committed to offering 'Open Access' to all its commercial customers as it becomes available across the country.

Traditionally, in most buildings with a monitored fire alarm service, the alarm signal is routed to the alarm company's central monitoring station. The fire location is verified and alarm company staff then place a call to the fire department to relay the information. Under 'Open Access', the fire alarm is routed directly to the fire department, faster than anyone can dial a telephone.

Using Fire Monitoring of Canada's system, computers in the dispatch centre then display and print *pre-confirmed* vital information -- alarm location, access description, dispatch route, map references and hydrant locations -- in two to ten seconds.

'Open Access' has recently been installed in the Ottawa, Mississauga and Scarborough Fire Departments. Fire Monitoring of Canada forecasts that most major Canadian City Fire Departments will adopt 'Open Access' by 1998.

**FINANCIAL IMPACT**

All costs incurred to provide the interface and operation of the monitoring equipment are solely the responsibility of FMC.

The contract also provides revenue generation for the City as compensation for providing response to automated signals delivered directly to Fire and Protective Services. These signals, if received in a normal manner where third party involvement is required, are presently delivered through a telephone conversation. There are a number of objective benefits to the department and the user of the service through significant increased dispatch efficiencies, primarily in the accuracy and time required to receive and dispatch fire fighting equipment. Based on FMC projections of eventually two hundred twenty (220) accounts, revenue would be approximately Eight Thousand Dollars (\$8,000.00) per year, and additional technological improvements. FMC also provides 'technology credits'. The computerized system used by FMC is the same 'Crisys Ltd.' equipment currently being used by Fire and Protective Services for dispatch and emergency information management. There is an advantage in improving and upgrading the entire system through FMC technology credits generated by alarm monitoring."



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**REPORT NO. 3-1997 OF THE ADMINISTRATION AND FINANCE COMMITTEE**

Composition of Committee

Councillor H. Langlois, Chair  
Councillor D.L. Birkmaier  
Councillor M. Heidt  
Councillor A. Langford  
Councillor K. Waygood

**1. Mendel Art Gallery Building Envelope Replacement  
Project No. 1815-2  
(File No. CK. 600-1)**

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**RECOMMENDATION:** that approval be granted for the overexpenditure of \$98,000 from the Reserve for Capital Expenditures, which was required to do the additional corrective work necessary to fulfill the building envelope replacement scope of contracted work for the Mendel Art Gallery.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Asset Management Department, dated January 22, 1997, and supports the recommendation in that the extra corrective work was only discovered once the brickwork had been removed from the building face:

**“BACKGROUND**

In June 1995, City Council approved the low bid and net cost to the Saskatoon Gallery and Conservatory Board and Administration of \$607,264.17 funded within the \$626,000.00 budget for Capital Project 1815. The approved project corrected the dangerous situation

related to the exterior of the Mendel Art Gallery. The project removed the exterior finish, added a new air barrier, enhanced the thermal insulation of the wall, the exterior finishes, doors, and windows. This upgrade will allow the Mendel Art Gallery to achieve the air humidity standards required for art museums, and will prolong the useful life of the facility.

**DISCUSSION**

As found, construction deficient conditions combined with environmental issues contributed to the overexpenditure of \$98,000.00 (15% in excess of the original Capital account) resulting in an actual development cost of \$724,000. Landscape repair, associated building envelope

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testing, Consultant fees, and value-added taxes also contributed to the short fall. All additional anchor and steel work deficiencies were required to be completed without delay because of possible damage to the exposed interior building structure. Environmental work was in response to the uncovering of an existing fuel tank and the disturbance of encapsulated asbestos during the construction process.

**POLICY IMPLICATIONS**

In accordance with Policy No. C03-001, the project exceeds ten percent of the capital budget for the scope of work and requires City Council approval.

**FINANCIAL IMPACT**

The over expenditure of \$98,000 must be funded from its source, the Reserve for Capital Expenditures. The Asset Management Department is aware of potential funding for the shortfall. Our department acts as project managers, and the Leisure Services Department is the owner department, for Capital Project No. 1593, Thornton Park Water Feature and Recreation Building, and Capital Project No.1165 Ernst Linder Water Feature. Work is now complete on both of these Capital projects and accordingly we will be closing these projects and returning the remaining funds of approximately \$100,000 to source (the Reserve for Capital Expenditures).”

**2. Green Loans  
(File No. CK. 1500-1)**

**RECOMMENDATION:** that an amendment to Policy No. C03-027 (*Borrowing for Capital Projects*) be approved for Green Loan borrowing to finance energy efficiency initiatives, under the following terms and conditions:

- 1) the minimum Green Loan shall be \$25,000,
- 2) the maximum payback period with interest, shall be 10 years, with annual loan repayment of principal and interest not to exceed the annual utility savings;
- 3) all capital projects funded out of the Green Loan Program will require approval by City Council prior to commencement of the project; and

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- 4) the interest rate shall be based on the City's prevailing borrowing rate at the time of the loan application.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Asset Management Department, dated February 3, 1997, and supports the concept of the Green Loan Program:

**“BACKGROUND**

The City of Saskatoon's Strategic Plan includes as a core strategy "responsible environmental management" which means "to exercise sound environmental management in the provision of all civic services and policies". His Worship the Mayor signed a letter of commitment on August 15, 1995, making Saskatoon an Energy Innovator (Attachment 1) confirming the City's commitment to its strategic plan. Further, on November 16, 1995, the City became involved with the Volunteer Challenge and Registry (VCR) (Attachment 2) in support of the National Action Program on climate Change. The VCR program commits the City to reduce its green house gas emissions, measured through carbon dioxide emissions, to below 1990 levels by the year 2000. The Asset Management Department hired an Energy Management Coordinator in January, 1996 for a two-year term. The coordinator's main role is to identify ways of reducing the City's overall utility usage which will translate into a reduced utility budget and a lowering of greenhouse gas emissions.

**DISCUSSION**

The City of Regina introduced their Energy Management Program in 1988. Financing for the program was developed in 1990, and is similar to the Green Loan program being proposed. The City of Regina provides funds to complete various energy management initiatives. The Energy Management Program then repays the loan, with a competitive rate of interest, from the cost difference between the original cost of utilities and the newly reduced utility costs. The City benefits in two ways. First, facilities are upgraded through energy management initiatives which increase functionality and user satisfaction; and second, the overall utility usage is reduced, which benefits the City long after the loan is repaid.

**JUSTIFICATION**

There is a need for the establishment of a new internal loan to finance energy reduction projects. The current productivity improvement loans have a maximum term of five years, while the majority of major energy projects have payback periods beyond five years.

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Even though the payback period is longer than five years, Energy Projects are still credible, as the return on investment they provide is above 10%. In addition, energy initiatives involve buildings and structures which have a long life expectancy. The initiatives reduce utility use for the lifetime of the building, not simply for the loan payback period.

**OPTIONS**

The alternative to establishing a Green Loan program is to fund energy initiatives out of capital reserves. Funded from capital reserves, it is questionable as to how many projects might be completed as there is no funding source for energy initiatives.

**POLICY IMPLICATIONS**

Amend City Council Policy No. C03-027 (Borrowing for Capital Projects), to include the following:

3.4 Green Loans

All loans for energy and water use reductions will be financed through the issuance of internal debt and shall be available to all civic departments, boards and commissions that are able to demonstrate expected achievement of utility savings.

- a) To be eligible for green loans, projects must satisfy all the following criteria:
  - i) The proposal utilizes proven energy reduction techniques and technologies;
  - ii) the capital expenditures will be fully repaid from utility expenditure savings. The repayment shall include an interest charge equivalent to the City's borrowing rate, as determined by the Finance Department. All repayment costs will be charged directly to the appropriate operating program of the civic departments, board or commission responsible for the proposal.
- b) The minimum loan shall be \$25,000.
- c) There is no maximum loan size.
- d) The maximum repayment schedule shall be 10 years.

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**FINANCIAL IMPACT**

Green Loans would be structured so the payment of principal and interest would not exceed the projected utility savings. As a result, there will be no impact to the operating budget. Since the loan is an investment for the city, interest earned will be at a rate comparable to the City's borrowing rate.

**COMMUNICATIONS PLAN**

Green Loan disbursements will be approved by City Council. To provide for accountability, the status of such initiatives will be reported to Council on an annual basis.

**ENVIRONMENTAL ACTION**

Providing Green Loans for energy initiatives will have a positive impact on the environment as utility usage in the City's facilities will be reduced. Any energy use reductions provide a substantial benefit to the atmosphere through reduced greenhouse gas emissions. Furthermore, a reduced consumption of fossil fuels extends their availability for future generations.

**ATTACHMENTS**

1. Letter dated August 15, 1995, from His Worship the Mayor
2. Letter dated November 16, 1995 from Geoffrey Atkins"

**3. Low Emissivity Ceiling and Lighting Redesign for A.C.T. Arena  
(File No. CK. 611-4)**

**RECOMMENDATION:** that a Green Loan for an energy efficiency project at A.C.T. Arena be approved, under the following terms and conditions:

- 1) the project will consist of - installing a low emissivity ceiling, a lighting redesign and retrofit, an ice water demineralizer, and infra red ice temperature sensors;
- 2) the total Green Loan amount will be \$250,000, with the final interest rate set by the Comptroller's Branch of the Finance Department and the annual principal and interest repayment amount estimated at \$33,000, and the term of the loan will be 10 years; and,

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- 3) the repayment will come out of the Operating Budget for A.C.T. Arena (01-395).

*ADOPTED.*

Your Committee supports the concept of Green Loans, and upon review of the first application contained in the following report of the General Manager, Asset Management Department dated February 3, 1997, your Committee believes this is an excellent start-up proposal:

**“BACKGROUND**

The Energy Management Program has been investigating energy saving options for the City's Leisure Services Facilities. The work has involved discussions with Rink Operators throughout Canada, research in energy journals, and extensive audits of the City's Leisure Services Facilities. Through this research, it has been determined that the A.C.T. Arena has the highest utility costs per square foot of all the City's Leisure Services Facilities. The utility costs for A.C.T. can be reduced through several Energy management initiatives.

**DISCUSSION**

The proposed project will reduce energy consumption for building lighting, space heating within the rink area, and water temperature required for flooding the rinks. Based on the present energy consumption data, and results achieved in other cities, it is conservatively estimated that the changes identified will reduce energy consumption in A.C.T. Arena by 15% to 20%. That converts into annual savings of approximately \$33,000. The changes will involve the installation of a low emissivity ceiling, new lighting, an ice water demineralizer, and an infra red ice temperature sensor.

The low emissivity ceilings are aluminium (silver) ceilings that stratify the air making the air above the ice cooler, while keeping the air at spectator level warmer. These ceilings have been installed in many rinks throughout the prairies, along with larger rinks in Edmonton, Calgary, Regina, and Winnipeg. In all cases, there were documented energy savings and improved aesthetics.

To further enhance the energy savings, the arena lighting will be replaced with a modern lighting system. In addition to reducing energy costs, this new lighting will provide more flexibility to the users so that the required lighting for games can be achieved without over lighting the area. Further savings will result from changing the remaining lighting from the existing older fluorescent lights to new energy efficient fluorescent lights and ballast as was done in City Hall.

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The final change involves the installation of an ice water demineralizer and infra red ice temperature sensor. The temperature sensor measures the temperature of the ice itself, providing for more accurate control and “faster” ice. The ice water demineralizer removes impurities from the water, again providing for a faster ice surface. By installing this equipment, the ice temperature will be able to be raised, while improving the ice quality, because the impurities and lack of temperature control currently dictate colder ice temperature. Raising the ice temperature a small amount will provide substantial savings because each degree of cooling requires substantially more energy than the previous degree. Ice demineralization and infra red sensors are used in amateur and professional arenas throughout the world, including Maple Leaf Gardens in Toronto.

**JUSTIFICATION**

A.C.T. Arena has the highest utility costs per square foot of all of the City’s Leisure Services Facilities. There exists a large potential for saving energy at this site. The project will reduce the energy consumption by 15% to 20% per year over the lifetime of the building. The technologies being proposed have been proven effective in rinks throughout Western Canada, and are used in professional arenas throughout the world.

**OPTIONS**

There are no options to this project, other than to do nothing to reduce energy consumption at A.C.T. Arena.

**POLICY IMPLICATIONS**

There are no policy implications for this project.

**FINANCIAL IMPACT**

As this project is identified for a Green Loan, there will be no impact on the A.C.T.Arena operating budget.

**COMMUNICATIONS PLAN**

The status of the project, and the actual savings will be reported to City Council in February of each year that the loan is outstanding.

**ENVIRONMENTAL ACTION**

This project will have a positive impact on the environment as energy consumption in A.C.T. Arena will be reduced. Energy use reductions provide a substantial benefit to the atmosphere

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through reduced greenhouse gas emissions. Furthermore, a reduced consumption of fossil fuels extends their availability for future generations.

**ATTACHMENTS**

1. Financial Breakdown of A.C.T. Lighting Project
  2. Estimated Savings Breakdown Per Item
  3. Article entitled "Modernizing and Retrofitting Ice Skating Rinks"
- 
4. **City Treasurer's Report on Investments**  
**(File No. CK. 1790-3)**

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

*ADOPTED.*

**"REPORT**

- Domestic short-term rates moved steadily lower with three-month treasury bills posting a 2.90% yield at yearend. This represents a yield decline in excess of 1.0% and 2.5% from August 1996 and December 1995 levels. The Bank of Canada continued to ease monetary policy in response to minimal inflationary pressures (CPI: 1 - 2% range), moderate economic growth, a stable Canadian dollar, and the inaction of the U.S. Federal Reserve to increase administered rates. More importantly, a reduction in the Federal Government's net financing requirements together with a commitment to extend the term of its debt portfolio has lessened the supply of Canada treasury bills. This development has generated additional downward pressure on money market yields.
- Since August monthend, 10 year and 30 year bond yields declined by 97 basis points and 85 basis points respectively, to close the year at 6.41% and 7.10%. The bond market rally was based upon expectations of an ease in U.S. monetary policy, improvements in government deficits, and ongoing stability in the domestic currency. Increased demand for Canadian dollar-denominated securities by foreign investors played a major part in driving bond yields lower. High inflation-adjusted yields alongside potential foreign exchange gains were key factors attracting international investors.
- Money market investment was initially directed to maturity terms not exceeding 90 days. However, when it became apparent that an increase in the U.S. Fed Funds rate was not forthcoming, we elected to aggressively extend portfolio term to lock-in the prevailing market



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average yield of 3.33%, during the September to December period. The civic money market portfolio ended the year with a weighted average term of 92 days and a weighted average yield of 3.35%.

- The General Account bond portfolio acquired \$5 million Government of Canada bond 6.50% maturing 01Jun04. In addition, \$2 million Province of Alberta 6.375% Bond due 01Jun04 were sold at a yield of 6.60% and replaced with \$2 million Government of Canada 6.50% Bond due 01Jun04 yielding 6.55%. With provincial yield spreads over Canada bonds narrowing significantly during 1996, the aforementioned trade resulted in a minimal decrease in yield (5 basis points) offset by an upgrade in credit quality and an incremental increase in the coupon rate. The bond portfolio currently registers a weighted average coupon rate and weighted average term of 7.6% and 3.9 years, respectively.
- The Transit Vehicles Replacement Reserve sold a \$200,000 provincial bond position, thus raising the portfolio's cash and cash equivalents to in excess of \$4 million. Projected withdrawals for 1997 include the purchase of seven (7) buses at \$350,000 per bus.
- A survey of interest rate forecasts from selected banks/investment dealers indicate that domestic short-term yields may rise to the 3.50% level by December 1997. Ten year bonds are projected to be trading in the 6.00% to 6.25% range twelve months from now. The consensus among economists is that an upward adjustment in U.S. short-term rates may be required to reduce potential U.S. inflationary pressures in 1997. If this event occurs, Canadian short-term yields will likely move slightly higher in sympathy. Bond yields may temporarily move to higher levels in anticipation of an uptick in yields at the short end of the yield curve. However, continued reductions in government borrowings coupled with a very low inflation rate should eventually force bond prices higher and yields lower.
- Given the aforementioned interest rate projections, our investment strategy will include some extension of portfolio term, both in the money market and bond portfolios. Any temporary backup in yields will be viewed as an opportunity to deploy additional funds further out along the yield curve. During 1996, the yield curve shifted to a more positive, upward-sloped position with 10 year bonds yielding in excess of 3.50 percentage points higher than 90 day treasury bills (see attachment 1). Significant yield gains can be realized by increasing the average maturity term of civic portfolios.

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**ATTACHMENT**

1. Illustration: Canadian Yield Curve
2. Statistical Supplement\December 1996
3. Short-Term Investments as at December 31,1996
4. General Account Long-Term Investment Portfolio as at December 31, 1996”

**REPORT NO. 1-1997 OF THE AUDIT COMMITTEE**

Composition of Committee

Councillor D.L. Birkmaier, Chair  
Councillor D. Atchison  
Councillor H. Langlois  
Councillor P. McCann  
Councillor R. Steernberg  
His Worship the Mayor

- 1. Follow-Up Audit Report:  
Comprehensive Audit - Saskatchewan Place  
(File No. CK. 1600-7)**

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

*ADOPTED.*

Your Committee wishes to commend Saskatchewan Place for its efforts in complying with the recommendations of the Comprehensive Audit Report.

Report of Auditor General dated January 14, 1997:

**“BACKGROUND**

Included in the mandate of the Auditor General's Office (AGO) is the requirement to follow up on comprehensive and financial systems audits previously conducted by the Office. The purpose of the follow-up reports is to confirm that management has fairly represented the current status of the implementation plan and to comment, as necessary, on issues relating to alternate actions pursued by management.

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The comprehensive audit report on Saskatchewan Place was completed January 12, 1993. Members of the Committee should note that copies of the Comprehensive Audit Report may be obtained from the AGO upon request.

**REPORT**

The attached Follow Up Status Report consists of the audit's recommendations, management's response, planned implementation dates and the current status of recommendations. The "Management Response" and "Implementation Date" columns were completed by management at the time of the comprehensive audit; the "Current Status" column was completed by management for the Follow Up Status Report. The Follow Up Status Report was reviewed by Saskatchewan Place's Board of Directors.

The AGO verified the current status of management's actions on select recommendations. Verification consisted of interviews with staff and, where deemed necessary by the AGO, review and evaluation of substantiating documentation (e.g. marketing plan and policies).

Saskatchewan Place's Board was made aware of the action taken on all recommendations through its review of the Follow Up Status Report. **It is the opinion of the AGO that management has fairly represented the current status of the implementation plan.**

**ATTACHMENTS**

Attached to this report is Management's Follow Up Status Report."

**2. Water Line Loss, Special Audit  
(File No. CK. 1600-3)**

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

*ADOPTED.*

Your Committee has reviewed the following report of the Auditor General dated January 28, 1997 on the Special Audit for Water Line Loss, with a representative of the Water Treatment Branch, and agrees that there appears to be adequate controls in place to minimize line loss:

**REPORT:**

This report summarizes the results of the audit of the Water Line Loss. This was a Special Audit which examined the issue of unaccounted-for-water.

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The audit had the following objectives:

- to determine if current water loss (i.e. line loss) is reasonable.
- to determine the cost attributable to line loss.
- to determine if adequate controls are in place to minimize line loss.
- to determine the extent to which adequate controls are in place to ensure that all water consumed is accurately accounted for as an input to the utility billing system.

The Executive Summary section of the report highlights the observations discussed in the detail section of the report, and the recommendations resulting from these observations. The report has been reviewed by the General Manager of Environmental Services Department and the General Managers of Public Works and Finance have reviewed the sections relevant to their departments. Management supports all of the recommendations in the report. Individual management responses can be found at the end of each audit observation in the detail section of the report.

**ATTACHMENTS**

1. Special Audit - Water Line Loss”

**3. Corporate Audit Plan  
(File No. CK. 1600-3)**

**RECOMMENDATION:** that the attached Corporate Audit Plan be approved.

*ADOPTED.*

Your Committee has reviewed the following report of the Auditor General dated January 27, 1997 with the Auditor General, and supports the Corporate Audit Plan contained therein:

**“REPORT**

In 1989, City Council approved a long-term Corporate Audit Plan covering all programs administered by civic departments, Boards and Commissions. Subsequent audit plans submitted annually to City Council, included only those programs scheduled for audit during the next 4-5 year period.

We have revisited the long-term plan for the purpose of redefining audit projects along key business process (e.g. Sanitary Sewer Services) and functional lines (e.g. supply management) and confirming the Department's capacity to meet service level objectives (i.e.

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audit cycles) approved by City Council. The revised Corporate Audit Plan (as attached) includes three components: Value-for-Money Audits (11 year cycle), Financial Systems Audits (5/10/15 year cycles), and Program Overviews (3 year cycles). These components represent the core functions of the Auditor General's Office as set out in the Department's Strategic Plan adopted by City Council on December 18, 1995.

The Strategic Plan allocated audit staff resources to the Department's core functions, based on the 1989 long-term Corporate Audit Plan. This allocation has now been updated to reflect the revised Corporate Audit Plan and revised project definitions.

FUNCTION	STAFF YEAR ALLOCATION	
	PER 1989 AUDIT PLAN	PER REVISED PLAN
Value-for-Money Audits	3.79	3.13
Financial Systems Audits	0.71	1.63
Program Overviews	1.25	1.06
Followup Audits	0.25	0.18
Total Allocation	6.00	6.00

From time-to-time the Auditor General's Office is involved in special projects and investigations. Examples include a Business Process Review of the Sign Shop operations (recently completed) and monitoring and reporting to City Council on the implementation status of recommendations in the Ernst & Young Report on 'An Organizational Review of the City of Saskatoon' (in-progress). Special projects and investigations will continue to be resourced through deferral of audit projects on the long-term Corporate Audit Plan. Investigations will be carried out at the discretion of the Auditor General. Special projects will be undertaken on an exception basis only and will be subject to prior approval of the Audit Committee.

Pursuant to Bylaw No. 7323, I would respectfully request the Committee's and City Council's consideration of the priorities reflected in this Plan, particularly with regard to the calendar years 1997 and 1998.

**ATTACHMENT**

1. Long-Term Corporate Audit Plan.”

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**REPORT NO. 2-1997 OF THE LAND BANK COMMITTEE**

Composition of Committee

Councillor D. L. Birkmaier, Chair  
Councillor H. Langlois  
Councillor K. Waygood  
Councillor M. Heidt  
Councillor Jill Postlethwaite  
His Worship the Mayor

**1. Lease of City-Owned Property  
Mediacom Outdoor Advertising  
Billboard Structures  
(File No. CK. 4225-1)**

- RECOMMENDATION:**
- 1) that the City of Saskatoon lease to Mediacom Inc., the locations described in Schedule "A" contained as an attachment to the following report dated January 7, 1997, for the purpose of maintaining poster panels;
  - 2) that the lease be for a term of 2 years, commencing January 1, 1997 and expiring December 31, 1998;
  - 3) that the lease fees be paid annually, in advance, at the following rates:  
  
1997 - \$750 per poster face  
1998 - \$1,000 per poster face
  - 4) that the lease may be canceled by the City on 60 days notice; and
  - 5) that the City Solicitor be instructed to prepare the necessary documents for execution by His Worship the Mayor and the City Clerk.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated January 7, 1997, and supports the lease of sites for the purpose of maintaining poster panels:

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**“REPORT**

Mediacom Inc. lease City-owned property for the purpose of maintaining poster panels (outdoor billboards) each face of which is 10 feet by 20 feet. The last lease agreement was for 5 years , 1992 to 1996 inclusive. Each poster face was \$410.00 in 1992 and increased annually to \$500.00 per year in 1996.

Your staff request a two year lease to correspond with the December 31, 1998, expiry date for another billboard lease currently held by Mediacom with the City. The recommended lease rates are \$750.00 per face per year for 1997 and \$1,000.00 per face per year for 1998. The City will have the right to terminate the lease on 60 days notice, and we will require a minimum liability insurance of \$1,000,000.00.

**ATTACHMENTS**

1. Schedule A showing Mediacom lease locations.”
  
2. **Request to Sell City-Owned Property**  
**Lots 62 to 81, Block 357**  
**Lots 10 to 35, Block 358**  
**Lots 10 to 18, Block 413**  
**Registered Plan No. 96-S-38942**  
**Fairbrother Crescent, Court and Terrace**  
**Silverspring Neighbourhood**  
**(File No. CK. 4131-7)**

**RECOMMENDATION:**

- 1) that the Land Branch Manager be authorized to sell the 55 lots in the Silverspring Neighbourhood through a lot-draw process, at the prices which are outlined in the following report;
  
- 2) that any of the above-noted lots which are not sold through the lot-draw process be placed for sale, over the counter, on a first-come, first-served basis, and at the prices which are outlined in the following report; and

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- 3) that the Land Branch Manager be authorized to administer development controls for the 55 new lots located in the Fairbrother Subdivision within the Silverspring Neighbourhood, as a condition of sale, in accordance with the criteria outlined in the following report.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated January 22, 1997 and has determined that the University of Saskatchewan has approved the lot prices as outlined in the report:

**“BACKGROUND**

Since 1987, the City has been developing and selling residential lots within the Silverspring neighbourhood under agreement with the University of Saskatchewan. As of December 31, 1996, 585 lots have been sold in the neighbourhood. In 1996, a total of 169 lots were sold and 149 building permits issued in Silverspring. This compares favourably over 1995, when 88 sales occurred and 84 building permits were issued.

At its meeting held September 23, 1996, City Council approved the sale and administration of development controls for 51 lots within the Fairbrother area of Silverspring. Of these 51 lots, 29 have been sold to date. The current inventory of unsold lots within the neighbourhood stands at 32.

**REPORT**

Your staff intend to offer for sale 55 new lots located in the Fairbrother area within the Silverspring neighbourhood (see Attachment #1). These lots constitute the second phase of this new development which began in the fall of 1996. Initially, only 41 of the 55 lots will be offered for sale. The remaining 14 lots will be made available in the summer, upon completion of the servicing of these lots. All 55 lots will be offered for sale to both individuals and builders through a lot-draw process. Any lots that are not sold through this process will be made available for purchase over-the-counter on a first-come, first-served basis.

**Pricing**

Prices for residential lots are established using the approved prepaid service rates, a land rate and the approved land administration fee. On this basis, the combined front metre charge is calculated between \$2350.00 and \$2700.00 per front metre, depending upon the



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location of the lot on the crescent or cul-de-sac. This range is the same as what had been applied to the lots in the first phase of the development, resulting in consistent lot prices between the two phases. Using the example of a lot with 15.0 metres of frontage and applying the extremes of the front metre charge the breakdown of the sales price is follows:

<u>Crescent Lot</u>	15.0 metres @ \$2350.00 per front metre	\$35,250.00
	Services	\$23,850.00
	Land	9,405.00
	Administration Fee	<u>1,995.00</u>
	Total	\$35,250.00
<u>Cul-de-sac Lot</u>	15.0 metres @ \$2700.00 per front metre	\$40,500.00
	Services	\$23,850.00
	Land	14,358.00
	Administration Fee	<u>2,292.00</u>
	Total	\$40,500.00

**Development Controls**

In order to be consistent with the manner in which the first phase of the Fairbrother area was offered for sale, development-controls will be administered as a condition of sale for the 55 new lots. These controls would apply to both individuals and builders as follows:

- All dwellings must be constructed with an attached garage.
- The minimum size for a bungalow, bi-level, or split-level dwelling will be 1,000 square feet. The minimum size for a two-storey dwelling will be 1,500 square feet.

**ATTACHMENTS**

1. Plan showing 55 lots in Fairbrother area.”

**REPORT NO. 2-1997 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. M. Carlson  
Ms. G. Vanderlinde  
Mr. J. McLeod  
Mr. B. Kowaluk

**1. Request for alterations to CPR Station  
Municipal Heritage Property Bylaw No. 7444  
305 Idylwyld Drive North  
(File No. CK. 710-18)**

**RECOMMENDATION:** 1) that City Council authorize the issuance of a Sign Permit for the installation of two canopy signs on the former CPR Station, at 305 Idylwyld Drive North, subject to the sign frame being coloured PPG Tile Red enamel and the background colour of the fascia signs being coloured PPG 72 - 110 Cream, and as described in the attached drawings dated January 22, 1997; and

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- 2) that any future signage be of a similar width and length and be attached to a frame with consistent style and colour as the above-noted signs.

*ADOPTED.*

Your Committee has reviewed the following report of the Chairman, Heritage Evaluation Committee, dated February 4, 1997 and believes that the proposed signs will be in keeping with this heritage property, and therefore supports this sign proposal:

**“BACKGROUND**

The Planning and Building Department has received a Sign Permit application from Mr. Jim Tomas to place two canopy signs on the former CPR Station (305 Idylwyld Drive North). This property was designated as Municipal Heritage Property on April 11, 1994 with Council's adoption of Bylaw No. 7444, a copy of which is attached.

The signs will advertise Tomas Cook Restaurant and Lounge which will be located in the space formerly occupied by Jamieson Street Restaurant. The signs are proposed to be attached to the beam located under the front eave on the building. Please refer to attached plans.

Section 23 of *The Heritage Property Act* requires that upon receiving an application to alter a Municipal Heritage Property and following consultation with its Municipal Heritage Advisory Committee, Council shall consider the application and cause notice of its decision to be served on the owner.

Evaluation of the submitted proposal should be guided by the reasons for the designation as provided for in Sections 4 & 5 of Bylaw No. 7444 as follows:

- "4. The property is designated for the following reasons:
  - (a) it is the sole remaining original railway station in Saskatoon;
  - (b) it is on its original site and retains its original character;
  - (c) it is a landmark in Saskatoon and district;
  - (d) it is associated with important historical movements, the coming of the railways to Saskatoon and the West, and of immigration to Saskatoon and central Saskatchewan;

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- (e) it is a good example of the modern chateau style of railway station build by the CPR at the turn of the century; and
  - (f) its value has been recognized by the previous designation of the Historic Sites and Monuments Board under the Federal *Heritage Railway Stations Act*.
5. The designation is made subject to the following conditions:
- (a) alterations to the interior of the building shall not require the approval of City Council, provided that the alterations do not change the appearance of the building exterior; and
  - (b) improvements to the grounds shall not require the approval of City Council provided that the sight lines to the building from the perimeter of the property are maintained."

**REPORT**

The Heritage Evaluation Committee reviewed this proposal on January 24, 1997. It was agreed that the proposed signs were appropriate on the condition that the sign frame be the same colour as that on the building trim (Benjamin Moore HC65), and that the background colour of the fascia sign be PPG colour 72 - 110 Cream. It was also concluded that any future signage should be of a similar width and length and should be attached to a frame with consistent style and colour. This matter was discussed with the owner of the building who is in agreement with this recommendation.

**ATTACHMENTS**

1. Plans of proposed signs.
2. Bylaw No. 7444"

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**REPORT NO. 1-1997 OF THE VISUAL ARTS PLACEMENT JURY**

Composition of Committee

Ms. Lyn Jeffery, Chair  
Ms. Doris Hasell  
Mr. Lee Baker  
Ms. Barbara Beavis  
Mr. Tim Nowlin  
Dr. Peter Purdue

**1. Bill Epp Memorial Sculpture  
(File No. CK. 175-44)**

**RECOMMENDATION:** that City Council approve the placement of the Bill Epp memorial sculpture on the west side of the river, immediately to the north of the University Bridge (as per the attached sketch plan).

*ADOPTED.*

**1. Bill Epp Memorial Sculpture**

**BACKGROUND**

In 1984, an organization called Commemorate '85 Inc. was legally incorporated for the purpose of marking the centennial of the North West Rebellion or Resistance, with the aim of creating greater awareness of Saskatchewan's history and its people. The group received grants from the provincial government and the City of Saskatoon.

In 1985, some of this funding was used to purchase a sculpture in tyndall stone by Bill Epp. Commemorate '85 intended the sculpture as a gift to the City of Saskatoon. Since 1985, the sculpture has been stored in City Yards. A photograph of the sculpture is shown in Attachment 1.

Subsequent to the recent death of Mr. Epp, Mr. Edward Gibney, a Saskatoon sculptor, has suggested that the placement of the tyndall stone sculpture in a public place would be a fitting memorial to Mr. Epp, an internationally-known artist whose work is familiar to and loved by many Saskatoon citizens.

Mr. Epp's contribution to the community includes numerous public art commissions. He spent 26 years as a sculpture teacher at the University of Saskatchewan. He founded the

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Prairie Sculptor's Association and was an inspiration to many artists he encountered as a friend as well as a teacher. He organized the first sculptors' symposium on the river bank near the Mendel Art Gallery. He devoted himself to sculpture and influenced a lot of artists.

**REPORT**

Your Jury has reviewed this matter and concurs with Mr. Gibney's suggestion that the public placement of the sculpture would be a fitting memorial to Mr. Epp to recognize his many contributions to our community.

In consultation with City Administration, your Jury is recommending to City Council a site for the sculpture on the west side of the river immediately to the north of the University Bridge (see Attachment 2 for a sketch of the location). This site is appropriate for a number of reasons:

- people will be able to view all aspects of the sculpture;
- the sculpture will be accessible to both pedestrians and those driving by;
- the grass will provide a contrast to the stone sculpture;
- the colour and material of the sculpture link it to the bridge;
- the sculpture was created close by on the riverbank; and,
- the sculpture will be visible from the University of Saskatchewan, which is appropriate given Mr. Epp's connections with that institution.

**FINANCIAL IMPACT**

There is no financial impact. Installation costs are funded through the Urban Design Committee budget.

We trust that our request to honour one of this City's most prominent artists will receive your favourable consideration.

**ATTACHMENTS**

1. Photograph of sculpture
2. Sketch of proposed location

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**REPORT NO. 4-1997 OF THE EXECUTIVE COMMITTEE**

Composition of Committee

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

**1. Appointment to Marr Residence Management Board  
(File No. CK. 225-52)**

**RECOMMENDATION:** that Ms. Marguerite E. Rashley be appointed to the Marr Residence Management Board to the end of 2001.

*ADOPTED.*

There is a vacancy on the Marr Residence Management Board, that being one of three representatives of the public at large. The term of appointment to the Board is five years.

**2. Application for Business Incentive  
Canadian Tarpaulin Manufacturers Ltd.  
(File No. CK. 3500-13)**

**RECOMMENDATION:** 1) that a five-year tax abatement be granted to Canadian Tarpaulin Manufacturers Ltd. on its expansion project at 2401 Thayer Avenue; and that the tax abatement be based on a sliding scale as follows:

100% in year 1  
80% in year 2  
70% in year 3  
60% in year 4  
50% in year 5

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- 2) that the City Solicitor be instructed to prepare the appropriate Bylaw and Agreement.

*ADOPTED.*

Your Committee has considered the attached business incentive application by Canadian Tarpaulin Manufacturers Ltd. The application meets the City's Business Incentive Criteria eligibility criteria."

*Moved by Councillor Langlois, Seconded by Councillor Steernberg,*

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

*CARRIED*

**UNFINISHED BUSINESS**

- 6a) **Princeton Developments Ltd.**  
**(File No. CK. 4130-2)**

*DEALT WITH EARLIER SEE PAGE 8.*

**ENQUIRIES**

**Councillor Atchison**  
**Safety Concerns - Robotic Engines**  
**CP Rail Yards**  
**(File No. CK. 6712-2)**

Would the City Administration please look into the robotic engines that apparently were put into service today at the CP Rail Yards in Sutherland.

The crossing at Central Avenue is the reason for concern.

At the same time, could you please check with the City of Edmonton as to what precautions and measures that they might be deploying for this type of situation.



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**Councillor Langlois  
Service Stations and Gas Bars - B6 Zones  
(File No. CK. 4350-1)**

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Would the Administration please provide a report on the Zoning Bylaw requirements applicable to service stations and gas bars in B6 zones. What is the rationale behind making service stations a discretionary use as compared to a permitted use in this zoning classification?

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7610**

Moved by Councillor Langlois, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7610, being "*A bylaw of The City of Saskatoon to amend Bylaw No. 6321, entitled 'A bylaw of The City of Saskatoon to amend Bylaw No. 4324, entitled, "A bylaw of The City of Saskatoon to provide for a superannuation plan for City employees not covered by the Police and Fire Departments' superannuation plans"*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT Bylaw No. 7610 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT Council go into Committee of the Whole to consider Bylaw No. 7610.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7610 was considered clause by clause and approved.

Moved by Councillor Langlois, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7610 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Langlois, Seconded by Councillor Waygood,

THAT Bylaw No. 7610 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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**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7611**

Moved by Councillor Langlois, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7611, being "*The Cemeteries Amendment Bylaw, 1997*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT Bylaw No. 7611 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT Council go into Committee of the Whole to consider Bylaw No. 7611.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7611 was considered clause by clause and approved.

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Moved by Councillor Langlois, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7611 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Langlois, Seconded by Councillor Waygood,

THAT Bylaw No. 7611 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.

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7613**

Moved by Councillor Langlois, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7613, being "*The Discounts and Penalties Amendment Bylaw, 1997 (No. 2)*" and to give same its first reading.

CARRIED.

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The bylaw was then read a first time.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT Bylaw No. 7613 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Langlois, Seconded by Councillor Postlethwaite,

THAT Council go into Committee of the Whole to consider Bylaw No. 7613.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7613 was considered clause by clause and approved.

Moved by Councillor Langlois, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7613 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Langlois, Seconded by Councillor Waygood,

THAT Bylaw No. 7613 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Langlois,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 10:47 p.m.

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Mayor

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City Clerk