

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, August 10, 1998  
at 7:00 p.m.

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

**PRESENT:** His Worship Mayor Dayday in the Chair:  
Councillors Atchison, Birkmaier, Harding, Langford, Maddin,  
McCann, Roe, Steernberg and Waygood;  
A/City Manager Richards;  
City Solicitor Dust;  
City Clerk Mann;  
City Councillor's Assistant Holmstrom

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

*THAT the minutes of the regular meeting of City Council held on July 13, 1998 and the minutes of the Special Meeting of City Council held on July, 15, 1998 be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) Discretionary Use Application**  
**Commercial Parking Lot**  
**106 & 128 Wall Street**  
**Applicant: Imperial Parking Ltd.**  
**(File No. CK. 4355-1)**

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

“City Council, at its meeting held on November 3, 1997 received notice of the above discretionary use application.

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

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

The matter is also being reported on under Clause 3, Report No. 12-1998 of the Municipal Planning Commission.”

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

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

*THAT Clause 3, Report No. 12-1998 of the Municipal Planning Commission be brought forward and considered.*

*CARRIED.*

**REPORT NO. 12-1998 OF THE MUNICIPAL PLANNING COMMISSION**

**3. Discretionary Use Application  
Commercial Parking Lot  
106 and 128 Wall Street  
Lots 34 through 39, Block 2, Plan Q12  
Applicant: Imperial Parking Limited  
(File No. CK. 4355-1)**

**RECOMMENDATION:** that the application submitted by Imperial Parking Limited requesting permission to use Lots 34 through 39, Block 2, Plan Q12 (106 and 128 Wall Street) for the purpose of a commercial parking lot be approved subject to the following:

- a) the approval expires on August 10<sup>th</sup>, 2003;
- b) the site being landscaped and fenced as per the attached landscape plan and fence detail plan and to the satisfaction of the General Manager, Planning and Building Department;
- c) the parking area being suitably drained, hard surfaced and maintained in a neat and useable condition; and,
- d) the parking area's lighting being directed away from the adjacent properties.

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

Your Commission has reviewed and supports the following report of the Planning and Building Department dated July 13, 1998:

**"B. PROPOSAL**

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An application has been submitted by Imperial Parking Limited requesting City Council's approval to use Lots 34 through 39, Block 2, Plan Q12 (106 & 128 Wall Street) for the purpose of a commercial parking lot. This property is zoned B.4A District in the City of Saskatoon Zoning Bylaw and as a consequence, a commercial parking lot may only be permitted by City Council at its discretion. Refer to the attached plan for details of the proposal.

**C. REASON FOR PROPOSAL (BY APPLICANT)**

The applicant proposes to develop a commercial parking lot to provide hourly, daily and monthly parking for the doctors and their customers of the Wall Street and Midtown Medical Clinics, as well as for others visiting the Central Business District.

**D. JUSTIFICATION**

1. Comments by Others

Public Works Department - Water and Sewer Branch

The proposed Discretionary Use Application for a commercial parking lot is acceptable to this department

Transportation Department

The Transportation Department has reviewed the application for discretionary use and does not have any concerns with the proposed use.

2. Planning and Building Comments

- a) In 1997, a review of properties in Saskatoon that were being used as commercial parking lots identified several properties that were being used illegally for this purpose. 106 & 128 Wall Street are two of these properties identified.

Imperial Parking Limited, who is leasing the property from The Wall Street Medical Building Ltd. of Saskatoon, was notified in April of 1997, of the contravention and informed that in order to continue using 106 & 128 Wall Street for the purpose of a commercial parking lot it would be necessary to apply to City Council for discretionary use approval. An Order to Remedy Contravention was issued on August 15, 1997, ordering Imperial Parking Limited to cease using the site as a commercial parking lot and to remove all

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signage and ticket boxes. A discretionary use application was submitted to the Planning and Building Department and the applicant has been permitted to continue operating the commercial parking lot pending Councils decision.

- b) Section 35A.(14) of the Zoning Bylaw states that in the B.4A District a landscape strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site, and on corner lots, in addition to the landscaping required in the front yard, a landscape strip of not less than 1.5 metres in width throughout lying parallel and abutting the flanking street shall be provided.

Section 35A.(10)(a)(iii) of the Zoning Bylaw states that parking areas may not be located in any of area of the site allocated or developed for landscaping. However, Section 35A.(10)(b) does permit City Council to approve a parking lot as a discretionary use for a temporary period of time, and, in so doing may exempt parking lots from some of the provisions, such as allowing parking in the required landscape strip.

Since the applicant is leasing the site on a temporary basis, the Planning and Building Department is recommending that the proposed commercial parking lot be approved for a period of five years (August 10, 1998 to August 10, 2003) and that the site be landscaped and fenced as per the attached landscape plan and fence detail (Refer to attachments No. 2 & 3) to the satisfaction of the General Manager, Planning and Building Department.

All other development of the site should conform to the provisions for parking areas specified in the zoning bylaw.

- c) The discretionary use application, in all other respects, is in conformance with the Zoning Bylaw.
- d) The proposal is consistent with the Central Business District designation for this area within the Development Plan.
- e) In consideration of any discretionary use application, it should be noted that Section 74(2) of the Planning and Development Act applies, whereas:

‘On receipt of a discretionary use application, the Council may, by

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resolution or bylaw:

- i) reject the application, or,
- ii) approve the application where the facts presented establish that the proposed use or form of development:
  - (1) will not be detrimental to the health, safety, convenience and general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential developments in the vicinity; and,
  - (2) complies with the applicable provisions of the Zoning Bylaw and will not be contrary to the development plan or basic planning statement.’

**E. COMMUNICATION PLAN**

If this application is recommended for approval by the Municipal Planning Commission, it will be advertised in accordance with City Council’s policy and a date for a public hearing will be set. Advertising will consist of sending notices of the public hearing by regular mail to all assessed property owners within a radius of 600 metres (200 feet) of the site. Notice signs prepared by the Planning and Building Department will be placed on site by the applicant.

**F. ATTACHMENTS**

1. Location Facts
2. Landscape Plan
3. Fence Detail
4. Site Photo”

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

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Langford, Seconded by Councillor Roe*

*THAT the application submitted by Imperial Parking Limited requesting permission to use Lots 34 through 39, Block 2, Plan Q12 (106 and 128 Wall Street) for the purpose of a*

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*commercial parking lot be approved subject to the following:*

- a) the approval expires on August 10<sup>th</sup>, 2003;*
- b) the site being landscaped and fenced as per the attached landscape plan and fence detail plan and to the satisfaction of the General Manager, Planning and Building Department;*
- c) the parking area being suitably drained, hard surfaced and maintained in a neat and useable condition; and*
- d) the parking area's lighting being directed away from the adjacent properties.*

*CARRIED.*

**2b) Hearings  
Discretionary Use Application  
Commercial Parking Lot  
15 - 23<sup>rd</sup> Street East  
Applicant: Imperial Parking Ltd.  
(File No. CK. 4355-1)**

**REPORT OF THE CITY CLERK:**

“City Council, at its meeting held on November 3, 1997 received notice of the above discretionary use application.

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

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

The matter is also being reported on under Clause 2, Report No. 12-1998 of the Municipal Planning Commission.”

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

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

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*THAT Clause 2, Report No. 12-1998 of the Municipal Planning Commission be brought forward and considered.*

*CARRIED.*

**REPORT NO. 12-1998 OF THE MUNICIPAL PLANNING COMMISSION**

- 2. Discretionary Use Application  
Commercial Parking Lot  
15 - 23<sup>rd</sup> Street East  
Lots 1 through 6, Block 2, Plan Q12  
Applicant: Imperial Parking Limited  
(File No. CK. 4355-1)**

**RECOMMENDATION:** that the application submitted by Imperial Parking Limited requesting permission to use Lots 1 through 6, Block 2, Plan Q12 (15 - 23<sup>rd</sup> Street East) for the purpose of a commercial parking lot be approved subject to the following:

- a) the approval expires on August 10<sup>th</sup>, 2003;
- b) the site being landscaped and fenced as per the attached landscape plan and fence detail to the satisfaction of the General Manager, Planning and Building Department;
- c) the parking area being suitably drained, hard surfaced and maintained in a neat and useable condition; and,
- d) the parking area's lighting being directed away from the adjacent properties.

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

Your Commission has reviewed and supports the following report of the Planning and Building Department dated July 13, 1998:

**“B. PROPOSAL”**

An application has been submitted by Imperial Parking Limited requesting City Council's approval to use Lots 1 through 6, Block 2, Plan Q12 (15 - 23<sup>rd</sup> Street East) for the purpose of a commercial parking lot. This property is zoned B.4A District in the City of Saskatoon

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Zoning Bylaw and as a consequence, a commercial parking lot may only be permitted by City Council at its discretion. Refer to the attached plan for details of the proposal.

**C. REASON FOR PROPOSAL (BY APPLICANT)**

The applicant proposes to develop a commercial parking lot to provide hourly, daily and monthly parking for the doctors and their customers of the Wall Street and Midtown Medical Clinics, as well as for others visiting the Central Business District.

**D. JUSTIFICATION**

1. Comments by Others

Public Works Department - Water and Sewer Branch

The proposed Discretionary Use Application for a commercial parking lot is acceptable to this department

Transportation Department

The Transportation Department has reviewed the application for discretionary use and does not have any concerns with the proposed use.

2. Planning and Building Comments

- a) In 1997, a review of properties in Saskatoon that were being used as commercial parking lots identified several properties that were being used illegally for this purpose. 15 - 23<sup>rd</sup> Street East was one of these properties identified.

Imperial Parking Limited, who is leasing the property from R. C. H. Holdings Limited of Saskatoon, was notified in April of 1997, of the contravention and informed that in order to continue using 15 - 23<sup>rd</sup> Street East for the purpose of a commercial parking lot it would be necessary to apply to City Council for discretionary use approval. An Order to Remedy Contravention was issued on August 15, 1997, ordering Imperial Parking Limited to cease using the site as a commercial parking lot and to remove all signage and ticket boxes. A discretionary use application was submitted to the Planning and Building Department and the applicant has been permitted to continue operating the commercial parking lot pending Councils decision.



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- b) Section 35A.(14) of the Zoning Bylaw states that in the B.4A District a landscape strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site, and on corner lots, in addition to the landscaping required in the front yard, a landscape strip of not less than 1.5 metres in width throughout lying parallel and abutting the flanking street shall be provided.

Section 35A.(10)(a)(iii) of the Zoning Bylaw states that parking areas may not be located in any of area of the site allocated or developed for landscaping. However, Section 35A.(10)(b) does permit City Council to approve a parking lot as a discretionary use for a temporary period of time, and, in so doing may exempt parking lots from some of the provisions, such as allowing parking in the required landscape strip.

Since the applicant is leasing the site on a temporary basis, the Planning and Building Department is recommending that the proposed commercial parking lot be approved for a period of five years (August 10, 1998 to August 10, 2003) and that the site be landscaped and fenced as per the attached landscape plan and fence detail (Refer to attachment No. 2 & 3) to the satisfaction of the General Manager, Planning and Building Department.

All other development of the site should conform to the provisions for parking areas specified in the zoning bylaw.

- c) The discretionary use application, in all other respects, is in conformance with the Zoning Bylaw.
- d) The proposal is consistent with the Central Business District designation for this area within the Development Plan.

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- e) In consideration of any discretionary use application, it should be noted that Section 74(2) of the Planning and Development Act applies, whereas:

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

- i) reject the application, or,
- ii) approve the application where the facts presented establish that the proposed use or form of development:
  - (1) will not be detrimental to the health, safety, convenience and general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential developments in the vicinity; and,
  - (2) complies with the applicable provisions of the Zoning Bylaw and will not be contrary to the development plan or basic planning statement.’

**E. COMMUNICATION PLAN**

If this application is recommended for approval by the Municipal Planning Commission, it will be advertised in accordance with City Council’s policy and a date for a public hearing will be set. Advertising will consist of sending notices of the public hearing by regular mail to all assessed property owners within a radius of 600 metres (200 feet) of the site. Notice signs prepared by the Planning and Building Department will be placed on site by the applicant.

**F. ATTACHMENTS**

- 1. Location Facts
- 2. Landscape Plan
- 3. Fence Detail
- 4. Site Photo”

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

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Harding, Seconded by Councillor Langford,*

*THAT the application submitted by Imperial Parking Limited requesting permission to use Lots 1 through 6, Block 2, Plan Q12 (15 - 23<sup>rd</sup> Street East) for the purpose of a commercial parking lot be approved subject to the following:*

- a) the approval expires on August 10<sup>th</sup>, 2003;*
- b) the site being landscaped and fenced as per the attached landscape plan and fence detail to the satisfaction of the General Manager, Planning and Building Department;*
- c) the parking area being suitably drained, hard surfaced and maintained in a neat and useable condition; and*
- d) the parking area's lighting being directed away from the adjacent properties.*

*CARRIED.*

**2c) Hearings  
Proposed Development Plan Bylaw/Map Amendment  
227 Pinehouse Drive (Lot 2, Block 911, Plan 79-S-43600)  
Suburban Centre Development Plan Designation to  
District Commercial Development Plan Designation  
Proposed Bylaw No. 7772  
(File No. CK. 4110-3)**

**REPORT OF THE CITY CLERK:**

“Attached is a copy of Clause 1, Report No. 9-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on June 15, 1998.

A copy of the Notice which appeared in the local press under dates of July 18 and July 25, 1998, is 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 Bylaw No. 7772, copy attached.”

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

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

*THAT the hearing be closed.*

*CARRIED.*

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

*THAT Council consider Bylaw No. 7772.*

*CARRIED.*

- 2d) Hearings**  
**Proposed Zoning Bylaw/Map Amendment**  
**Lawson Heights Suburban Centre**  
**Lot 2, Block 911, Plan 79-S-43600**  
**227 Pinehouse Drive**  
**M.3A District to B.2 District by Agreement**  
**Proposed Bylaw No. 7773**  
**(File No. CK. 4350-1)**

**REPORT OF THE CITY CLERK:**

“Attached is a copy of Clause 1, Report No. 9-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on June 15, 1998 (see Attachment 2c).

A copy of the Notice which appeared in the local press under dates of July 18 and July 25, 1998, is attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of Bylaw No. 7773, copy attached.”

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

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*Moved by Councillor Atchison, Seconded by Councillor Harding,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor McCann, Seconded by Councillor Atchison,*

*THAT Council consider Bylaw No. 7773.*

*CARRIED.*

- 2e) Hearings**  
**Proposed Zoning Bylaw/Map Amendment**  
**Portion of Parcel H, Plan 96-S-13325**  
**except Plan No. 96-S-50773 and 97-S-57746**  
**Briarwood Neighbourhood**  
**R.1A District to RM(Tn) District**  
**Proposed Bylaw No. 7776**  
**(File No. CK. 4350-1)**

**REPORT OF THE CITY CLERK:**

”Attached is a copy of Clause 2, Report No. 9-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on June 15, 1998.

A copy of the Notice which appeared in the local press under dates of July 18 and July 25, 1998, is attached.

Council at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of Bylaw No. 7776, copy attached.

Also attached is a copy of the following communication:

- Letter dated August 5, 1998 from Terry Boucher, 4-1910 Main Street.”

*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.*

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*Mr. Terry Boucher spoke against the proposed rezoning.*

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

*THAT the submitted correspondence be received as information.*

*CARRIED.*

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

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Atchison, Seconded by Councillor Maddin,*

*THAT Council consider Bylaw No. 7776.*

*CARRIED.*

- 2f) Hearings**  
**Proposed Zoning Bylaw/Map Amendment**  
**Portion of Parcel "K", Block 938, Plan 78-S-11222**  
**Silverwood Heights Neighbourhood**  
**R.4 District to R.1A District**  
**Proposed Bylaw No. 7780**  
**(File No. CK. 4350-1)**

**REPORT OF THE CITY CLERK:**

“Attached is a copy of Clause 1, Report No. 10-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on June 29, 1998.

A copy of the Notice which appeared in the local press under dates of July 18 and July 25, 1998, is attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of Bylaw No. 7780, copy attached.”

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

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

*THAT the hearing be closed.*

*CARRIED.*

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

*THAT Council consider Bylaw No. 7780.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. REQUESTS TO SPEAK TO COUNCIL**

**1) Dave Hunchak, Principal  
Pelican Forge Software Corporation, dated August 4**

Requesting permission to address Council regarding permission to continue operating Pelican Forge Software Corporation as a home-based business. Also submitting a petition with approximately 75 signatures. (File No. CK. 300-1)

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

*Moved by Councillor Roe, Seconded by Councillor Harding,*

*THAT Mr. Hunchak be heard.*

*CARRIED.*

*Mr. Dave Hunchak, Principal, Pelican Forge Software Corporation, requested a review of home-based businesses and requested Council to consider letting Pelican Forge Software Corporation continue operating as a home-based business.*

*Moved by Councillor Roe, Seconded by Councillor Birkmaier,*

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

*CARRIED.*

**2) Randy T. Klein  
Lakeridge Community Association, dated August 4**

Requesting permission to address Council regarding the decommissioning of the Crocus Park Tennis Court. (File No. CK. 5800-1)

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

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

*THAT Mr. Klein be heard.*

*CARRIED.*

*Mr. Randy Klein, Lakeridge Community Association, requested that Council reconsider the decision to close the Crocus Park Tennis Court.*



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*Councillor Birkmaier submitted 107 letters which she has received from Lakeridge residents regarding the matter.*

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

- 1) *that the information be received; and*
- 2) *that the matter be referred to the outstanding enquiry which was referred to the Administration at the City Council meeting on June 29, 1998.*

*CARRIED.*

*Moved by Councillor Steernberg, Seconded by Councillor Maddin,*

*THAT the tennis court policy be referred to the Planning and Operations Committee for a report.*

*CARRIED.*

**3) Neil Bartlett  
Lakewood Estates, Inc., Sunview Properties, Inc., dated August 10**

Requesting permission to address Council regarding the Function Planning Study of Highway No. 16. (File No. CK. 6330-1)

**RECOMMENDATION:** that Clause 3, Report No. 15-1998 of the Planning and Operations Committee be brought forward for consideration and that Mr. Bartlett be heard.

*Moved by Councillor Atchison, Seconded by Councillor Maddin,*

*THAT Clause 3, Report No. 15-1998 of the Planning and Operations Committee be brought forward for consideration and that Mr. Bartlett be heard.*

*CARRIED.*

**REPORT NO. 15-1998 OF THE PLANNING AND OPERATIONS COMMITTEE**

**3. Functional Planning Study - Highway No. 16 East  
(File No. CK. 6330-1)**

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- RECOMMENDATION:**
- 1) that the following report regarding the Saskatchewan Highways and Transportation Department's report entitled "Functional Planning Study - Highway No. 16, Highway No. 11 to West of Clavet" be received as information;
  - 2) that City Council instruct the Administration to communicate to Saskatchewan Highways and Transportation, the City of Saskatoon's endorsement of the planned four laning of Highway No. 16 as presented in the Study; and,
  - 3) that a funding allocation in the amount of \$250,000 be considered in the 1999 Capital Budget for the four laning of Boychuk Drive from Kingsmere Boulevard to Highway No. 16.

Your Committee has considered and concurs with the following report of the General Manager, Transportation Department dated June 29, 1998:

**"BACKGROUND"**

In late 1996, the Preserve and Operate Division of Saskatchewan Highways and Transportation (SHT) requested that a functional planning study for the four laning of Highway No. 16 from Highway No. 11 to west of Clavet be undertaken by their Engineering Services Division. Since the entire section of Highway No. 16 being studied lies outside the City's boundaries, SHT decided to conduct the Study internally. SHT recognized that the four laning of Highway No. 16 would have significant impact on the City of Saskatoon's transportation network as well as that of the Rural Municipality of Corman Park and, as a result, contacted both agencies to ask if they wished to participate in the Study by sitting on its steering committee.

In early 1997, the Transportation Department accepted SHT's invitation to participate in the Study as a member of the steering committee, as did Corman Park. The other members of the steering committee were all from SHT. It should be noted that there was no financial commitment on the part of either the City or Corman Park, only a staff time commitment to attend meetings and review the Study's findings.

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**DISCUSSION**

Highway No. 16, from Highway No. 11 (cloverleaf) to the east, is a two lane, undivided primary highway connecting Saskatoon with Yorkton and Manitoba. The section of Highway No. 16 being studied lies between the cloverleaf and Clavet. The primary reasons that SHT decided to undertake the Study were due to increasing traffic volumes on this Highway and the ongoing development that is occurring adjacent to the Highway, particularly in the vicinity of Saskatoon. The traffic volumes and intensity of development led SHT to the conclusion that the time was approaching whereby Highway No. 16 would require four laning for some distance east of Saskatoon. The Study, therefore, examined both the short-term and long-term planning issues associated with the upgrading of the Highway to four lanes. This included a review of:

- collision statistics
- traffic patterns and volumes
- the City's development plan
- intersection operating conditions
- access control
- geometric alignment
- utility influences
- location of the terminal for transition back to the two lane cross section

It is important that the Planning and Operations Committee note that the Transportation Department had two primary concerns, besides the basic desirability of having the Highway four laned as it approached the City, regarding the outcome of the Study. Firstly, the intersection of Boychuk Drive and Highway No. 16 currently experiences congestion problems at peak times and is considered to be a potential collision hazard. It was of paramount importance that this issue be addressed in SHT's Study. Secondly, as the southeast sector develops, the Transportation Department is planning for a new expressway roadway lying east of Boychuk Drive. This would be aligned in a north/south direction connecting Highway No. 16 to Highway No. 5, likely at the existing McOrmond Drive intersection on Highway No. 5. As such, there was a need to determine the future intersection location of this roadway on Highway No. 16 in order to protect required right-of-way for the road and control future access. The completed Study addresses both of these concerns to our satisfaction.

**JUSTIFICATION**

Based upon the analysis conducted in the Functional Planning Study, it was concluded that Highway No. 16 east of Saskatoon did require upgrading to a four lane divided highway status. This project was considered a priority by all concerned parties. A public open house, held in December of 1997, confirmed both the steering committee's belief and the

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Study's ultimate findings. Of the approximate 120 individuals who attended the open house, 100% indicated an immediate need to four lane the Highway, with the only variation being on how far east of the City the four laning should extend. In addition, there was a unanimous indication that the current operation of the intersection of Boychuk Drive and Highway No. 16 was unacceptable. This was also confirmed by the RCMP and the Saskatoon Police Service, both of whom expressed serious concern over the safety of the intersection. There was little doubt that the public desired immediate action with respect to this upgrade project. The findings of the report, as indicated previously, support this conclusion. The significant recommendations of the report are as follow:

1. That Highway No. 16 be upgraded to a divided, four lane cross section for a distance of 7.7 kilometres east of Highway No. 11 (cloverleaf). The existing four lane section from the cloverleaf will be extended east, creating a transition terminal between the Potash Corporation of America's (PCA) Mine Road and Floral. The estimated cost of the four laning is \$6.696 million, which includes lighting from the cloverleaf to Boychuk Drive. This portion of the project would be solely funded by SHT.
2. That the intersection of Boychuk Drive and Highway No. 16 be upgraded to create a separate westbound to northbound exit ramp from Highway No. 16 to Boychuk Drive, a separate southbound to westbound entrance ramp from Boychuk Drive to Highway No. 16, and an eastbound to northbound deceleration / left-turn bay from Highway No. 16 to Boychuk Drive. The cost of this construction is included in point No. 1 above.
3. That Boychuk Drive be upgraded to a four lane, divided arterial cross section between Kingsmere Boulevard and Highway No. 16 at an estimated cost of \$250,000. By so doing, the entrance/exit ramps being constructed in point No. 2 by SHT could be placed in their ultimate location (i.e. final location when the interchange is constructed), thereby saving considerable future construction dollars. It would also provide for a significant operation enhancement of both the intersection and this segment of Boychuk Drive. There would be the expectation for the City of Saskatoon to fund this construction.
4. The Study established the location of the future north/south expressway at a point west of existing Haight Road. The exact intersection location has been determined from a marriage of both the geometric considerations required by SHT for the Highway alignment, and the development/servicing limits, established by the City, for the southeast sector. This future roadway will form the easterly boundary for residential development in the southeast sector, and corresponds approximately with the servicing limit established by Public Works. The existing intersections of Haight Road and the PCA Mine Road at Highway No. 16 would be closed under this proposal and the new intersection would be opened and a new additional portion of Haight Road would be constructed north from the Highway to tie back into existing Haight Road. The required right-of-ways will be obtained prior to construction commencing.

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The City's Transportation Department has a limited supply of the final report regarding this Study, and, as such, has not included it as an attachment to this report. Persons interested in reviewing the report can contact the Department. Plans will be displayed at the Committee's meeting.

It is the understanding of the Transportation Department that SHT has already begun the final, detailed construction design for this twinning project. The final design is expected to be completed by the end of the year. Tentative plans on their part are to budget for earthwork construction to proceed in 1999, with the asphalt paving to be completed in 2000.

**OPTIONS**

The various options for this project are outlined in the Study document. It was the consensus of the steering committee that the selected option was the optimum one. (See Attachment 1 - Memorandum of Understanding signed by the Committee members, and Attachment 2 - letter of support from the Rural Municipality of Corman Park to SHT.)

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPACT**

SHT is the owner of this Highway and, as such, will be undertaking the work and funding the project at the estimated cost of \$6.696 million. The only exception to this is, since Boychuk Drive is a City roadway, the expectation of SHT is such that the City fund the \$250,000 required to four lane Boychuk Drive from Kingsmere Boulevard to Highway No. 16. Without this contribution from the City, the project will not be able to proceed as anticipated and the intersection of Boychuk Drive and Highway No. 16 could not be reconstructed to an improved standard. The Transportation Department is of the opinion that it would be appropriate for the City to contribute this portion of the funding as this portion of the improvements fall within City limits and the City's area of roadway jurisdiction.

**ATTACHMENTS**

1. Memorandum of Understanding signed by the Committee members.
2. Letter of support from the Rural Municipality of Corman Park to SHT."

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*Mr. Neil Bartlett, Lakewood Estates, Inc., Sunview Properties, Inc., was not in attendance.*

*Moved by Councillor McCann, Seconded by Councillor Harding,*

- 1) that the following report regarding the Saskatchewan Highways and Transportation Department's report entitled "Functional Planning Study - Highway No. 16, Highway No. 11 to West of Clavet" be received as information;*
- 2) that City Council instruct the Administration to communicate to Saskatchewan Highways and Transportation, the City of Saskatoon's endorsement of the planned four laning of Highway No. 16 as presented in the Study; and*
- 3) that a funding allocation in the amount of \$250,000 be considered in the 1999 Capital Budget for the four laning of Boychuk Drive from Kingsmere Boulevard to Highway No. 16.*

*CARRIED.*

**COMMUNICATIONS - CONTINUED**

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

**1) Bette Boechler, Race Director  
Breast Cancer Race for Recovery, dated July 6**

Requesting permission for the temporary street closure of Spadina Crescent from the Delta Bessborough Hotel to the Railway Bridge from 10:00 a.m. to 11:00 a.m. on Sunday, October 4, 1998 for the HOPE Breast Cancer Race for Recovery Walk/Run. (File No. CK. 205-1)

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

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

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

*CARRIED.*

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**2) Allan Saccary, Secretary  
Decoration Day Committee, dated July 24**

Requesting Council to authorize the payment of expenses incurred for the 1998 City of Saskatoon Decoration and Memorial Day Service and Parade to be held on Sunday, August 23, 1997. (File No. CK. 205-1)

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

*Moved by Councillor McCann, Seconded by Councillor Harding,*

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

*CARRIED.*

**3) Captain D. C. McLellan, Commanding Officer  
737 (Saskatoon) Communication Squadron, dated July 29**

Requesting that 737 (Saskatoon) Communication Squadron be granted "Freedom of the City" on September 26, 1998 and requesting permission for the temporary street closure of the streets surrounding City Hall from 10:00 a.m. to 11:00 a.m. on September 26, 1998 for the ceremony and march past. (File No. CK. 205-1)

**RECOMMENDATION:**

- 1) that the 737 (Saskatoon) Communication Squadron be granted "Freedom of the City" on September 26, 1998; and
- 2) that the request for the temporary street closure be approved subject to Administrative conditions.

*Moved by Councillor Atchison, Seconded by Councillor Harding,*

*1) that the 737 (Saskatoon) Communication Squadron be granted "Freedom of the City" on September 26, 1998; and*

*2) that the request for the temporary street closure be approved subject to Administrative conditions.*

*CARRIED.*

**4) Rob Metanczuk**

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**Tower Hill Ranch Ltd., dated July 27**

Submitting a letter thanking Council for its help in obtaining treated water for Tower Hill Road and Settlers Ridge. (File No. CK. 150-1)

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

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

*THAT the information be received.*

*CARRIED.*

**5) Roy Stewart, Chairman  
Canada Indivisible, dated December 7**

Requesting Council to endorse a resolution in support of the municipal councils in Quebec that wish to remain in Canada. (File No. CK. 150-1)

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

*Moved by Councillor Atchison, Seconded by Councillor Steernberg,*

*THAT the writer be advised of Council's previously expressed support for Canadian unity.*

*CARRIED.*

**6) Lloyd Minion, Program Coordinator  
Saskatoon Antique Auto Club, dated July 30**

Requesting permission for the temporary street closure of 21<sup>st</sup> Street from Spadina Crescent to 1<sup>st</sup> Avenue from 6:00 p.m. to 11:00 p.m. on Friday, July 2, 1999 for the 1999 International Antique Auto Rally. (File No. CK. 205-1)



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

*Moved by Councillor Harding, Seconded by Councillor Atchison,*

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

*CARRIED.*

**7) Marlene Hall, Secretary  
Development Appeals Board, dated July 15**

Submitting Notice of Development Appeals Board Hearing regarding property at 412 - 6<sup>th</sup> Street East. (File No. CK. 4352-1)

**8) Marlene Hall, Secretary  
Development Appeals Board, dated July 21**

Submitting Notice of Development Appeals Board Hearing regarding property at 1602 Herman Avenue. (File No. CK. 4352-1)

**9) Marlene Hall, Secretary  
Development Appeals Board, dated July 28**

Submitting Notice of Development Appeals Board Hearing regarding property at 1029 - 10<sup>th</sup> Street East. (File No. CK. 4352-1)

**10) Marlene Hall, Secretary  
Development Appeals Board, dated August 5**

Submitting Notice of Development Appeals Board Hearing regarding property at 1229 Avenue D North. (File No. CK. 4352-1)

**11) Marlene Hall, Secretary  
Development Appeals Board, dated August 5**

Submitting Notice of Development Appeals Board Hearing regarding property at 1227 Avenue D North. (File No. CK. 4352-1)

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

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

*THAT the information be received.*

*CARRIED.*

**12) Marcia Clark and Bryan Salte  
Saskatoon Family Serve Bureau, dated August 10**

Requesting Council for assistance and a fair and equitable tax abatement policy. (File No. CK. 1965-1)

**RECOMMENDATION:** that the information be received and considered with Clause 2, Report No. 13-1998 of the Administration and Finance Committee.

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

*THAT the information be received and considered with Clause 2, Report No. 13-1998 of the Administration and Finance Committee.*

*CARRIED.*

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

**1) Elmer Amendt  
Box 77, Hepburn, dated July 10**

Submitting a letter regarding a request for information under the Freedom of Information Act. **Referred to the Administration.** (File No. CK. 416-7/97)

**2) George Evans  
The Council (CLAW), dated July 15**

Submitting information regarding Project 2000 - Protection of Animals. **Referred to the Advisory Committee on Animal Control.** (File No. CK. 151-1)

**3) Michael Kiepen  
Box 4043, Saskatoon, dated July 17**

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Submitting a letter regarding the safe crossing at Ravine Drive. **Referred to the Administration for a report.** (File No. CK. 6205-1)

- 4) **Michael Kiepen**  
**Box 4043, Saskatoon, dated July 17**

Submitting a letter regarding the safe crossing at 23<sup>rd</sup> Street between 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue during the Farmers' Market. **Referred to the Administration for a report.** (File No. CK. 205-7)

- 5) **Barbara Hodges, President**  
**Saskatoon Social Planning Committee, dated July 8**

Submitting a letter informing Council that the Saskatoon Social Planning Council (SSPC) is suspending operations and returning a Cash Grant received in 1996. **Referred to the Administration.** (File No. CK. 1871-1)

- 6) **Joel Deshaye**  
**425 - 1335 - 115<sup>th</sup> Street East, dated July 20**

Submitting comments regarding the lack of trees in a new development area. **Referred to the Planning and Operations Committee.** (File No. CK. 4139-1)

- 7) **S. C. Patel**  
**Box 490, Stanley, ND 58784, dated July 8**

Submitting comments regarding the Kamalaben Patel Tax Enforcement at 303 - 405 - 5<sup>th</sup> Avenue North, Unit #12, Condo Plan 84S50926. **Referred to the Administration.** (File No. CK. 1920-1)

- 8) **Judy Montgomery, Project Developer**  
**Green Saskatoon-Environmental Alternatives Inc., dated July 29**

Submitting comments regarding a proposed partnership with the City of Saskatoon and Green Saskatoon-Environmental Alternatives on the Green Home Visit Project. **Referred to the Planning and Operations Committee.** (File No. CK. 1870-1)

- 9) **Dan McDonald, President**  
**McDonald & Associates, dated July 22**

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Submitting comments regarding Genesis Bench Advertising application to amend the City of Saskatoon Policies/Bylaws to allow bus bench advertising. **Referred to the Planning and Operations Committee.** (File No. CK. 7311-4)

**10) Michael Kiepen  
Box 4043, Saskatoon, dated July 17**

Submitting comments regarding the Police service in Saskatoon. **Referred to the Board of Police Commissioners.** (File No. CK. 5000-1)

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

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

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

**1) Ted Hodgson  
Saskatoon Road Runners Association, dated July 31**

Requesting Council to proclaim September 13, 1998 as Ray Risling Day 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 Waygood, Seconded by Councillor Langford,*

*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.*

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**REPORTS**

Mr. G. Grismer, Chair, presented Report No. 12-1998 of the Municipal Planning Commission;

Mr. G. Grismer, Chair, presented Report No. 13-1998 of the Municipal Planning Commission;

A/City Manager Richards presented Report No. 15-1998 of the City Manager;

A/City Manager Richards presented Addendum to Report No. 15-1998 of the City Manager;

Councillor McCann, Chair, presented Report No. 15-1998 of the Planning and Operations Committee;

Councillor Maddin, Chair, presented Report No. 13-1998 the Administration and Finance Committee; and

Councillor Harding, Member, presented Report No. 6-1998 of the Land Bank Committee

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

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

- a) Report No. 12-1998 of the Municipal Planning Commission;*
- b) Report No. 13-1998 of the Municipal Planning Commission;*
- c) Report No. 15-1998 of the City Manager;*
- d) Addendum to Report No. 15-1998 of the City Manager;*
- e) Report No. 15-1998 of the Planning and Operations Committee;*
- f) Report No. 13-1998 of the Administration and Finance Committee; and*
- g) Report No. 6-1998 of the Land Bank Committee.*

*CARRIED.*

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

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

*Committee arose.*

*Councillor Birkmaier, 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. 12-1998 OF THE MUNICIPAL PLANNING COMMISSION”**

Composition of Commission

Mr. Glen Grismer, Chair  
Ms. Ann March, Vice-Chair  
Councillor P. Roe (shared position)  
Councillor K. Waygood (shared position)  
Mr. Ron Mantyka  
Mr. Ken Rauch  
Ms. Leslie Belloc-Pinder  
Mr. Gregory Kitz  
Ms. Georgia Bell Woodard  
Ms. Lina Eidem  
Mr. Paul Kawcuniak  
Ms. Sheila Denysiuk  
Mr. Nelson Wagner  
Mr. Ken McDonough

**1. PLAN SASKATOON PROJECT - Proposed New Zoning Bylaw  
(Files CK. 4110-10 and PL4114-1)**

**RECOMMENDATION:**

- 1) that the information be received;
- 2) that City Council convene a special meeting to review in detail the policies and development standards contained in the proposed Zoning Bylaw; and
- 3) that, in accordance with Section 209 of *The Planning and Development Act*, City Council request the Minister of Municipal Government to exempt City Council from sending written notices to all property owners affected by a change in zoning district under the proposed Zoning Bylaw.

Your Commission has reviewed the report of the General Manager, Planning and Building Department dated July 15, 1998, regarding the proposed Zoning Bylaw dated July 21, 1998, with the Administration and is recommending approval, in principle. Your Commission was advised that the Administration is still dealing with the School Boards on issues relating to parking and loading zone requirements and with the Saskatoon Airport Authority regarding the proposed Airport district. Your Commission received a presentation from Mr. Barry Prokop regarding his concerns relating to safety and visibility issues with respect to the proposed 1.2 metre setback requirement under section 5.7.3 (h) for garages on back lanes. Your Commission has requested the Administration to provide a report with respect to this particular issue.

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While there are some issues outstanding, your Commission determined that it would give approval in principle at this time and that if there are specific concerns or issues, these could be addressed separately. Your Commission was advised by the Administration that the approval in principle of the July 21, 1998, version of the proposed Zoning Bylaw will not constitute the final approval of the document by the Municipal Planning Commission.

Your Commission, therefore, is submitting the following report of the General Manager, Planning and Building Department dated July 15, 1998 to City Council, as information:

**“BACKGROUND**

On February 25, 1998, City Council approved, in principle, the proposed new Development Plan for the City of Saskatoon. Council's approval set the stage for the preparation of the new Zoning Bylaw. While the Development Plan sets out the long range policy for the City's future, the Zoning Bylaw helps to put those policies into effect and makes the day to day administration of land use and development possible. This report will outline the purpose and structure of the new Zoning Bylaw, and summarize the major new policy initiatives contained therein.

**PURPOSE OF THE NEW ZONING BYLAW**

Zoning is a system of land use regulation that divides the City into geographic areas or zoning districts. Under the Zoning Bylaw, only certain compatible uses and activities are permitted in a given area or district. In addition, standards are contained in each district for density, lot size, building height, building setbacks, parking and landscaping, intended to provide for amenity and safety, as well as achieve consistency in the location and form of physical development.

The new Zoning Bylaw was drafted with a number of objectives in mind, including:

- Implementation of the new land use policy initiatives of the Development Plan;
- Becoming more user-friendly by reducing the length of the document, and replacing written text with charts wherever possible;
- Improving certainty and enforceability by updating and expanding the definitions section;
- Reducing the number of zoning districts and removing redundancy between districts;
- Ensuring an improved progression of land use intensity between districts, with each district serving a specific purpose; and
- Bringing the document up to date in terms of current land uses, technologies, and trends.

**STRUCTURE OF THE NEW ZONING BYLAW**



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The structure of the new Zoning Bylaw includes:

- An expanded and comprehensive general provisions section;
- The elimination and consolidation of zoning districts resulting in 36 separate districts in the new Zoning Bylaw, down from 46 in the existing Zoning Bylaw;
- The standards for signs and parking have been removed from individual districts and centralized in specific locations which reduces unneeded repetition; and
- The new Zoning Map has been prepared in digital form with 80 individual sheets, each depicting a separate neighbourhood or specific area in 11 by 17 inch size for ease of reproduction and distribution to the public.

**MAJOR ELEMENTS OF THE NEW ZONING BYLAW**

The proposed Zoning Bylaw contains many new elements and policies which are summarized as follows:

**General Administration**

- All designated heritage properties and properties contained within the City's heritage holding bylaw will be clearly marked on the Zoning Maps for ease of reference;
- Section 4.3 more clearly defines the process for development permit applications and when a permit is and is not required;
- Section 4.3 integrates the new Business License process into the development permit process, including one stop processing for home based businesses;
- Section 4.3 now requires a development permit application fee of \$50.00 for multiple-unit dwellings and commercial and industrial projects, as well as a fee of \$25.00 for the preliminary review of plans;
- Section 4.6 permits Council to establish a cost recovery fee for a Zoning Compliance Certificate;
- Section 4.7 more clearly outlines the process for discretionary use applications and provides specific criteria for the evaluation and approval of discretionary use applications;
- Section 4.8 more clearly outlines the process for applications to amend the Zoning Bylaw;

**General Provisions**

- Section 5.2 facilitates improved enforcement of *The Provincial Clean Air Act and Regulations* within the City;
- Section 5.3 requires a development permit for the stripping of topsoil or the removal of vegetation from areas of raw land;
- Section 5.17 provides new policy for the storage and repair of large vehicles, junked

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- vehicles or commercial vehicles in residential areas;
- Section 5.21 sets out the limits for garage sales in residential areas;
- Section 5.23 more clearly sets out the limits for the breeding or boarding of animals in residential areas;
- Section 5.25 provides a density bonus for the provision of accessible dwelling units in a multiple-unit development project;
- Section 5.29 provides a more flexible approach to home based businesses, with improved development standards and the possibility of one non-resident employee;
- Section 5.30 sets out the development standards for secondary suites, which are proposed to be permitted in all areas of the City as an accessory use to a one unit dwelling;

**Parking and Loading**

- Section 6.0 provides centralized policies and standards for off-street parking and loading, including new provisions to increase the safety of parking structure access ramps crossing sidewalks, and new provisions for passenger drop-off spaces for elementary and high schools;

**Highlights of the Residential Zoning Districts**

- Twelve residential zoning districts have been established, down from 16 in the present Zoning Bylaw. Each has a specific purpose, providing a more logical progression of residential land uses from low to high density;
- The new RM2 district fills a density gap that formerly existed between townhouse zoning and zoning for three storey multiple-unit dwellings, and will provide a viable option for infill development;
- New one unit dwellings in established areas of the City may only be built on lots which are generally consistent with the lot widths in the immediate area, while new one and two unit dwellings must have a front yard setback which is consistent with neighbouring homes;
- The building height for one and two unit dwellings throughout the City has been reduced from 11m to 8.5 metres;
- The development standards and density calculations for multiple-unit dwellings have been simplified for ease of understanding by the development industry and the general public;

**Highlights of the Institutional Zoning Districts**

- Four institutional zoning districts have been established, including a new M4 district for the downtown area. A significantly improved hierarchy of land uses has been set between each district from M1 through M4;

**Highlights of the Commercial Zoning Districts**

- Seven commercial districts have been established, down from 11 in the existing Zoning Bylaw. Each serves a specific purpose from daily convenience neighbourhood commercial up to high density mixed-use in the downtown;
- The B6 zone is now exclusive to the downtown area, and requires pedestrian oriented developments on the main floor of new buildings in the retail core area of the downtown;
- The parking requirement for multiple-unit residential buildings has been removed from the B6 district in order to encourage housing development in the downtown;

**Highlights of the Industrial Zoning Districts**

- Four industrial districts have been established, down from nine in the present Zoning Bylaw. Again, each serves a specific purpose, with a clear delineation between light and heavy industrial areas;
- A new IB Business Park district has been created for business and light industrial uses that are seeking a high quality, comprehensively planned industrial park environment;
- Certain heavy industrial lands that are primarily vacant and located in close proximity to residential areas have been proposed for rezoning to light industrial use. The owners have been advised of this proposal.
- Retail stores or shopping centres in industrially zoned areas with a floor area of more than 5,000 square metres are proposed to become a discretionary use in the new Zoning Bylaw. Minor alterations or additions to large retail buildings would remain as a permitted use;

**Highlights of the Specialized and Overlay Districts**

- Four new specialized zoning districts are proposed, including an Airport district, a Planned Development district, a Flood Plain Overlay district, and an Architectural Control Overlay district;
- The proposed Airport district is now under review by the Airport management group and is not finalized in the current version of the new Zoning Bylaw;
- The new Planned Development District has no prescribed uses and standards, and would facilitate developments with a wide community benefit that do not fit within the limits of the defined zoning districts. Contract zoning would be used to implement

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PDD's;

- The Architectural Control district would overlay one or more conventional zoning districts and provide for building design review in a given area;
- The Flood Plain district would also overlay conventional zoning districts, and would limit development in flood prone areas. The district is included in the text of the new Zoning Bylaw, however, the detailed mapping required from Saskatchewan Water Corporation is not anticipated to be completed in time to place the flood lines on the Zoning Map during 1998.

**FUTURE ADVERTISING OF THE NEW ZONING BYLAW**

Once the new Zoning Bylaw has been approved by the Municipal Planning Commission and City Council in its final form it will be advertised in accordance with the requirements of *The Planning and Development Act*. The Act requires that the Bylaw be advertised in a local newspaper at least once week for two consecutive weeks, with the first advertisement appearing at least four weeks prior to the date of the public hearing before Council.

The ad must contain:

- the intent of the new Bylaw;
- the places and times when the Bylaw may be examined;
- the time and place of Council's public hearing;
- the areas of the City to be affected by the Bylaw, including the publication of a map;
- the reasons for the new Bylaw and a detailed explanation of the new proposals; and
- in the case of an amendment to the text of the Bylaw which has general applicability to many properties, the ad must include a description of the type of property affected but not the specific location of all such property.

**In addition to the newspaper advertising requirements, Section 209(1) of *The Planning and Development Act* requires that where a Council proposes to amend the Zoning Bylaw by changing the zoning districts on specific properties, written notice shall be provided to each owner of land that is the subject of such an amendment.** In this regard, Section 209(2) of the Act does permit the Minister of Municipal Government to waive the written notice requirements upon the application of Council.

Because of the restructuring of the new Zoning Bylaw, the renaming of many zoning districts and the changes to zoning policy in many areas of the City, virtually all properties in the City may fall under the requirements of Section 209(1) of *The Act*. Therefore, it is recommended that the Minister be requested to waive the written notice requirements in the advertisement of the new Zoning Bylaw for the following reasons:

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- The logistical challenges presented by ensuring that all property owners in the City receive an appropriate written notice cannot be resolved within the estimated time line and budget of this project;
- Approximately 100 properties in the City are proposed for a change in zoning classification under the new Zoning Bylaw, and all such property owners have been contacted in writing and in most cases by phone or in person as well. It is anticipated that the vast majority of owners will have no objection to the proposed zoning map amendments;
- Because of the extensive community consultation that has been undertaken during the entire Plan Saskatoon process, the Department is confident that virtually all persons and groups that have a direct interest in the new Zoning Bylaw have been made aware of the process and how to provide their comments; and
- It is anticipated that the newspaper advertisement for the new Development Plan and Zoning Bylaw will involve at least eight full newspaper pages, which will include detailed zoning maps of the City and descriptions of the new zoning districts and new zoning policies. Handouts of this material will be made available to those persons who do not have access to the newspaper.

**CONCLUSION**

The approval in principle of the July 21, 1998 version of the proposed Zoning Bylaw will not constitute the final approval of the document by the Municipal Planning Commission. It is anticipated that several zoning policies and standards will be amended prior to the final approval of the document by the MPC in the fall of this year. In the meantime, it is necessary that the proposed Zoning Bylaw be forwarded to Council in its present form in order that Council may begin to review the proposed policies and development standards in detail.

**ATTACHMENT**

1. Proposed Zoning Bylaw, version dated July 21, 1998.”

Copies of the proposed Zoning Bylaw dated July 21, 1998, are provided for City Council members only. A copy is available for review in the City Clerk's Office.

*IT WAS RESOLVED:*

- 1) that the information be received; and
- 2) that City Council convene a special meeting to review in detail the policies and development standards contained in the proposed Zoning Bylaw.

*IN REFERRAL*

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*Moved by Councillor Steernberg,*

*THAT item 3) be referred to the special meeting that will be set by His Worship the Mayor.*

*CARRIED.*

2. **Discretionary Use Application  
Commercial Parking Lot  
15 - 23<sup>rd</sup> Street East  
Lots 1 through 6, Block 2, Plan Q12  
Applicant: Imperial Parking Limited  
(File No. CK. 4355-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 6.*

3. **Discretionary Use Application  
Commercial Parking Lot  
106 and 128 Wall Street  
Lots 34 through 39, Block 2, Plan Q12  
Applicant: Imperial Parking Limited  
(File No. CK. 4355-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 1.*

**REPORT NO. 13-1998 OF THE MUNICIPAL PLANNING COMMISSION**

Composition of Commission

Mr. Glen Grismer, Chair  
Ms. Ann March, Vice-Chair  
Councillor P. Roe (shared position)  
Councillor K. Waygood (shared position)  
Mr. Ron Mantyka  
Mr. Ken Rauch  
Ms. Leslie Belloc-Pinder  
Mr. Gregory Kitz  
Ms. Georgia Bell Woodard  
Ms. Lina Eidem  
Mr. Paul Kawcuniak  
Ms. Sheila Denysiuk  
Mr. Nelson Wagner  
Mr. Ken McDonough

- 1. Proposed Rezoning  
2106 and 2112 St. Cecilia Avenue  
Part of Parcel A, Lots 7 to 11 inclusive, Block 479, Plan 62-S-03373  
R.4 to RM.4 District  
Exhibition Neighbourhood  
(Files CK. 4351-1 and PL4350-Z18/98)**

**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to rezone Part of Parcel A, Plan No. 62-S-03373 and Lots 7 to 11 inclusive, Block 479, Plan 62-S-03373 (2106 and 2112 St. Cecilia Avenue) from an R.4 District to an RM.4 District, subject to the execution of an agreement between ARDEK Holdings Ltd. and the City of Saskatoon, which Agreement would permit the carrying out of a development proposal on the said land, namely:
  - a) a dwelling group consisting of three (3) multiple unit dwellings;
  - b) a site area of not less than 4,791.26 m<sup>2</sup>;
  - c) a total of sixty-five (65) dwelling units;
  - d) a total gross building area of 6,122.4 m<sup>2</sup>;
  - e) a front yard setback of six (6) metres;
  - f) a minimum South and North side yard setback of three (3) metres;
  - g) a rear yard setback of six (6) metres;
  - h) a maximum height of 11 metres;

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- i) a maximum site coverage of 43%;
  - j) a maximum floor area ratio of 1.3 : 1;
  - k) a total of 116 on-site parking stalls, consisting of 104 underground and twelve (12) above ground stalls;
  - l) a minimum of 1,170 m<sup>2</sup> of amenity space on site;
  - m) landscaping in accordance with the site plan as shown;
  - n) a pile foundation is to be used to support the primary foundation of the new building minimizing the potential for surcharge effects on the riverbank slope; and
  - o) A sub-slab drainage system for groundwater control below the parkade structure. The sub-slab drainage system must minimize the potential for increases in the static water level during or following building construction.
- 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, City Council consider the Commission's recommendation that this rezoning application be Approved.

*ADOPTED.*

During consideration of the report of the Planning and Building Department dated July 27, 1998 on the above matter, the Municipal Planning Commission reviewed various aspects of the development proposal for this site, and was satisfied with the proposal, including the landscaped areas and the location of the parking and ramps. The Commission also determined that there were no objections presented by the Exhibition Community Association nor the Transportation Department.

The Commission is therefore recommending approval of this rezoning application, subject to the execution of an agreement between ARDEK Holdings Ltd. and the City of Saskatoon outlining various requirements for the development proposal on this property, as outlined in the report.

The following is the report of the Planning and Building Department dated July 27, 1998:

**“A. PLANNING & BUILDING DEPARTMENT RECOMMENDATION**

- 1) That City Council be asked to approve the advertising respecting the proposal to rezone Part of Parcel A, Plan No. 62-S-03373 and Lots 7 to 11 inclusive, Block 479, Plan 62-S-03373 (2106 and 2112 St. Cecilia Avenue) from an R.4 District to an RM.4 District subject to the execution of an agreement between ARDEK Holdings Ltd. and the City of Saskatoon, which Agreement would permit the carrying out of a development proposal on the said land, namely:



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- a) a dwelling group consisting of three (3) multiple unit dwellings;
  - b) a site area of not less than 4,791.26 m<sup>2</sup>;
  - c) a total of sixty-five (65) dwelling units;
  - d) a total gross building area of 6,122.4 m<sup>2</sup>;
  - e) a front yard setback of six (6) metres;
  - f) a minimum South and North side yard setback of three (3) metres;
  - g) a rear yard setback of six (6) metres;
  - h) a maximum height of 11 metres;
  - i) a maximum site coverage of 43%;
  - j) a maximum floor area ratio of 1.3 : 1;
  - k) a total of 116 on-site parking stalls, consisting of 104 underground and twelve (12) above ground stalls;
  - l) a minimum of 1,170 m<sup>2</sup> of amenity space on site;
  - m) landscaping in accordance with the site plan as shown;
  - n) a pile foundation is to be used to support the primary foundation of the new building minimising the potential for surcharge effects on the riverbank slope;
  - o) A sub-slab drainage system for groundwater control below the parkade structure. The sub-slab drainage system must minimise the potential for increases in the static water level during or following building construction.
- 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 rezoning be Approved.

**B. PROPOSAL**

Ardek Holdings Ltd. has applied to City Council to rezone Part of Parcel A, Plan No. 62-S-03373 and Lots 7 to 11 inclusive, Block 479, Plan 62-S-03373 (2106 and 2112 St. Cecilia Avenue) from an R.4 District to an RM.4 District by Agreement. This land is located in the Exhibition neighbourhood (please refer to the Location Plan on the cover page).

**C. REASON FOR PROPOSAL**

The owner of this land intends to redevelop the property by adding a third multiple unit dwelling containing 23 new dwelling units to the two existing apartment buildings to create a dwelling group (65 dwellings total) on one site and develop 104 underground parking spaces. The RM.4 District contains a bonus provision

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which allows the required minimum site area to be reduced by 18 m<sup>2</sup> per parking space which is enclosed or underground. In this case, the development of 104 underground spaces means the required minimum site area may be reduced by 1,872 m<sup>2</sup>.

The RM.4 District also permits a higher Floor Space Ratio (1.5:1) than the R.4 District (1:1). The proposed development will require a 1.3:1 floor area ratio.

**D. BACKGROUND INFORMATION**

The apartment block at 2106 St. Cecilia contains 18 units and was constructed in 1968. The apartment block at 2112 St. Cecilia contains 24 units and was constructed in 1965. Both apartment blocks have surface off-street parking (47 stalls total).

In 1998, the applicant made a request to City Council to purchase a piece of park land adjacent to St. Henry Avenue abutting the St. Cecilia sites. The park land was required to increase the overall site area to permit the construction of the third building. The total area being purchased is 835.83 m<sup>2</sup>. On April 20, 1998, City Council granted approval to the request to purchase the park space. On July 14, 1998 a request to consolidate the park space with the Title containing Lots 7 to 11, Block 479, Plan 62-S-03373 (2106 and 2112 St. Cecilia Avenue) was approved by the City of Saskatoon for registration at Land Titles Office.

**E. JUSTIFICATION**

1. Planning and Building Department Comments

The R.4 District (existing) and the RM.4 District (proposed)

The R.4 District and RM.4 permit most forms of residential housing plus private schools. Housing for the elderly, day care centres, special care homes, private clubs, parking stations, bed and breakfast homes and community centres are discretionary uses. The R.4 and RM.4 zones are typically used to accommodate multiple unit dwellings or dwelling groups. Maximum building height is 4 storeys in the R.4 District and 3 storeys in the RM.4 District. The off-street parking requirement is 1.25 spaces per dwelling unit in the R.4 District and varies between 1.0 and 1.75 spaces per dwelling unit depending on the number of bedrooms in the RM.4 District. Landscaping must be provided in both districts. For a detailed comparison between the R.4 and RM.4 Districts, please refer to Attachment No. 1.

The proposed dwelling group does not meet the minimum requirements of the RM.4 Zoning District in the following ways:

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- a) the North side yard setback is currently 3.048 metres. Under the RM.4 District, a minimum of 4.5 metres is required. However, this site was formerly zoned as an M.District which required a 3 metre side yard setback. Therefore, the side yard deficiency is legal non-conforming and has been in place for many years.
- b) the South side yard setback is currently 3.64 metres. However, a portion of the setback is being used for surface parking and an access ramp into the underground parkade. . Under the RM.4 District, the entire side yard setback must be fully landscaped.

City Council may, under the authority of The Planning and Development Act, 1983, approve a specified development in a rezoning agreement which does not meet the minimum requirements of the Zoning Bylaw. In this case, it is being recommended by the Planning and Building Department that the development be approved as proposed for the reasons contained in the following section.

**2. Compatibility with Adjacent Land Uses**

The proposed development provides for amenity space and landscaping on site which should ensure that the proposed development is compatible with the existing multiple unit dwellings and the surrounding one and two unit dwellings. Under the rezoning agreement, the owner will be required to landscape the entire six (6) metre rear yard setback adjacent to St. Henry Avenue (4.5 metres required under RM.4). Additionally, the rezoning agreement will require the construction of underground parking to accommodate 104 vehicles with 12 surface parking stalls. This will result in a reduction of 75% of the existing surface parking stalls. It is the opinion within the Planning and Building Department that the proposed development will improve the overall appearance of the two sites by adding landscaping to the former park space, reducing the surface parking, and adding design features to the two existing buildings. Landscaping of the entire South 3.0 metre setback is not necessary in this case and the proposed dwelling group should be fully compatible with the existing surrounding land uses.

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3. Comments by Others

The Exhibition Community Association

On June 2, 1998, the applicant Akin Bergerman Architects presented the proposed development to the Exhibition Community Association. To date no comments have been received from the Community Association. However, the applicant has indicated in writing that there were no major problems expressed by the associations.

Public Works Department

To be handed out at meeting.

Transportation Department

To be handed out at meeting.

4. Environmental Impact

At the request of the Planning and Building Department, the applicant was required to obtain a slope stability study for this site prior to applying for rezoning. This requirement was made given the history of weak slope stability in the immediate area and concern about the effects excavation and site drainage may have on the riverbank slope. Soil samples and slope testing was conducted by P. Machibroda Engineering Ltd. between June 6 and July 6, 1997.

According to P. Machibroda Engineering Ltd.:

‘Based on the results of the slope stability analysis, it is our considered opinion that the embankment slope in its present form provides a F.S. (Factor of Safety) > 1.5.

(a desired factor of safety of 1.5 was considered by Machibroda to be the minimum acceptable factor of safety).

Furthermore, P. Machibroda reported:

‘The final design drawings, site drainage and landscaping details should be reviewed by the geotechnical consultant’.

The attached design drawings were forwarded by the applicant to P. Machibroda Ltd. for review and comment. Following are the comments by P. Machibroda Ltd.

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on the final design drawings (July 17, 1998):

- The building setback from the crest of the East bank of the South Saskatchewan River meets the minimum slope stability requirements presented in PMEL Report No. S97-2722 dated July 16, 1997.
- The excavation for the two underground levels of parking will result in a net unloading on the crest of the riverbank slope, thus maintaining and/or increasing the overall stability.
- A pile foundation will reportedly be used to support the primary foundation loads resulting in transfer to the deep soil bearing stratum thus minimizing the potential for surcharge effects on the riverbank slope.
- A sub-slab drainage system will be required for groundwater control below the parkade structure. The sub-slab drainage system will minimize the potential for increases in the static water level during or following building construction. The sub-slab drainage system should maintain and/or improve the overall stability of the riverbank slope.

Based on the above information, it is our considered opinion that the proposed development will maintain and/or improve the riverbank stability.

#### 5. Conclusion

It is the opinion within the Planning & Building Department that this proposal is a reasonable request which should not have any negative impacts on surrounding properties. In fact, the development will lead to several improvements on site which include increased landscaping along St. Henry Avenue, improved building appearances and the reduction of surface parking. The proposed development is not expected to have any negative impact on the slope stability in the area, and in the opinion of Machibroda Engineering Ltd., may improve slope stability.

On this basis, the Planning & Building Department has no objection to this application advancing to the Public Hearing stage.

#### **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. Notice boards will also be placed on the site. The Exhibition Community Association has already been advised in writing of this application. The owner will be notified of the date, time and place of the public hearing.

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**G. ATTACHMENTS**

Attachment No. 1 - Development Standards for the R.4 and RM.4 Zoning Districts for Dwelling Groups.

Attachment No. 2 - Site Plan, Landscaping, Parking and West Elevation for Proposed Dwelling Group at St. Cecilia Avenue.”

- 2. Proposed Rezoning  
105 - 115<sup>th</sup> Street East  
Part of Parcel B and Part of Lot 9, Plan 68-S-25819  
R.2 District to an RM(Tn) District  
Forest Grove Neighbourhood  
Applicant: City of Saskatoon  
(File No. CK. 4351-1)**

**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to rezone Part of Parcel B and Part of Lot 9 in Block 33, Plan 68-S-15819 (105 - 115<sup>th</sup> Street) from an R.2 District to an RM(Tn) District;
- 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, City Council consider the Commission's recommendation that this rezoning application be approved.

*ADOPTED.*

The Municipal Planning Commission has reviewed the report of the Planning and Building Department dated July 13, 1998 on the above-noted matter with representatives of the Planning and Building Department and supports this proposal in that it will increase the marketability of this site and facilitate development on an unutilized parcel of land in the Forest Grove Neighbourhood as a low density dwelling group or multiple unit dwelling. The adjacent property owner to the east, who is involved in the exchange of land to create a straight lot line between the two properties, is aware of this rezoning application, and has not expressed any concern in this regard.

The Commission is therefore recommending approval of this rezoning application.

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The following is the report of the Planning and Building Department dated July 13, 1998:

**“A. PLANNING & BUILDING DEPARTMENT RECOMMENDATION**

- 1) that City Council be asked to approve the advertising respecting the proposal to rezone Part of Parcel B and Part of Lot 9 in Block 33 Plan 68-S-15819 (105 - 115<sup>th</sup> Street) from an R.2 District to an RM(Tn) District;
- 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 rezoning be approved.

**B. PROPOSAL**

The City of Saskatoon Land Manager has applied to City Council to rezone Part of Parcel B and Part of Lot 9, Plan 68-S-15819 (105 - 115<sup>th</sup> Street East) from an R.2 District to an RM(Tn) District. This land is located in the Forest Grove Neighbourhood (please refer to the Location Plan on the cover page).

**C. REASON FOR PROPOSAL**

The rezoning will permit the development of a low density dwelling group or multiple unit dwelling at this location. The rezoning will increase the marketability of this site and facilitate development on an unutilized parcel of land in the Forest Grove neighbourhood.

**D. BACKGROUND INFORMATION**

Parcel B was obtained by the City of Saskatoon in 1968 through tax enforcement. Due to its odd shape, the City has been unable to market the property under R.2 zoning and it has always been a vacant area of land. The Planning and Building Department has no building permit information for the existing dwelling at 105 - 115<sup>th</sup> Street East (Lot 9). It was likely constructed prior to the Sutherland neighbourhood being annexed into the City of Saskatoon.

**E. JUSTIFICATION**

1. Planning and Building Department Comments

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The City of Saskatoon Land Manager has indicated that development of one or two unit dwellings under the R.2 zoning is not viable on this parcel due to its irregular shape. Although the parcel has been for sale for many years, there has been no interest by anyone to develop the site for uses permitted under the R.2 zoning district.

The permitted uses under the R.2 Zoning District includes the following types of land uses:

- a) one and two unit dwellings;
- b) churches;
- c) schools operated by public authorities;
- d) libraries and art galleries operated by public authorities;
- e) public parks and playgrounds;
- f) community centres;

At Council's discretion the following uses may be allowed:

- a) cemeteries;
- b) day cares;
- c) farms, greenhouses & nurseries;
- d) parking stations;
- e) private schools;
- f) boarding houses;
- g) performing arts theatre & rehearsal halls;
- h) ambulance stations;
- i) bed & breakfast homes.

The owner of the adjacent Lot 9 has approached the City willing to re-subdivide part of his Lot which would help to increase the viability of Parcel B for a low-density multiple unit dwelling by straightening the East property line (please refer to Attachment No. 1) and create an additional lot for a one or two unit dwelling. In this regard, an application for re-subdivision and consolidation has been approved by the Planning and Building Department to create the new sites.

The Land Branch Manager believes that there would be interest by a developer in Parcel B for a small multiple unit development if the site could be developed under the RM(Tn) District. The RM(Tn) District includes the following permitted uses:

- a) Dwelling Groups consisting of one and two unit dwellings, group townhouses and multiple unit dwellings;



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b) Street Townhouses.

Discretionary uses of the RM(Tn) District include the following:

- a) Housing for the Elderly;
- b) Day Care Centres;
- c) Custodial Care Facilities;
- d) Bed and Breakfast Homes.

Staff of the Planning and Building Department are concerned about the compatibility of any future development on this site with the single family lots to the West, East and South (Central Avenue, Boyd Street and Gray Avenue). Parcel B is separated from the single family housing in Forest Grove by a lane on three sides. At this time, there is no specific development proposal for this site and without a specific development proposal, it is impossible to enter into a Rezoning by Agreement.

The RM(Tn) District can yield between 7 and 11 dwellings per acre. This site is 1.01 acres in size, therefore, the number of dwelling units which could be built on this site could be between 7 and 11 units. The site is very small and, as such, the yield of units may not be high enough to attract significant interest in this site. However, a developer may come forward in the future with a specified proposal for this site which may allow the City to facilitate a development through a rezoning agreement. In the meantime, the Land Manager wishes to market the property under the RM(Tn) District to determine interest.

The development standards of the RM(Tn) District are listed in Attachment No. 2.

2. Development Plan Policy

The City of Saskatoon Development Plan contains the following policies concerning the location of multiple unit dwellings in residential neighbourhoods:

‘3.3.3 The allocation of land for **multiple-unit dwellings** in new or existing neighbourhoods shall, insofar as possible, adhere to the following principles:

- a) be grouped in a limited number of predetermined areas with adequate public amenities around them;
- b) be situated at or near the intersection of primary neighbourhood

- c) **entry points** and neighbourhood collector street(s); and that residential zoning districts of varying density be situated relative to each other to provide a gradation within the neighbourhood.'

The proposed site is situated on 115<sup>th</sup> Street near the entry point of the Forest Grove neighbourhood. A major bus route exists on 115<sup>th</sup> Street. Les Kerr Park and Balsam Park are located less than 800 metres away. There is ample convenience shopping facilities within close walking distance along Gray and Central Avenues.

It is the opinion within the Planning and Building Department that the proposed site is in conformance with the Development Plan policies for multiple unit dwellings.

3. Compatibility with Adjacent Land Uses

The RM(Tn) District is a low density zoning district which permits dwelling groups and multiple unit dwellings. Landscaping must be provided to a depth of 4.5 metres (15 feet) along the entire frontage of 115<sup>th</sup> Street. Required off-street parking may only be provided in rear or side yards, no parking in the front yard is permitted. Site coverage is restricted to 30% and height is limited to 11 metres or 3 storeys. A six (6) metre building setback must also be provided around the entire site.

It is the opinion within the Planning and Building Department that with the above restrictions, any future development of this site would be compatible with the adjacent properties.

4. Comments by Others

Forest Grove Community Association

The Forest Grove Community Association has been notified of this rezoning request for information. As of this writing, there has been no response to the notice.

Public Works Department

The application for rezoning is acceptable to this department.

Transportation Department

The Transportation Department has reviewed the proposal to rezone the parcel of land described above from the current R.2 to an RM(Tn) District.

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There are no objections or concerns with the proposal.

5. Conclusion

Parcel B is currently a small, odd-shaped site with lane access on three sides. The site cannot be practically subdivided for single family lots without a significant waste of land. It would be more efficient to develop this site as a single parcel for residential use. The R.2 District is not appropriate in this case for development of Parcel B as a single site. A more efficient use, such as a small dwelling group, could be developed, on this site under the RM(Tn) District. This will ensure that a compatible form of development is built on site without adversely affecting adjacent properties or local traffic flows.

On this basis, the Planning & Building Department has no objection to this application advancing to the Public Hearing stage.

**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. Notice boards will also be placed on the site. The Forest Grove Community Association has already been advised in writing of this application.

**G. ATTACHMENTS**

1. Site Plan showing Parcel B and Part of Lot 9, Block 33, Plan No. 68-S-15819.
2. Development Standards of the RM(Tn) District.”

**3. Development Plan Amendment  
Residential to Neighbourhood Commercial  
and  
Rezoning by Agreement  
M.3A to B.2 District by Agreement  
3580 and 3602 Taylor Street East  
Lot L, Plan 85-S-09143, Lot B, Block 101, Plan 79-S-20493  
Lakeview Neighbourhood  
(File No. CK. 4110-1)**

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**RECOMMENDATION:**

- 1) that City Council be asked to approve the advertising respecting the proposal to:
  - a) amend the City of Saskatoon Development Plan Bylaw No. 6771 to redesignate Lot L, Plan 85-S-09143 and Lot B, Block 101, Plan 79-S-20493 (3580 & 3602 Taylor Street East) from 'Residential' to 'Neighbourhood Commercial';
  - b) rezone by Agreement Lot L, Plan 85-S-09143 and Lot B, Block 101, Plan 79-S-20493 (3580 & 3602 Taylor Street East) from an M.3A District to a B.2 District subject to the execution of an agreement between W5 Properties Ltd. and the City of Saskatoon, which Agreement would permit the carrying out of a development proposal on the said land, namely:
    - i) a 1,568 m<sup>2</sup> commercial building which may contain:
      - (1) retail stores each of which cannot exceed 20% of the Gross Leasable Area;
      - (2) one restaurant which cannot exceed 15% of the Gross Leasable Area;
      - (3) clinics;
      - (4) churches;
      - (5) personal service trades each of which cannot exceed 12% of the Gross Leasable Area;
      - (6) one health studio which cannot exceed 48% of the Gross Leasable Area;
      - (7) offices;
      - (8) maximum of two (2) electronic games, pinball, within a retail store or restaurant use;
      - (9) accessory buildings.
    - ii) not less than sixty-four (64) off-street parking stalls;
    - iii) 6.0 metre front yard setback;

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- iv) 3.0 metre side yard setback;
  - v) 7.5 metre rear yard setback;
  - vi) no more than 4.5 metres in height (one storey maximum);
  - vii) landscaping of the entire required front yard and East side yard (as shown on Attachment No. 1) to the satisfaction of the Development Officer;
  - viii) a 1.0 metre fence to be erected from the point of the East access to the South property line and a 1.5 metre fence along the South property line a distance of approximately 10 metres (32.5 feet) from the South East corner of the site to the point of access as shown on Attachment No. 1;
  - ix) a maximum floor area ratio of 3.1:1;
  - x) signage according to Sign Group No. 2.
- 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required Bylaws; and
- 4) that at the time of the public hearings, City Council consider the Commission's recommendation that the redesignation and rezoning be approved.

*ADOPTED.*

The Municipal Planning Commission has reviewed the report of the Planning and Building Department dated July 8, 1998 on the above matter, with representatives of the Planning and Building Department and a representative of W5 Properties Ltd., and supports this proposal, including Rezoning by Agreement, which addresses the non-conforming uses on this site.

The Commission is therefore recommending approval of a redesignation of this site under the City of Saskatoon Development Plan Bylaw and also approval to rezone this site by Agreement, as outlined in the report.

The following is the report of the Planning and Building Department dated July 8, 1998:

**“A. PLANNING & BUILDING DEPARTMENT RECOMMENDATION”**

- 1) that City Council be asked to approve the advertising respecting the proposal to:
  - a) amend the City of Saskatoon Development Plan Bylaw No. 6771 to redesignate Lot L, Plan 85-S-09143 and Lot B, Block 101, Plan 79-S-20493 (3580 & 3602 Taylor Street East) from ‘Residential’ to ‘Neighbourhood Commercial’;

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- b) rezone by Agreement Lot L, Plan 85-S-09143 and Lot B, Block 101, Plan 79-S-20493 (3580 & 3602 Taylor Street East) from an M.3A District to a B.2 District subject to the execution of an agreement between W5 Properties Ltd. and the City of Saskatoon, which Agreement would permit the carrying out of a development proposal on the said land, namely:
  - i) a 1,568 m<sup>2</sup> commercial building which may contain:
    - (1) retail stores each of which cannot exceed 20% of the Gross Leasable Area;
    - (2) one restaurant which cannot exceed 15% of the Gross Leasable Area;
    - (3) clinics;
    - (4) churches;
    - (5) personal service trades each of which cannot exceed 12% of the Gross Leasable Area;
    - (6) one health studio which cannot exceed 48% of the Gross Leasable Area;
    - (7) offices;
    - (8) maximum of two (2) electronic games, pinball, within a retail store or restaurant use;
    - (9) accessory buildings.
  - ii) not less than sixty-four (64) off-street parking stalls;
  - iii) 6.0 metre front yard setback;
  - iv) 3.0 metre side yard setback;
  - v) 7.5 metre rear yard setback;
  - vi) no more than 4.5 metres in height (one storey maximum);
  - vii) landscaping of the entire required front yard and East side yard (as shown on Attachment No. 1) to the satisfaction of the Development Officer;
  - viii) a 1.0 metre fence to be erected from the point of the East access to the South property line and a 1.5 metre fence along the South property line a distance of approximately 10 metres (32.5 feet) from the South East corner of the site to the point of access as shown on Attachment No. 1;
  - ix) a maximum floor area ratio of 3.1:1;
  - x) signage according to Sign Group No. 2.
- 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;

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- 3) that the City Solicitor be requested to prepare the required Bylaws; and
- 4) that at the time of the public hearings Council be asked to consider the Commission's recommendation that the redesignation and rezoning be approved.

**B. PROPOSAL**

W5 Properties Ltd. has applied to City Council to:

1. redesignate, in the City of Saskatoon Development Plan, Lot L, Plan 85-S-09143 and Lot B, Block 101, Plan 79-S-20493 (3580 & 3602 Taylor Street East) from a Residential to a Neighbourhood Commercial designation; and,
2. rezone the same site from an M.3A District to a B.2 District by Agreement.

This property is located in the Lakeview neighbourhood (please refer to the Location Plan on the cover page).

**C. REASON FOR PROPOSAL**

The purpose of the redesignation and rezoning is to:

1. resolve the legal non-conforming aspects of the existing uses;
2. recognize the function and potential of the existing commercial building which contains personal service trades, restaurant, church, office and small retail shops, as a retail/commercial outlet rather than an institutional or office development; and,
3. limit floor space of existing uses to that shown in Table 1.0 below.

**D. BACKGROUND INFORMATION**

In August 1983, a building permit was issued for the construction of an office complex at 3602 Taylor Street East under the M.3A Zoning District. Subsequent permits have been issued for interior alterations of the building to include a restaurant, health studio, beauty salon, confectionery and denture clinic. The office space and denture clinic was considered the permitted primary use of the site and building. The other uses were considered to be accessory uses in relation to the primary permitted use. The M.3A district allows offices and denture clinics as a permitted use, however, restaurants, beauty salons, health studios and confectioneries are only permitted as accessory uses to an office use.

The M.3A District did not contain limitations on the floor area of accessory uses in relation to the primary use until late 1983. Currently, the primary permitted uses

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(office & denture clinic) occupy 14% of the Gross Floor Area of the building while the accessory uses occupy 86% of the remaining Gross Floor Area. In May 1983, City Council passed Bylaw No. 6367 which placed a limitation on the floor space for accessory uses in the M.3A District. Accessory uses from that point on were limited to no more than 10% of the Gross Floor Area of the building. All existing uses which do not conform to this new standard are considered legal but non-conforming, such as the case at 3580/3602 Taylor Street East.

Since the introduction of Bylaw No. 6367, several permits for alterations and additions have been processed for the building at 3602 Taylor Street. However, none of the permits issued have increased the overall floor area of the accessory uses beyond what was approved in 1983. Hence, the level of non-conformity has not increased.

In May 1985, Ashford Realty applied to City Council to consider two amendments to the Zoning Bylaw:

- a) amend the M.3A District sign regulations to permit each use to advertise externally with signage on the property; or,
- b) change the zoning of the site from the current M.3A District to a B.2A District.

Both requests were denied by City Council.

In 1997, the Planning and Building Department decided to facilitate a resolution of the legal non-conforming status of this site. The Planning and Building Department contacted the owner of 3580/3602 Taylor Street East (W5 Properties Ltd.) to discuss entering into a rezoning by agreement to resolve the non-conformity issue and place limitations on the future floor space devoted to each permitted use under the B.2 District.

**E. JUSTIFICATION**

1. Planning and Building Department Comments

The Planning and Building Department has been in negotiation with the property owner to resolve the outstanding non-conformance issues at 3580/3602 Taylor Street since 1997. The option of redesignating and rezoning the property has been discussed at length.

The site is currently designated in the City of Saskatoon Development Plan as Residential. The following clause from the City of Saskatoon Development Plan describes the Residential designation:



‘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.
- 3.2 Residential areas shall be organized into neighbourhoods, districts and suburban development areas and shall contain such neighbourhood, district and suburban facilities necessary to **serve the needs of the residential population.**’

The proposed Land Use Designation under the Development Plan is Neighbourhood Commercial. The Neighbourhood Commercial Designation is described below:

‘NEIGHBOURHOOD COMMERCIAL AREAS

- 4.2 A Neighbourhood Commercial Area may be located in each neighbourhood and shall be limited to a size sufficient to serve conveniently the daily needs of the neighbourhood.’

It is not intended that the site become a full service retail site which competes with the services offered by the District Commercial site at Stillwater and McKercher Drive in the Lakeview neighbourhood. The rezoning agreement will limit the floor area devoted to a few of the permitted uses in the B.2 District.

The applicant and the Planning and Building Department are proposing that the site be designated as a Neighbourhood Commercial site. Neighbourhood populations are typically 5,000 to 6,000 people. Neighbourhood Commercial sites typically offer convenience goods and services which serve the daily needs of the neighbourhood.

A Specific Development Proposal

The rezoning by agreement option is only possible if the owner of the site has a definitive development objective in mind. Rezoning by Agreement is not intended for speculative purposes since the agreement is a legally binding contract for a specified development. In this case, the owner is willing to enter into a rezoning agreement with the City for a specified development at 3580/3602 Taylor Street East.

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The advantage to the City of Saskatoon in this arrangement will be increased certainty concerning the future development of this site. The rezoning agreement will limit the development of the site to a precise size of building and definite range of uses. The advantage to the owner will be the elimination of the current legal non-conforming status of the site and allow for a limited future expansion of the existing accessory uses.

Following is a table which details the existing development at 3580/3602 Taylor Street East under the M.3A District, the current M.3A District regulations, and the specified proposal under a B.2 District by Agreement:

Table 1.0 - Existing and Proposed Development Standards at 3580/3602 Taylor Street East

<b><u>Site Standards</u></b>	<b><u>Existing</u></b>	<b><u>M.3A District Requirement</u></b>	<b><u>(Proposed) B.2 District by Agreement</u></b>
Front Setback:	6.4 metres	6 metres	6 metres
Side Setback	5 metres	3 metres	5 metres
Rear Setback	7.6 metres	7.5 metres	7.5 metres
Building Height	4.5 metres	no limit	4.5 metres (1 storey)
Site Area	4,886.01 m <sup>2</sup>	not < 555 m <sup>2</sup>	4,886.01 m <sup>2</sup>
Building G.F.A.	1,568 m <sup>2</sup>	7,840 m <sup>2</sup>	1,568 m <sup>2</sup>
Floor Area Ratio	.31:1	not > 5:1	.31:1
Off-Street Parking	64 stalls	49 stalls	64 stalls
Signage	Sign Group 2	Sign Group 3	Sign Group 2

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<u>Permitted Uses</u>					
<u>Existing ---</u>			<u>Proposed ---</u>		
Uses	Area		Uses	Max. Area	
(1,568 m2 bldg)	(m2)	% of G.L.A.	(1,568 m2 bldg.)	(m2)	% of
<u>G.L.A.</u>					
church	102.2	8%	church	no restriction	
offices	98.0	8%	offices	no restriction	
restaurant	87.3	7%	restaurant		15.0
health studio	623.9	48%	health studio		48.0
retail store	217.1	17%	retail stores		20.0
denture clinic	83.4	6%	clinics	no restriction	
personal service			personal service		
trades	92.9	7%	trades		12.0

-----  
 (Please refer to Attachment No. 2 for more details).

Compatibility with Adjacent Land Uses

The proposal to rezone 3580 and 3602 Taylor Street East by Agreement will ensure that future uses on this site are limited to small shops, offices and personal service trades. This site is intended to function as a convenience outlet. As such, limitations on size and use must be in place to ensure that future development will be compatible with adjacent sites in the Lakeview Neighbourhood. 3580/3602 Taylor Street East is not intended to draw customers from a wide area or compete with the services offered at the District Commercial site at Stillwater and McKercher Drive. It is the opinion within the Planning and Building Department that the proposed development standards for this site as detailed in Table 1.0 are sufficient in this regard.

4. Comments by Others

Lakeview Community Association

On May 22, 1998, the Lakeview Community Association was informed of the rezoning request. The President, Mr. Dave Taylor made a verbal inquiry as to what the impact might be on the neighbourhood. Mr. Taylor was informed that conditions on the site are not expected to change and the rezoning is intended to recognize the existing uses.

Public Works Department

The above application for rezoning is acceptable to this department.

Transportation Department

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The Transportation Department has reviewed the application to rezone 3602 and 3580 Taylor Street East from the current M.3A District to a B.2 District. There are no objections or concerns with the proposal.

5. Conclusion

It is the opinion within the Planning & Building Department that this proposal will accomplish four objectives:

- a) it will properly identify the site as a Neighbourhood Commercial location within the City of Saskatoon Development Plan;
- b) it will remove the legal non-conforming status of the existing uses at 3580/3602 Taylor Street East; and,
- c) it will place limits on the kinds and size of existing and future uses within the building to ensure that the site functions as a convenience outlet and is compatible with adjacent residential uses.

On this basis, the Planning & Building Department has no objection to this application advancing to the Public Hearing stage.

**F. COMMUNICATION PLAN**

Two amendments are being processed together under one report and recommendation to City Council. The first amendment is to redesignate the site in the Development Plan from Residential to Neighbourhood Commercial. This amendment will require a separate bylaw and public hearing.

The second amendment is to rezone the property from an M.3A District to a B.2 District by Agreement. The rezoning also requires a separate bylaw and public hearing.

Because the issues of redesignation and rezoning are interrelated in this circumstance, in order to complete the process in an expedient manner, the Planning and Building Department is recommending that one report and recommendation be considered by City Council. Furthermore, since City Council must hold a public hearing for both bylaws, it is being recommended that the two public hearings be held on the same date.

Notices will be placed in the Star Phoenix once a week for two consecutive weeks. Notice boards will also be placed on the site. The property owner affected by this

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redesignation and rezoning will also be notified of the public hearing date, time and place.

**G. ATTACHMENTS**

1. Existing Site Plan of 3602 Taylor Street East - Fence Construction
2. Existing and Proposed Uses - 3580/3602 Taylor Street East”

**REPORT NO. 15-1998 OF THE CITY MANAGER**

**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 \$4,949,283.00	July 9, 1998	July 15, 1998
Schedule of Accounts Paid \$1,462,030.75	July 8, 1998	July 13, 1998
Schedule of Accounts Paid \$49,836,410.68	July 3, 1998	July 13, 1998
Schedule of Accounts Paid \$1,633,119.27	July 15, 1998	July 20, 1998
Schedule of Accounts Paid \$1,318,460.54	July 16, 1998	July 22, 1998
Schedule of Accounts Paid \$2,083,481.46	July 22, 1998	July 27, 1998
Schedule of Accounts Paid \$761,220.47	July 27, 1998	July 29, 1998
Schedule of Accounts Paid \$1,610,427.13 (File No. 1530-2)	July 29, 1998	August 5, 1998

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

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

*ADOPTED.*

Report of the Acting General Manager, Finance Department, July 20, 1998:

“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 (July 1 - 17, 1998).

**A3) Canadian Bond Rating Service  
Municipal Analysis - City of Saskatoon  
(File No. 1500-4)**

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

*ADOPTED.*

Report of the Acting General Manager, Finance Department, July 21, 1998:

“Attached, for City Council’s information, is a copy of the most recent bond rating report from the Canadian Bond Rating Service (CBRS), where it re-affirms the City’s AAA rating. In its summary, CBRS states:

‘The City of Saskatoon’s strong rating reflects its history of prudent fiscal management, commitment to internal funding of capital projects, lack of reliance on operating grants, low debt ratios and substantial reserves that act as a liquidity buffer.’

The attached report from CBRS provides a complete analysis of the issues which resulted in its conclusions and final rating.”

**ATTACHMENT**

1. CBRS - Municipal Analysis - City of Saskatoon.
- A4) Tennis Court Upgrades**

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**(File No. 615-4)**

**RECOMMENDATION:** that City Council approve the withdrawal of \$30,000 from the Civic Buildings Comprehensive Maintenance Reserve for a Capital Project to resurface tennis courts in 1998.

*ADOPTED.*

Report of the General Manager, Asset Management Department, July 16, 1998:

“At its meeting held on April 20, 1998, when dealing with the 1998 operating budget, City Council approved a recommendation from the Budget Committee requesting the allocation of \$30,000 per year from the operating budget to the Civic Buildings Comprehensive Maintenance Reserve. The \$30,000 is to be used for the ongoing maintenance of tennis court surfaces which includes the reapplication of the acrylic protective coating to the court to prevent deterioration of the asphalt base.

In the 1998 Capital Budget, there is an approved project for rebuilding tennis courts - Project #819; however, there was no capital project identified for reapplying acrylic coating, as the Capital Budget was finalized before the committee’s recommendation was considered by Council. There are a number of tennis courts where playing surfaces are in need of repair, and it is prudent to begin dealing with them as soon as possible. Accordingly, Council’s approval is being requested to withdraw \$30,000 from the Reserve and to allocate it to a capital project to resurface tennis courts in 1998.”

**A5) Communications to Council**

**From: Del Ehlert, Superintendent of Boards & Agencies  
Asset Management Department**

**Date: June 29, 1998**

**Subject: Marr Residence Lease Agreement**

**(File No. 710-3)**

**RECOMMENDATION:** that the City Solicitor’s Office be instructed to prepare a Lease Agreement in accordance with the terms set out in Del Ehlert’s letter of June 29, 1998 for execution by His Worship the Mayor and the City Clerk.

*ADOPTED.*

Report of the City Solicitor, July 20, 1998:

“City Council, at its meeting of July 13, 1998, was asked to approve a Lease Agreement with the Marr Residence. City Council referred the Agreement to the Administration for review and report

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back to City Council. Mr. Ehlert's letter dated June 29, 1998 is attached and outlines the new term and conditions of this Agreement.

Mr. Ehlert is asking for an update to the existing Lease Agreement which was prepared by our Office and which expired on June 30, 1998. If City Council is in agreement with the increase in rent and the new term extending until June 30, 2000, then our Office will prepare the appropriate Lease for execution by His Worship the Mayor and the City Clerk."

**ATTACHMENT**

1. Letter dated June 29, 1998 from Del Ehlert, Superintendent of Boards & Agencies.

**A6) Development and Servicing (Extension) Agreement  
Preston Developments Inc. - Briarwood - (Briarvale Court, Bay)  
Neighbourhood Subdivision No. 15/97  
(File No. 4111-31)**

- RECOMMENDATION:**
- 1) that the proposed Development and Servicing (Extension) Agreement as between The City of Saskatoon and Preston Developments Inc. be approved; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon and affix the corporate seal thereto.

*ADOPTED.*

Report of the City Solicitor, July 27, 1998:

"In keeping with the instruction of the Planning and Operations Committee at its meeting held on July 14, 1998, and the further specific direction of the General Manager, Public Works Department, we have prepared and forward herewith for consideration proposed form of Development and Servicing (Extension) Agreement as between The City of Saskatoon and Preston Developments Inc.

The proposed Agreement pertains to the Briarvale Court area of the Briarwood neighbourhood, and has been drawn in the form of an extension to an earlier concluded master agreement pertaining to this area. The Agreement sets forth all standard development conditions and requirements."

**ATTACHMENT**



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1. Proposed Development and Servicing (Extension) Agreement as between The City of Saskatoon and Preston Developments Inc.

**A7) Revisions to the Technical Planning Commission  
Bylaw No. 5373  
(File No. 185-11)**

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**RECOMMENDATION:** that City Council consider Bylaw No. 7782.

Report of the City Solicitor, July 28, 1998:

“City Council, at its meeting held on June 29, 1998, adopted a proposal to revise the Bylaw establishing The Technical Planning Commission as contained in a Report of the General Manager, Planning and Building Department (Clause B4, Report No. 13-1998 of the City Manager). The Report outlined revisions to the membership, duties and procedures of the Commission.

The revisions approved by Council required amendments to virtually every section of Bylaw No. 5373. For this reason, we have drafted a new bylaw, Bylaw No. 7782, The Technical Planning Commission Bylaw, 1998. The proposed Bylaw continues The Technical Planning Commission as established under Bylaw No. 5373 and embodies the revisions to membership, duties and procedures as approved by Council with the following exception.

The Planning and Building Department advises that the Meewasin Valley Authority is not currently a member of The Technical Planning Commission and was inadvertently included in the list of members outlined in the Report to Council. They advise that most of the development matters that The Technical Planning Commission considers are outside of the Meewasin Valley Authority’s jurisdiction. Further, according to *The Meewasin Valley Authority Act*, any person or participating party who proposes to make an improvement to the land contained within the Meewasin Valley Authority conservation zone must obtain approval directly from the Meewasin Valley Authority.

Accordingly, proposed Bylaw No. 7782 does not include a representative of the Meewasin Valley Authority as a member of the Commission.”

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**ATTACHMENT**

1. Proposed Bylaw No. 7782.

**IT WAS RESOLVED:**

- 1) *that City Council consider Bylaw No. 7782; and*
- 2) *that the Planning and Operations Committee be requested to review the recent delegation of authority of subdivision approval to the Administration.*

**A8) Consent to Assignment of Easement  
Pedestrian Tunnel - Avord Tower to Bessborough Hotel  
Assignment of Encroachment Agreement  
Encroachment of Canopy and Sign on Spadina Crescent East  
(File No. 4090-1)**

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**RECOMMENDATION:**

- 1) that the City consent to the Assignment of the Easement Agreement from Bessborough Hotel Limited Partnership to Legacy Hotels Real Estate Investment Trust with respect to the pedestrian tunnel running under Spadina Crescent East;
- 2) that the City permit assignment of an Encroachment Agreement dated November 10, 1989 from Bessborough Hotel Limited Partnership to Legacy Hotels Real Estate Investment Trust with respect to the encroachment of a canopy on to Spadina Crescent East; and,
- 3) that His Worship the Mayor and the City Clerk be authorized to execute the appropriate documentation.

*ADOPTED.*

Report of the City Solicitor; July 28, 1998:

“In 1969, the Minister of Highways and Transportation for the Province granted an easement to Canadian National Railway Company as the then owner of the Bessborough Hotel to allow the passage of a pedestrian tunnel under Spadina Crescent East between the Hotel and the Avord Tower building. The City, being in control and management of the street under *The Urban Municipality Act*, consented to the easement.

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As part of the recent sale of the Bessborough Hotel, the easement is being assigned to the new owner. The City has been asked to consent to the assignment. The City has consented to the assignment with respect to past sales of both the Hotel and the Avord Tower.

The City has also been asked to consent to the assignment of an Encroachment Agreement that has been in place since 1989 with respect to a canopy that encroaches on to Spadina Crescent East. The City has also consented to assignment of this Agreement in the past.

No new terms have been added to the original Agreements. Under both Assignment Agreements the new owner assumes all rights and interests of the past owner and is bound by all obligations and liabilities imposed under the original Easement and Encroachment Agreements.”

**Section B - Planning and Operations**

**B1) Proposed Boulevard Lease Application Procedure  
and  
Proposed Boulevard Lease Application  
920 - 20<sup>th</sup> Street West  
(File No. 4070-1)**

- RECOMMENDATION:**
- 1) that the proposed boulevard lease procedure and application fee be adopted as an Administrative policy; and,
  - 2) that the City Solicitor prepare a bylaw and lease agreement for the proposed boulevard lease at 920 - 20<sup>th</sup> Street West.

*ADOPTED.*

Report of the General Manager, Transportation Department, July 3, 1998:

“The Transportation Department administers the use of City right-of-way and regularly receives requests from property owners to lease portions of adjacent boulevards for their use. Leases have been granted in the past where the land use has been industrial or commercial, primarily for the purpose of providing additional on-site parking. Boulevard leases have not been granted adjacent to residential property. Currently, 32 lease agreements exist.

*The Urban Municipalities Act, 1984* makes provision for municipal councils to lease excess right-of-way to adjacent owners only through the enactment of a bylaw. The Transportation Department has prepared a procedure to process future boulevard lease requests. The procedure is as follows:

1. The Transportation Department will accept applications to lease City right-of-way from adjacent land owners. These applications will be in writing and will be accompanied by a

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\$250 application fee, which will be used to recover the costs of administering this process. A sample application form (Attachment 1) is attached.

2. Following initial contact, the Transportation Department will prepare a report to City Council requesting the authorization of a lease.
3. The report will be sent to City Council and, if approved, will instruct the City Solicitor to prepare a lease document and bylaw.
4. The City Solicitor will prepare the appropriate lease and bylaw.
5. Once the bylaw is passed, the lease will be executed by the parties.
6. The Transportation Department will administer the terms of the lease on behalf of the City.

Lease rates will be established at 7% of one-half of the assessed market value of the land in the area. This methodology in the determination of lease rates has been used historically and provides a standardized and reasonable rate. The assessed market value of land is devalued by one-half to account for the marginal nature of these small areas of land. A rate at 7% of the value provides the same annualized cost to the lessee as it would if the land were purchased. A minimum lease rate of \$200 will be applied to all leases.

The Transportation Department has received an application to lease a portion of City boulevard along Avenue J South adjacent to 920 - 20<sup>th</sup> Street West from King's Car Wash Ltd. The purpose of this lease is to accommodate a free-standing sign constructed on the boulevard and to allow for additional parking off-street. The lease rate shall be \$520 per year plus GST. Since this application has been received prior to the establishment of the application fee, it is proposed that no fee be applied in this case only. A plan of the proposed lease (Attachment 2) is attached."

**ATTACHMENTS**

1. Sample application.
2. Plan of proposed boulevard lease - Avenue J and 20<sup>th</sup> Street.

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**B2) 1998 Capital Budget  
Project No. 775-2  
Land Development - CN Industrial - Storm Water Storage Basin  
(File No. 4111-24)**

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**RECOMMENDATION:** that City Council approve additional funding in the amount of \$40,000 for construction of a storm pumping station in the City developed subdivision - CN Industrial Area funded from the Property Realized Reserve.

*ADOPTED.*

Report of the General Manager, Public Works Department, July 9, 1998:

“The City of Saskatoon serviced a number of lots in the Avalon Neighbourhood in 1996, which included the enlargement of the CN Industrial storm pond. The basin receives all storm water runoff from the CN Industrial Area and the Avalon extension south of Glasgow Street. There is no gravity outlet from the pond and evaporation has not been adequate to reduce the water to an acceptable level. The pond has been pumped a number of times at considerable expense. Recent hydraulic simulation has shown that the basin has sufficient volume to hold the major design storm event (1 in 100 years), if the basin is dry at the beginning of the storm. The solution to the problem is to install an automated pumping station adjacent to the pond, to regulate the amount of water retained in the pond.

The estimated cost of the station is \$80,000. Adequate funds remain within the project for \$40,000 of the cost. The remaining \$40,000 has been identified to be funded from the Property Realized Reserve.”

**B3) Proposed Yield Sign Installations  
Peterson Crescent  
(File No. 6280-2)**

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**RECOMMENDATION:** that yield signs be installed at Peterson Crescent/37<sup>th</sup> Street and Peterson Crescent/Junor Avenue as shown on Plan No. C5-3L.

*ADOPTED.*

Report of the General Manager, Transportation Department, July 15, 1998:

“Construction of the new roadway infrastructure in the Westview subdivision has progressed to the point that additional yield signs are now required on Peterson Crescent. These proposed

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installations will properly assign right-of-way to Junor Avenue and 37<sup>th</sup> Street. It is proposed that yield signs be installed at the locations identified in attached Plan No. C5-3L (Attachment 1).

The proposed installation conforms to City Policy No. C07-007 - Traffic Control - Use of Stop and Yield Signs, for the installation of stop and yield signs, and will ensure that proper right-of-way is assigned along the collector roadway.”

**ATTACHMENT**

1. Plan No. C5-3L.

**B4) Proposed Street Closing  
Briarvale Road  
(File No. 6295-1)**

**RECOMMENDATION:**

- 1) that City Council give notice of its intention to consider the closing described in Engineer’s Plan No. P11-SL2 attached;
- 2) that the City Solicitor be instructed to:
  - a) take all necessary steps to bring the intended closing forward; and,
  - b) complete the closing and obtain title in the name of the City of Saskatoon, should formal Council assent issue; and,
- 3) that upon the City of Saskatoon obtaining title to the street intended to be closed, that it be sold to Boychuk Investments Ltd. for \$12,660.00 as established by the Land Manager, plus all legal costs of closing to include solicitor’s fees and disbursements.

*ADOPTED*

Report of the General Manager, Public Works Department, July 23, 1998:

“A request has been received from Webster Surveys Ltd. on behalf of Boychuk Investments Ltd. along with a deposit of \$100.00 for the closing of parts of Briarvale Road adjacent to Parcel Q, Plan 96-S-13326. The purpose of the closing is to allow for consolidation of the closed street with the adjacent properties.

The various Civic Departments as well as SaskTel, SaskEnergy, and SaskPower have approved of this closing proposal.

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Attached to this report is a copy of Engineer's Closing Plan No. P11-SL2 setting forth a detailed description of the closing described in general terms above. This description complies with the recommendations of the Chief Surveyor, Land Titles Office, Regina.

The new subdivision proposed for the adjacent property creates lots backing on a buffer strip along Briarvale Road thus eliminating the need for the original lay by area which was provided to accommodate parking for frontage lots."

**ATTACHMENT**

1. Engineer's Plan No. P11-SL2.

**B5) Radio Communication Tower - Millar Avenue  
(File No. PL 185-3-6)**

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

*ADOPTED.*

Report of the General Manager, Planning and Building Department, July 8, 1998:

"During its April 6, 1998 meeting, City Council considered clause B4, Report No. 7 - 1998 of the City Commissioner and adopted the recommendation of the General Manager, Planning and Building Department which was to prepare a policy outlining a public consultation process for radio communication towers in, or adjacent to, residential areas. This policy is being prepared and will be submitted to Council for review and approval in the near future.

In the interim, SaskTel Mobility has advised that they are planning on erecting a wireless tower which will be between 27-33 metres in height adjacent to Millar Avenue (see attached plan) in September. This property is zoned for industrial purposes in the City's Zoning Bylaw. Staff of the Planning and Building Department have viewed the proposed site and are of the opinion that the erection of a wireless tower in this location will not adversely affect the character of the residential area to the east of Warman Road, which is a distance of approximately 185.0 m from the nearest dwelling."

**ATTACHMENT**

1. Plan of proposed radio communication tower.

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**B6) Application for Registration of Condominium Plan  
801 Heritage Crescent - RM(Tn) District  
Lot 1, Block 441, Plan 95-S-41350  
Applicant: Gordon A. Webster  
(File No. PL 4132- 9/98)**

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the Certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to Gordon A. Webster (611 - 9<sup>th</sup> Street East, Saskatoon, S7L 6X7) for the condominium development at 801 Heritage Crescent; and,
  - 2) 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, July 22, 1998:

“An application for registration of a condominium plan involving a development on Lot 1, Block 441, Plan 95-S-41350 (801 Heritage Crescent) has been received from Gordon A. Webster, on behalf of Northridge Development Corporation. The proposal is for 26 units in 16 buildings. 102 parking spaces have been included on the site, of which 51 are enclosed.

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

A copy of the construction plans, together with the requisite survey plans have been forwarded to the City Clerk’s Department for review, if necessary, by members of City Council.

In view of the above-noted considerations, the Planning and Building Department advise that:

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

**B7) Easement Requirement - SaskPower**



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**Lakewood Subdivision  
Municipal Buffer Strips  
MB5 and MB6, Plan 97-S-49157  
Project: E73-150-33; Subproject: E733-15-900  
(File No. PL 4090 - 3)**

**RECOMMENDATION:**

- 1) that City Council grant an easement to SaskPower as outlined on the attached plan; and,
- 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the corporate seal and in a form that is satisfactory to the City Solicitor, the formal agreement with respect to this easement.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, July 22, 1998:

“C.A. Moore, on behalf of SaskPower’s Land Department, has requested an easement over part of Municipal Buffer Strips MB5 and MB6, Plan 97-S-49157, as shown on the attached plan.

During the 1997 construction season, SaskPower was required to relocate one of their overhead 72KV powerlines to accommodate a replotting scheme in the Wildwood and Lakewood areas. The subject powerline was originally installed on Brudell Road which was closed as part of the replot. Their facilities were relocated to Municipal Buffer Strips MB5 and MB6 as indicated on the attached portion of Utility Easement Plan No. 97-S-52061. SaskPower now requires an easement to facilitate this relocation.

Subdivision Application No. 4/97 was approved by City Council on June 23, 1997. Because the property in this application was privately owned when it was considered by City Council, the approval did not include the granting of easements. The City now has title to the Municipal Buffer Strips over which SaskPower requires an easement.

The Planning and Building Department and the Parks Branch of the Public Works Department have no objections to granting the proposed easements to SaskPower.”

**ATTACHMENT**

1. Part of Utility Easement Plan No. 97-S-52061.

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**B8) Easement Requirement - SaskPower and SaskTel  
Lakewood Subdivision  
Municipal Buffer Strip MB4, Plan 94-S-40901  
Project: E63-575-33; Subproject: E633-15-801  
(File No. PL 4090-3)**

**RECOMMENDATION:**

- 1) that City Council grant an easement to SaskPower and SaskTel as outlined on the attached plan; and,
- 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the corporate seal and in a form that is satisfactory to the City Solicitor, the formal agreement with respect to this easement.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, July 20, 1998:

“C.A. Moore, on behalf of SaskPower’s Land Department and SaskTel, has requested an easement over part of Municipal Buffer Strip MB4, Plan 94-S-40901, as shown on the attached plan.

During the 1996 construction season, SaskPower and SaskTel provided underground servicing to condominium developments in the Lakewood area and found it necessary to install some facilities in Municipal Buffer Strip MB4.

Subdivision Application No. 15/94 was approved by City Council on June 6, 1994. Because the property in this application was privately owned when it was considered by City Council, the approval did not include the granting of easements. The City now has title to the Municipal Buffer Strip over which SaskPower and SaskTel require an easement.

The Planning and Building Department and the Parks Branch of the Public Works Department have no objections to granting the proposed easement to SaskPower and SaskTel.”

**ATTACHMENT**

1. Part of Utility Easement Plan No. 97-S-52061.

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- B9) Easement Requirement - SaskPower and SaskTel  
Arbor Creek Subdivision  
Walkway W3, Plan No. 98-SA-12974  
Project: E73-575-33; Subproject: E733-15-923  
(File No. PL 4090-3)**

**RECOMMENDATION:**

- 1) that City Council grant an easement to SaskPower and SaskTel as outlined on the attached plan; and,
- 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the corporate seal and in a form that is satisfactory to the City Solicitor, the formal agreement with respect to this easement.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, July 20, 1998:

“C.A. Moore, on behalf of SaskPower’s Land Department and SaskTel, has requested an easement over part of walkway W3, Plan 98-SA-12974, as shown on the attached plan.

During the 1998 construction season, SaskPower and SaskTel propose to provide underground servicing in the Arbor Creek Subdivision and found it necessary to install some facilities in walkway W3.

Subdivision Application No. 26/97 was approved by City Council on June 16, 1997. Because the property in this application was privately owned when it was considered by City Council, the approval did not include the granting of easements. The City now has title to the Walkway over which SaskPower and SaskTel require an easement.

The Planning and Building Department and the Parks Branch of the Public Works Department have no objections to granting the proposed easement to SaskPower and SaskTel.”

**ATTACHMENT**

1. Part of Plan No. 98-SA-12974



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- Application #39/98: Nixon Crescent & McCann Way  
Applicant: Webster Surveys for City of Saskatoon  
Legal Description: Parcel B, Block 958, Plan 79-S-16566  
Current Zoning: R.1A  
Neighbourhood: Dundonald  
Date Received: July 20, 1998
- Application #40/98: 2713 & 2715 Arlington Avenue  
Applicant: Robert Dalgleish  
Legal Description: Lot 35, Block 570, Plan 64-S-16315  
Current Zoning: R.2  
Neighbourhood: Greystone Heights  
Date Received: July 20, 1998.”

**ATTACHMENTS**

1. Plan of Proposed Subdivision No. 37/98.
2. Plan of Proposed Subdivision No. 38/98.
3. Plan of Proposed Subdivision No. 39/98.

**B11) Proposed Two Hour Parking Restriction  
West Side of Goodwin Avenue  
(File No. 6120-3)**

**RECOMMENDATION:** that a “Two Hour, 0900 - 1800, Monday to Saturday” parking restriction be installed on the west side of Goodwin Avenue between the lane and the curb crossing closest to 8<sup>th</sup> Street.

*ADOPTED.*

Report of the General Manager, Transportation Department, July 22, 1998:

“The Transportation Department has received a request from the occupants of 2 - 2720 8<sup>th</sup> Street East, to install a ‘Two Hour, 0900 - 1800, Monday to Saturday’ parking restriction in front of their strip mall.

Presently, there is no parking restriction on this portion of Goodwin Avenue and, as a result, some employees and patrons from surrounding businesses are parking long term in front of the strip mall.

The Transportation Department has reviewed the request and recommends that a ‘Two Hour, 0900 - 1800, Monday to Saturday’ parking restriction be installed on the west side of Goodwin Avenue

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between the lane and the curb crossing closest to 8<sup>th</sup> Street. The parking restriction should have little or no effect on surrounding businesses as most have off-street parking lots.”

**B12) Request to Lease City-Owned Property  
Lot 18, Block 144, Plan 79S18673  
862- 59<sup>th</sup> Street, North Industrial  
(File No. LA 4225-5)**

- RECOMMENDATION:**
- 1) that Lot 18, Block 144, Plan 79S18673 be leased to Ernie’s Trailer Service Inc. under the terms and conditions outlined in this report, and in accordance with the City’s Industrial Land Sales Policy regarding the long-term leasing of land, and;
  - 2) that the City Solicitor be instructed to prepare the necessary documentation for execution by His Worship the Mayor and the City Clerk.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, July 29, 1998:

“Ernie’s Trailer Service Inc., located at 863B 60<sup>th</sup> Street East, is requesting to lease Lot 18 which is a City-owned lot that bounds their property. The request is for a long-term lease for the purpose of vehicle and equipment storage. Your staff recommend that the request be granted with terms and conditions in accordance with the City’s Industrial Land Sales Policy (C09-009), as follows:

1. The term of the lease shall be 15 years, beginning September 1, 1998, with an option to renew for an additional five years.
2. The annual lease rate shall be \$6,318.14, plus the Goods and Services Tax. (This annual lease rate is determined by applying an interest rate to the selling price of the land. The interest rate used to calculate the lease rate shall be equivalent to that which the City is able to issue debentures for a ten-year period or the remaining length of the lease, whichever is shorter. Currently, the interest rate is 5.5% and the selling price of the land is \$114,875.25.)

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3. The lease rate will be adjusted only to reflect changes in the interest rate component of the formula and only: (a) after the initial 10 years of the lease agreement; and (b) every 5 years thereafter.
4. The lease agreement may be transferred by assignment, subject to prior approval of the City Land Manager.
5. The tenant shall have the option to purchase the land at any time during the term of the lease agreement. The purchase price shall be equivalent to the City's selling price of the serviced lot at the time the lease agreement is entered into and shall be subject to GST.
6. The tenant shall be responsible for all taxes (property taxes and business taxes) throughout the term of the lease agreement.

In addition, the Administration may require other conditions of Ernie's Trailer Service depending on the nature of the tenant's operation on the land."

**ATTACHMENT**

1. Plan showing Lot 18, Block 144, Plan No. 79S18673.

**B13) Subdivision Application 28/98  
1201 Herman Avenue (Former Labatt's Property)  
Conservation Easements  
(File No. 4300-1)**

**RECOMMENDATION:** that Council approve an amendment to the Conservation Easements covering portions of the single-unit residential lots created by Subdivision Application 28/98 to provide that the entire easement area may be fenced provided that it is fenced by way of chain-link fencing, to the satisfaction of the General Manager, Planning and Building Department.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, August 4, 1998:

"City Council, at its meeting held on July 13, 1998, approved a subdivision application with respect to the former Labatt's property on Herman Avenue. The application was approved subject to the applicant granting Conservation Easements in favour of the City over part of the single-unit residential lots created by the subdivision. The purpose of the Conservation Easements is to preserve the steeply wooded banks of the South Saskatchewan River.

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The Easement Agreements that were attached as schedules to the Development and Servicing Agreement approved by Council contain a clause restricting the construction of fencing along the river bank. As part of discussions with the applicant in finalizing this matter, a question arose as to the fencing requirement. In order to clarify this requirement, the Administration is requesting that the fencing provision in the easements be amended to provide that the entire easement area may be fenced off provided that it is fenced by way of chain-link fencing, to the satisfaction of the General Manager, Planning and Building Department.”

**B14) Award of Tender  
1998 Capital Budget - Project #0582  
75-Foot Quintuple Pumper  
Saskatoon Fire and Protective Services  
(File No. 1400)**

**RECOMMENDATION:** that City Council accept the tender submitted by Superior Emergency Vehicles of Red Deer, Alberta, for the purchase of one 75-foot Quintuple Pumper, at a total cost of \$607,312.00, GST included.

*ADOPTED.*

Report of the General Manager, Fire and Protective Services Department, July 22, 1998:

“Tenders for one Quintuple Pumper were issued May 6, 1998, with a closing date of May 27, 1998. The tender requested the price be firm for 45 days; however, Saskatoon Fire and Protective Services requested an extension to August 6, 1998, to review tenders. The following tenders were received:



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<u>Company</u>	<u>Total Bid</u>
Ferrara Fire Apparatus (N. Holden, Louisiana, USA)	\$596,034.94
Superior Emergency Vehicles (Red Deer, Alberta, Canada)	\$607,312.00
Smeal Fire Apparatus Co. (Snyder, Nebraska, USA)	\$624,880.00
Drakar Engineering Ltd. (Woodstock, Ontario, Canada)	\$649,472.00
Pierce Manufacturing Inc. (Appleton, Wisconsin, USA)	\$669,322.45
Patriot Fire Technologies Inc. (London, Ontario, Canada)	\$729,740.00

Saskatoon Fire and Protective Service requests that the City of Saskatoon **accept the second lowest tender** submitted by **Superior Emergency Vehicles** of Red Deer, Alberta, Canada, for \$567,582.00, plus 7% GST of \$39,730.00, for a total of **\$607,312.00**.

The lowest tender was submitted by Ferrara Fire Apparatus of N. Holden, Louisiana, USA, for \$557,042.00, plus 7% GST of \$38,992.94, for a total of \$596,034.94. The difference is \$11,277.06 tax included.

The Purpose, Objectives, General Conditions, as well as the complete tender specifications, were very clear.

Saskatoon Fire and Protective Services requests that the City of Saskatoon '**not accept the lowest tender**' for the following reasons:

- Ferrara **failed** to supply detailed drawings of the apparatus. They state that upon receipt of the order, they will provide a detailed drawing of the apparatus. The Objectives of the tender state, '**The RFP is not necessarily designed for the acceptance of the lowest quotations as all proposals must meet all the standards, requesting they shall provide their detailed specifications consisting of a description of the apparatus and equipment, as well as drawing, dimensions, warranty, including quotations regarding design of a 75-foot aerial apparatus and equipment.**'
- Ferrara **failed** to supply a load chart. Tender specifications requested, '**aerial certification and bidder shall submit evidence of compliance to NFPA 1901-1996 16-3.4 and 16-4.2 Standard for Aerial Ladder Fire Apparatus providing a Safe Load Chart attached to the pedestal**'. The NFPA standard is quite clear that a safe load chart is required to be mounted on the aerial indicating rated capacities in multiple configurations (i.e. flowing water vs. not flowing water and rated capacities at different elevations). This chart shall communicate the aerial capacity in any one of the following conditions:
  - Tip Load
  - Tip Load with water flowing
  - Distributed load at full extension.

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This is very important for easy operator training and confident on-scene operation, so that the operator is always aware of the aerial's capabilities and limitations. (Tenders are available for viewing by Council in the City Clerk's Office.)

- Weight is a critical issue with single-axle aerials, especially the margin between fully loaded (in service) weight and gross vehicle weight rating. An estimated margin of 12% using the NFPA 1901-1996 Standard allowance for personnel and equipment (200 pounds per person and 2500 pounds for equipment). Weight is a critical safety issue with this type of apparatus since it will be operated frequently under severe conditions and handling/braking this unit is very important.

Total weight difference of 4121 pounds:

- Ferrara total weight 49,095 pounds dry
  - Superior total weight 44,974 pounds dry.
- Step width is significant in that it provides the firefighter with the ability to better perform his tasks in moving equipment up and down ladder sections.

Aerial Ladder width differences in excess of two inches

- Ferrara - Base section - 34.50 inches  
Mid section - 28.25 inches  
Fly section - 23.25 inches
- Superior - Base section - 37.50 inches  
Mid section - 30.75 inches  
Fly section - 25.25 inches

Superior's aerial ladder is more than two inches wider.

- The tender specification requested a Fuel Tank Capacity of 65 gallons and was met by Superior Emergency Vehicles, however, Ferrara Fire Apparatus can only supply a 54-gallon fuel tank.
- Superior Emergency Vehicles is a Canadian Manufacturer/Supplier located in Red Deer, Alberta. Ferrara Fire Apparatus is an American manufacturer/supplier located in Louisiana.
- Superior Emergency Vehicles has a 20-year Structural Integrity Limited Warranty. Ferrara Fire Apparatus has a 10-year Structural Integrity Limited Warranty."

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**B15) Saskatoon Fire and Protective Services  
Selling of Used Firefighting Equipment  
- Firefighting Turn Out Gear and Emergency Communication System to  
Northern and Indian Affairs Canada  
(File No. 1400)**

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**RECOMMENDATION:** that City Council approve the sale of ten sets of used firefighting turn out gear at \$100 per set and that City Council approve the sale of an emergency communication system which includes a base station, a mobile radio, and all associated equipment to Indian and Northern Affairs Canada to be used on, or installed on, the Whitecap Dakota/Sioux First Nation #94.

*ADOPTED.*

Report of the General Manager, Fire and Protective Services Department, August 5, 1998:

“Indian and Northern Affairs Canada are in the process of constructing a fire hall on the Whitecap Dakota/Sioux First Nation #94 located 30 km south of Saskatoon. The Whitecap Indian Reserve is in the final stages of negotiating the terms of leasing used City of Saskatoon firefighting equipment and providing training for volunteer firefighters.

This sale will facilitate the process of providing the Whitecap Indian Reserve with firefighting clothing and equipment to assist them in forming a volunteer fire department.

The price of \$100 for firefighter turn out gear is the usual return the City receives when selling used turn out gear.

The emergency communication system is made up of redundant fire communication equipment that will satisfy the Whitecap Reserve’s needs. This equipment would be sold at the City’s cost price to Indian and Northern Affairs Canada and will be installed on the Whitecap Indian Reserve.”

**B16) School Signing Revisions  
Hugh Cairns V. C. School  
(File No. 6280-3)**

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**RECOMMENDATION:** that the signing changes at Hugh Cairns V. C. School, as shown on attached Plan No. J12-4A, be approved.

*ADOPTED.*

Report of the General Manager, Transportation Department, August 4, 1998:

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

The recommended signing changes involve replacing the existing ‘NO PARKING’ zone (RB-51) located along the south side of MacKenzie Crescent near the school’s north entrance with a ‘DISABLED PERSONS LOADING ZONE’ (RB-58G) of approximately eight metres.

The above changes have been reviewed and approved by the Transportation Department, the Saskatoon Board of Education, and the School’s Principal.”

**ATTACHMENT**

1. Plan No. J12-4A

**B17) Enquiry - Councillor Harding (June 15, 1998)**  
**“Pedestrian Friendliness”**  
**8<sup>th</sup> Street Between Arlington Avenue**  
**and Cumberland Avenue**  
**(File No. 6220-1 and 6250-1)**

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

The following enquiry was made by Councillor Harding at the meeting of City Council held on June 15, 1998:

**“Would the Administration please report on the ‘Pedestrian Friendliness’ of the 8<sup>th</sup> Street Business District between Arlington Avenue and Cumberland Avenue, specifically with regard to sidewalk continuity and wheelchair-accessible sidewalk ramping.”**

Report of the General Manager, Transportation Department, July 31, 1998:

“The Transportation Department has undertaken an inspection of 8<sup>th</sup> Street from Arlington Avenue to Cumberland Avenue, with regard to sidewalk continuity and wheelchair accessibility.

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The inspection showed that certain sections of 8<sup>th</sup> Street do not have sidewalk or wheelchair ramps at intersections, or driveway crossings. This is especially true for the south side of 8<sup>th</sup> Street, from Cumberland Avenue to Preston Avenue. With the exception of the east end of 8<sup>th</sup> Street, the majority of driveway crossings are not ramped, posing an obstacle for a mobility-impaired person.

In order to make 8<sup>th</sup> Street fully accessible, the following work would need to be undertaken:

- 21 wheelchair ramps constructed at intersections
- 68 wheelchair ramps constructed at existing driveway crossings
- construction of 500 metres of sidewalk

The cost to construct the required sidewalk and wheelchair ramps at intersections and driveway crossings is estimated to be approximately \$150,000.

Currently, there is no funding source in place to undertake this project. As such, the following options are presented for consideration:

1. Construction of pedestrian ramps incorporated into the current ramp construction program, which is funded by Capital Project No. 631, Traffic Safety. If ramps along 8<sup>th</sup> Street were constructed with the current funding levels under this Capital Project, ramps could be constructed within two years; however, all other ramp requests would be delayed until the 8<sup>th</sup> Street ramp construction was completed.
2. The 500 metres of sidewalk could be included under Capital Project No. 948, Pathway Retrofit. Based upon current funding levels for this program, it is estimated that the work could be completed over a three-year period at current funding levels. Again, there are numerous other locations identified within this existing project. These locations would have to be deferred in order for the 8<sup>th</sup> Street work to be completed in a timely fashion.
3. Establishment of a sidewalk and ramp construction project funded through a Local Improvement Project. Under this option, cost could be shared by the City and adjacent property owners along 8<sup>th</sup> Street.
4. Creation of a separate Capital Budget item to fund this project through City funding.

It is the Transportation Department's recommendation that the deficient areas be added to the existing Capital Project Nos. 631 and 948, and prioritized with all other requests with the work proceeding as funding levels permit. If this strategy is employed, the deficiencies could likely be remedied over a five-year period while still allowing work at other priority locations to proceed."

*IT WAS RESOLVED: that the deficient areas be added to the existing Capital Projects Nos. 631 and 948, and prioritized with all other requests with the work proceeding as funding levels permit.*

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**B18) Sale of City-Owned Property  
Lot 2, Block 414, Plan 97S49157  
West Portion Lot 3, Block 414, Plan 97S49157  
East Portion Lot 3, Block 414, Plan 97S49157  
Heritage View  
(File No. 4214-1)**

- RECOMMENDATION:**
- 1) that City Council accept the bid from 622943 Saskatchewan Ltd., or assignee, in the amount of \$638,777.00 for the west portion of Lot 3, Block 414, Plan 97S49157, and;
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation as prepared by the City Solicitor.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, August 4, 1998:

“The above-noted properties, all vacant and zoned RM4, were advertised for sale by public tender in The StarPhoenix with the tenders closing at 2:00 p.m. on August 4, 1998.

Two bids were received for the west portion of Lot 3, Block 414, Plan 97S49157. Both bids were higher than the reserve bid of \$570,000.00. Your staff recommend that the west portion of Lot 3 be sold to 622943 Saskatchewan Ltd. on the basis of the high bid tendered, being \$638,777.00.

No bids were received for Lot 2 and the east portion of Lot 3. Therefore, these properties will be made available for direct sale over-the-counter with prices equal to the reserve bids established for the properties.”

**B19) Request to Purchase Parcel CP  
In the Silverspring Neighbourhood  
From 570682 Saskatchewan Ltd.  
(File No. 4020-48)**

- RECOMMENDATION:**
- 1) that the City purchase Parcel CP, Plan 96-S-22415 from 570682 Saskatchewan Ltd.;
  - 2) that the purchase price be \$85,500.00 plus GST;
  - 3) that the purchase be funded from the Property Realized

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Reserve; and,

- 4) that the City Solicitor prepare the necessary documentation for execution by His Worship the Mayor and the City Clerk.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, August 5, 1998:

“The Silverspring subdivision was replotted in 1996. The replot created the current parcels of land in the subdivision configured to the original land ownership. Parcel CP was created in the name of 570682 Saskatchewan Ltd.

570682 Saskatchewan Ltd. has accepted the City’s offer to purchase Parcel CP, Plan 96-S-22415, for the sum of \$85,500.00. Your Administration recommend the purchase of the property for the development and sale of single-family lots.”

**ATTACHMENT**

1. Map showing Parcel CP, Plan 96S22415

**B20) Proposed Bylaw Amendment  
Bylaw No. 7200, The Traffic Bylaw  
No Parking and No Stopping Areas  
(File No. 6280-3)**

- RECOMMENDATION:**
- 1) that Schedule 1 (No Parking Areas) and Schedule 2 (No Stopping Areas) of Bylaw No. 7200, The Traffic Bylaw, be revised as shown in Table 1 of this report;
  - 2) that No Parking areas within City-owned public parking lots be included as No Parking areas in Bylaw No. 7200, The Traffic Bylaw; and,
  - 3) that the City Solicitor be instructed to prepare the necessary changes to Bylaw No. 7200, The Traffic Bylaw, to enact the above.

Report of the General Manager, Transportation Department, August 4, 1998:

“The Transportation Department has reviewed the schedules for No Parking and No Stopping areas identified in Bylaw No. 7200, The Traffic Bylaw, as part of the implementation of increased fines

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for these areas. This review identified several areas of duplication and inconsistency in the application of No Parking and No Stopping areas. These inconsistencies present difficulties in the application of the Bylaw for enforcement staff, and confusion for the general public. It is proposed that this be remedied through an amendment to the Bylaw.

Generally, No Parking areas exist to allow for the free passage of vehicles on the roadway system, to ensure access to the roadway system, and to provide safety for pedestrians and vehicle operators by improving visibility. No Parking areas can be used as loading areas under the Bylaw (as long as the motorist is in control of the vehicle). In areas where even the stopping of a vehicle for the purposes of loading is deemed to be unsafe, No Stopping conditions need to exist. As well, for areas designated for the exclusive use of certain vehicles, such as Transit stops and taxi-cab stands, a No Stopping restriction is appropriate.

The amendments to Schedules 1 and 2 of Bylaw No. 7200, the Traffic Bylaw, are described in the following section and summarized in Table 1:

- Considering that it is illegal and undesirable to have motor vehicles driving on a median boulevard, it would be consistent that this should be a No Stopping area rather than a No Parking area.
- Schedule 1 currently indicates that the No Stopping areas listed in Schedule 2 and Schedule 6 are also No Parking areas. Enforcement staff, therefore, can either enforce a No Stopping or No Parking violation. This duplication lacks clarity and provides difficulties for civic staff in the issuance and justification of tickets. It is, therefore, proposed that these areas be removed from Schedule 1, as they are areas where the stopping of a vehicle would be deemed unsafe.
- The current schedule prohibits parking within ten metres of an intersection but lists stopping within the intersection as an offense. This is confusing both for civic staff and the general public as it is unclear where the No Parking area ends and the No Stopping area begins. It is proposed that No Parking conditions exist within ten metres of an intersection and also within an intersection. If it is necessary that a No Stopping condition exist within the intersection, then signs will be posted.
- Sidewalks, sidewalk crossings and boulevards are all No Stopping areas. The consolidation and rewording of these schedule items provides clarification to the Bylaw.
- A crosswalk exists by law at every intersection of roadways. Currently, stopping in a crosswalk is an offense; however, the general public would not be aware of all legal crosswalks as they are not necessarily marked with signs or pavement markings. It is proposed that only marked crosswalks be listed as No Stopping areas. All other crosswalks would, therefore, be No Parking areas as they would exist either within an intersection or within ten metres of the intersection.



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Table 1: Proposed Changes to Schedule 1 and 2, Bylaw No. 7200, The Traffic Bylaw

<b>Schedule 1 - No Parking</b>		
Item	Present Situation	Proposed Amendment Change
4	No parking on any median.	No stopping on any median.
10	No parking in any place mentioned in Schedule 2 (No Stopping areas).	Delete item 10 from Schedule 1.
11	No parking on any street indicated in Schedule 6 - City of Saskatoon Freeway and Expressway Systems.	Delete item 11 from Schedule 1.
New	Currently not addressed.	No parking within an intersection unless signs are posted indicating otherwise.
<b>Schedule 2 - No Stopping</b>		
1	No stopping within an intersection unless traffic signs indicate that stopping is allowed.	Delete item 1 from Schedule 2.
2 and 4	No stopping on a sidewalk or sidewalk crossing; AND No stopping on a boulevard or sidewalk, or that area set aside for a boulevard or sidewalk.	Consolidate items 2 and 4 as No stopping on a sidewalk, sidewalk crossing or boulevard.
3	No stopping on a crosswalk.	No stopping on a marked crosswalk.

Currently, it is not possible to enforce No Parking infractions (such as the ‘No Parking in Aisles’ infraction) in City-owned public parking lots. This anomaly exists because the Parking Restriction sections of the Bylaw refers only to streets. City-owned public parking lots are listed in Section 58, Parking Places, of the Bylaw. It is proposed that all areas within these lots, other than marked parking spaces, be designated as No Parking areas.”

*Moved by Councillor Atchison, Seconded by Councillor Steernberg,*

*THAT this matter be referred back to the Planning and Operations Committee to review*

*Traffic Bylaw 7200 and the issue of parking fines.*

*CARRIED.*

**ADDENDUM TO REPORT NO 15-1998 OF THE CITY MANAGER**

**B21) Easement Requirement - SaskTel**

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**University Heights Suburban Centre  
Parts of Parcels A and F, Plan No. 82-S-34271  
(File No. PL 4090 - 3)**

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

*ADOPTED.*

Report of the General Manager, Planning and Building Department, August 10, 1998:

“Malcolm Macaulay, Structures Engineering Assistant, on behalf of SaskTel, has requested an easement over part of Parcels A and F, Plan 82-S-34271, as shown on the attached plan. The purpose of this easement is to contain buried telephone cable. The cable will be buried at a depth of 76 cm.

When the property in this application was considered by City Council, the approval did not include the granting of easements. The City now has title to the parcel over which SaskTel requires an easement. The central mapping drawings, located in the Public Works Department, indicate that there are no underground facilities in the area requested for an easement.

The Planning and Building Department has no objection to granting the proposed easement to SaskTel.”

**ATTACHMENT**

1. Part of SaskTel’s Saskatoon District 26, NE5G, Plan.

**REPORT NO. 15-1998 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

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

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**1. Lakewood Civic Centre Lease of Kiln Room  
For Massage Therapy Business  
(Files CK. 610-3 and 280-1)**

- RECOMMENDATION:**
- 1) that City Council approve to lease the former kiln room located at the Lakewood Civic Centre to Ms. Lorae Sukorokoff for the purpose of conducting a massage therapy business;
  - 2) that City Council approve the expenditure of \$3,200 to install a ventilation system for the former kiln room to be paid by Ms. Sukorokoff over three years;
  - 3) that the lease payment for this space (including renovation costs) be \$265.77 per month including G.S.T. for a three-year period; and,
  - 4) that the City Solicitor's Office be requested to prepare a formal agreement between the City of Saskatoon and Ms. Sukorokoff subject to the terms outlined in this report.

*ADOPTED.*

Your Committee has reviewed and supports the following report of the General Manager, Leisure Services Department dated June 30, 1998:

**“BACKGROUND**

At its December 1, 1997, meeting City Council approved the recommendation to renovate the Lakewood Civic Centre arts and crafts room and convert this space into an expanded fitness facility. The renovation of this space is complete and fully operational. As a result of this renovation there was an agreement that the Saskatoon Potter's Guild would lease the pottery equipment formerly located in this space. There is no longer a need for a kiln room and this space is currently vacant (see Attachment A for diagram of the kiln room).

The Leisure Services Department was approached by Lorae Sukorokoff (Lorae Dawn), Registered Massage Therapist, with a proposal to lease space at the Lakewood Civic Centre to conduct her business (see Attachment B).

Similar agreements for private businesses providing therapeutic services complementary to fitness and recreation have been granted in other City of Saskatoon Leisure Services

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Department facilities including the Canadian Back Institute and Hollygon Enterprises at Cosmo Civic Centre and the Saskatoon Field House.

**DISCUSSION**

The Lakewood Civic Centre was built in 1988 including a fitness area, gymnasium, and arts and crafts room. The kiln room, located adjacent to the arts and crafts room, provided a support to pottery and ceramics including the provision of three kilns for firing projects made by participants registered in craft programs. A user fee was applied to user groups and/or individuals who utilized the kilns for firing their wares (i.e. \$14.50 per firing).

Since this space was not originally designated as an office or meeting area, it was not included in the building's ventilation and heating systems. The City of Saskatoon's Asset Management Department recommends the addition of a ventilation system to bring in 'fresh' air and to exhaust air that would build up from normal respiration in a confined space. The system will be attached to the facility's air circulation system and will be installed prior to the occupation of the space. The addition of this ventilation system will allow for sufficient air changes for the space to be used as a massage therapy room. The cost to install this system is estimated at \$3,200.

In addition to the ventilation system, there will also be an impact on energy consumption for the increased usage of this space. The City's Energy Management Coordinator indicates that monthly demand costs will be \$12 including lighting and heat. The demand cost required to lease the space is minimal and will be included as part of the monthly lease payment.

The costs for leased office space in Saskatoon varies. A recent survey by the Saskatoon School Board recently quoted in the Saskatoon *Star Phoenix* indicates commercial lease rates ranging from \$14.50 to \$16.50 per square foot. The cost per square foot to operate Lakewood Civic Centre is \$24.50 (including the cost to operate the former arts and crafts room and its supplementary kiln room). Because this space is not designed as an activity space for public use, your staff feel that the low end of the market rate (i.e. \$14.50 per square foot) is an appropriate starting rate for the proposed activity. Following the first term of this lease, the cost per square foot rate will begin to increase towards the upper end of the market rate.

**JUSTIFICATION**

The kiln room is accessed via the renovated fitness area. Based on the size of this space (i.e. 132 square feet) there is room only for a massage therapy table and small change area. A client waiting area can be accommodated within the front lobby of the site. The lessee has confirmed that there is no need for access to Lakewood Civic Centre change rooms or

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shower facilities. The lease will not include access to any other area of the facility or to facility program spaces such as the hot tub or fitness room.

Based on the market value of \$14.50 per square foot, the rental amount will be \$159.50 per month. The lease amount paid by Ms. Sukorokoff (Registered Massage Therapist) will also include the recovery of the ventilation system over a 36 month period (i.e. \$88.89 per month). As a result, the total monthly lease payment will be \$265.77 (i.e.  $\$159.50 + \$88.89 = \$248.39 + 7\% \text{ GST} = \$265.77$ ). The property taxes on the lease area is not substantial due to the size of the space and are considered to be part of the overall gross rent; therefore, the City will be responsible for the taxes on this area.

Further, the following conditions will apply:

- a) the lessee provides office furnishings;
- b) access to the space is restricted to the hours of operation of the facility;
- c) an electrical parking space will not be provided to the lessee;
- d) janitorial services will not be provided by the City of Saskatoon;
- e) the lessee is responsible for the upkeep of this space based on the standards established by the City's Asset Management;
- f) the lessee will be responsible for liability and tenants' insurance coverage for the use of this space and will provide the Leisure Services Department with proof of this coverage;
- g) the lessee will name the City of Saskatoon as an additionally insured party as part of the required insurance coverage;
- h) the lessee will be responsible for providing the Leisure Services Department with a copy of her license from the Saskatchewan Massage Therapy Association and for ensuring that her license remains current; and,
- i) the lessee must arrange for any pick up and deliveries (i.e. linens) during facility hours and must be on site to accept such deliveries or pick up of supplies.

This agreement will be evaluated at the end of the three years and renewed subject to the agreement of both parties.

**OPTIONS**

There are no other options for lease space at Lakewood Civic Centre.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPACT**

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There will be an additional net revenue of \$5,742 over the three-year lease period.

**COMMUNICATIONS PLAN**

The proposed lease has been discussed with the Lakewood Suburban Program Advisory Committee. During its May 19, 1998, meeting, the Advisory Committee offered its support towards this initiative. Your staff have contacted the Massage Therapy Association of Saskatchewan to discuss Ms. Sukorokoff's affiliation as a licensed massage therapist. A representative from the Association has confirmed Ms. Sukorokoff's professional affiliation and that she is currently a registered massage therapist in good standing. Finally, your staff has reviewed the contents of this report with Ms. Sukorokoff on Friday, May 22, 1998, during which time each party agreed to the proposed terms of this agreement.

**ATTACHMENTS**

1. Diagram of Room 36B 'former kiln room' at Lakewood Civic Centre.
2. Lorae Sukorokoff (Dawn) Personal Vitae and Business Description."

**2. Housing Programs  
(Files CK. 750-1 and PL226-1)**

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

*ADOPTED.*

Your Committee has considered and is submitting the following report of the General Manager, Planning and Building Department dated June 22, 1998, to City Council as information:

**“EXECUTIVE SUMMARY**

Changes to how social housing projects are funded in Saskatchewan have made it necessary to amend the tools and policies by which the City contributes to social housing development. Council has approved the recommended changes to the Social Housing Reserves and to the Innovative Housing Policy that directs the spending of those reserves.

This report further outlines the procedures by which the Social Housing Advisory Committee (SHAC) accepts proposals for review and brings forward recommendations that are in keeping with the terms and conditions of the Innovative Housing Policy.

**BACKGROUND**

The Planning and Operations Committee, at its meeting held on April 28, 1998, considered a report on Provincial Housing Programs and resolved, in part, that the Administration report further on the Administrative controls and guidelines, taking into account Provincial regulations in place.

In the past, the City was able to rely upon the presence of Federal or Provincial housing programs to provide assurance that City funds were being used appropriately. The City's role was to contribute funds (5% of project costs) to housing initiatives developed and managed by both Government Agencies and community-based not-for-profits or co-ops. Mortgage financing was provided by private sector financial organizations.

Since 1993, with the withdrawal of senior Government funding, the housing proposals that have come forward to the City have been entirely community driven, outside of established funding programs, and with various sources of funding, including direct financing from the private sector.

With the success of the Quint Housing Co-op and other community-led housing initiatives, the Province, through Municipal Government, Housing Division (MGHD) is currently attempting to implement a three-year housing program in partnership with community agencies. These projects will not be publicly owned or operated. Responsibility for operation and management will rest with the residents themselves.

Because of this fundamental change in how social housing is delivered in Saskatoon, the Social Housing Advisory Committee brought forward several recommendations to Council on restructuring the Social Housing Reserves and revising the Innovative Housing Policy.

Council approved the recommendation on the Social Housing Reserves on March 23, 1998, creating a new Social Housing Operating Reserve, in addition to the former Social Housing Capital Reserve. Publicly-owned housing is to be funded through the Capital Reserve, and privately (not-for-profit) owned housing through the Operating Reserve. This split reflects

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the legislative requirements under *The Urban Municipalities Act* governing how the City allocates Reserve funds to capital projects.

Revisions to the Innovative Housing Policy were approved effective April 14, 1998, and are discussed below.

**REPORT**

The primary control over how Social Housing Reserve funds are used to support housing development in Saskatoon is that City Council must approve all funding requests for each specific project or program. The guideline for Council's decision is the Innovative Housing Policy (C09-002). (Refer to Attachment 1.)

This policy sets the evaluation criteria by which project proposals are assessed when applying for funding support from the Social Housing Reserves. There are a number of factors that make up these criteria.

First is that the City will only fund not-for-profit corporations or co-operatives, not individuals. The Provincial regulations governing such corporations is our main security that City funds will be used responsibly and appropriately.

Second is the viability and credibility of the housing corporation delivering or sponsoring the project. Section 3.1 f) of the Innovative Housing Policy (C09-002) states that:

'Financial contributions are subject to the project demonstrating that adequate additional financing and adequate and appropriate management and operations strategies are in place.'

Generally, this means demonstrating that the applicant housing corporation is properly incorporated according to Provincial legislation, and that a Board of Directors is in place with appropriate bylaws and policies. Since the City's contribution is only 5% of total project costs, additional sources of financing are a necessity, and proof of such financing must be made available upon request.

Third is that City funds are directed to assist the provision of housing to low-income households or households with special needs.

In the case of projects in which Saskatchewan Municipal Government (Housing Division) (MGHD) is involved, the actual income levels are verified by reporting from the applicant to the Province. In the case of privately-sponsored projects, income capacities are determined by the financial institutions providing the mortgage financing. In both cases, the income information is provided by the corporate entity (applicant) representing the residents.



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Demonstration of the above criteria being met is generally provided in the letter of application to the City for funding support. If the required information is lacking, SHAC does request that all information be provided before applications will be reviewed.

This also applies to other criteria in the Innovative Housing Policy that address the kind of projects we would like to support, as outlined in Section 3.1 b) of the Policy:

- are situated in Core Neighbourhoods, Local Area Plan Neighbourhoods, or other City neighbourhoods identified by community groups as appropriate for innovative housing projects;
- are aimed at supplying housing for families;
- are owned and managed by a not-for-profit corporation;
- provide opportunities for resident ownership and control of their housing;
- are inclusive and integrated with the surrounding community;
- maximize the use of existing community amenities, facilities and resources, including Community Development Organizations and architectural heritage resources.

In summary, we believe that the guidelines and procedures currently in place are sufficient to provide assurance to Council that City funds are being used in an appropriate and effective manner.

**ATTACHMENT**

1. Innovative Housing Policy (C09-002).”

**3. Functional Planning Study - Highway No. 16 East  
(File No. CK. 6330-1)**

*DEALT WITH EARLIER. SEE PAGE NO. 17.*

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**REPORT NO. 13-1998 OF THE ADMINISTRATION AND FINANCE COMMITTEE**

Composition of Committee

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

**1. Call for Resolutions  
FCM National Board of Directors Meeting  
September 9 - 12, 1998  
(File No. CK. 155-2)**

**RECOMMENDATION:** that the attached resolutions regarding, (1) Housing Policies; (2) Reintroduction of Neighbourhood Revitalization Program; and (3) Continuation of Canada Infrastructure Program, be submitted to the Federation of Canadian Municipalities (FCM) for consideration at their National Board of Directors Meeting to be held on September 9 - 12, 1998.

*ADOPTED.*

Report of A/City Manager, dated July 6, 1998:

“Attached are resolutions concerning housing policies, reintroduction of the Neighbourhood Revitalization Program, and continuation of the Canada Infrastructure Program. These resolutions are being submitted for consideration at the Federation of Canadian Municipalities National Board of Director’s meeting, submitted by the Planning and Building and Public Works Departments.

**ATTACHMENT**

1. Proposed resolutions for FCM’s National Board of Directors Meeting.”

**2. 1998 Property Tax Abatements  
(File No. CK. 1965-1)**

**RECOMMENDATION:** that the applications for 1998 Property Tax Abatements be approved, with the exception of all new applications, including Saskatoon

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Senior Citizens Action Now, and that a freeze be instituted for all new applications.

Your Committee has reviewed the following report of the Acting General Manager, Finance Department, dated July 6, 1998, and supports the granting of all previously-granted property tax abatements. (The Committee believes that for all new applications, granting property tax abatements is not the appropriate method of providing funding to these groups in that there are other grant programs that can be accessed by these applicants. The Committee therefore recommends a freeze in all new property tax abatement applications as a means of providing funding to these groups.)

**“BACKGROUND**

On an annual basis, the Administration and Finance Committee makes recommendations to City Council regarding properties which should be eligible for a rebate of their property taxes. To assist in this process, the Administration advertises its intent to receive and forward applications of such abatements, compiles the results, and forwards a summary to the Committee. Only the applications of those organizations for which property taxes have not previously been abated, are included with this report.

For 1997 and 1998, the process has been delayed because of issues pertaining to reassessment. It is our intent that the 1999 applications will be available for the Committee's review in January of that year.

**DISCUSSION**

All assessed owner of properties which qualified for the abatement in 1997, have reapplied in 1998. However, because of reassessment, the value of those rebates have decreased from \$980,464 in 1996 to \$808,100 in 1997, and \$653,745 in 1998. While the abatements are not being considered until this meeting, properties previously approved have continued to be identified on the assessment roll as exempt from taxation. All organizations submitting new requests have received property tax notices and any approval granted by Council will result in a 1998 tax write-off and a reimbursement of any payments of taxes which may have been received.

In addition to the previous year's list, five additional applications have been received. Your Administration has used Council's prior decisions as a basis for recommending any additions to the list of properties receiving tax abatements. Based on that criteria, we would recommend the acceptance of the application from Saskatoon Senior Citizens Action Now. We are recommending that the balance of the requests be denied. The Saskatchewan Lung Association and the Big Brothers Association do not meet the historical guidelines. Saskatoon Family Services Bureau is in receipt of a grant from the City totalling \$22,275, and the Social Services Committee takes into account any tax abatements when considering

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the amounts granted. Finally, Cosmopolitan Industries Ltd. request for an abatement is on a new property for which they appear to have a ten-year renewable lease with an option to purchase for \$1.00. This lease was entered into in order to avoid paying approximately \$25,000 in development fees. However, because Cosmopolitan Industries Ltd. is neither the legal nor assessed owner of the property, the City cannot grant an abatement of taxes. We have requested a copy of the lease in order to determine the component of the land which they occupy, and may recommend that they become the assessed owner of the property. Until we have received sufficient information, we will be deferring their request for a tax abatement.

**OPTIONS**

Members of Council have expressed their concern in the past about the expansion of our abatement program. Both the Provincial Local Government Finance Commission, and the recent report from the Tax Review Committee addressed exempt properties (which would include those properties for which we currently provide tax abatements). SUMA has drafted a terms of reference of a Property Tax Exemptions Committee. While the objectives of this Committee will be to identify properties currently exempt from taxation because of provincial statutes, it also will identify the underlying principles for such exemptions and develop criteria to use in analysing the merits of property tax exemptions. While the results of this Committee's work may not directly apply to the tax abatement process, it may provide some guidelines which the City could use as a basis for establishing clear criteria for its abatement program. As an interim measure, therefore, Council may wish to deny any additions to the current abatement list until it has had the opportunity to fully consider the impact of not only the SUMA study, but also its final decisions regarding the Local Tax Review Committee Report.

**FINANCIAL IMPACT**

The 1998 Operating Budget was prepared based on the continuance of the abatements of taxes on those properties which were approved in 1997. The City's share of any new approvals would total approximately 40% of the total taxes abated, with the Public Library and School Boards absorbing the remainder. Based on our recommendation to accept the application from Saskatoon Senior Citizens Action Now, the City's cost would be \$613.07.

**ATTACHMENTS**

1. Summary of 1998 applications approved in prior years.
2. New applications from Cosmopolitan Industries Ltd., Big Brothers Association of Saskatoon, Saskatoon Family Services Bureau, Saskatchewan Lung Association and Saskatoon Senior Citizens Action Now."

*Pursuant to earlier resolution, Item AA.12 of Communications was brought forward and considered.*

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*Moved by Councillor Maddin*

*THAT the applications for 1998 Property Tax Abatements be approved, with the exception of all new applications, including Saskatoon Senior Citizens Action Now, and that a freeze be instituted for all new applications.*

**IN REFERRAL**

*Moved by Councillor Langford*

*THAT the Saskatoon Senior Citizens Action Now and the Saskatoon Family Service Bureau applications be referred back to the Administration and Finance Committee for further review.*

*THE REFERRAL MOTION WAS PUT AND LOST.  
THE MAIN MOTION WAS PUT AND CARRIED.*

**3. 1998 Prepaid Rates  
(File No. CK. 4216-1)**

**RECOMMENDATION:** that the 1998 Prepaid Service Rates be approved, effective immediately, with the exception of the Asphalt Pathway Rate, which is to be effective September 1, 1998.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Public Works Department, dated July 6, 1998, with representatives of the Public Works Department, and the Developers' Liaison Committee (representing private developers), and supports the proposal to increase the prepaid service rates; however, the Committee believes a postponement of the effective date for the Asphalt Pathway Rate would be appropriate in order to allow developers time to adjust their lot prices, if necessary:

**“BACKGROUND**

The City of Saskatoon’s financial source of revenue for the construction of infrastructure in new areas within the city is the prepaid service rates. The prepaid rates have been established on the premise that new development pay for the entire cost of the services provided. City Council has proclaimed that General Revenues not be used to fund the services covered by these rates. The prepaid rates are divided into two major categories: Direct Services which directly benefit the frontage of the new property, and Offsite Services which benefit the neighbourhood or catchment area as a whole. The existing prepaid service rates were approved by City Council in June of 1997. The Public Works Department has reviewed the actual 1997 costs of land developed by the City of Saskatoon, as well as the initial tenders received in 1998 to forecast costs and establish the proposed 1998 rates.

The proposed rates were discussed with the local development community at the Developers Liaison Committee on June 24, 1998. The net change for private residential developers is an increase in rates of approximately 3.6%.

The developers did not want to see any change in the rates at this time. They are recommending that the three large Levies; Trunk Sewer, Primary Water Main and Arterial Road be set by January 1 of each year. The developers are recommending that the timing of setting the rates be reviewed over the next months and that the rates be set as soon as possible in the new year. The Administration is recommending that the rates be approved as submitted and that the Administration review the possibility of meeting the developers’ request by October 15, 1998.

If City Council continues the policy of new development funding the entire cost of servicing, the proposed rates are required to meet projected and actual expenditures as a result of development. The present rates do not reflect the cost of interest or carrying costs.

**JUSTIFICATION**

**Direct Service Charges**

The City of Saskatoon has been developing land in 1997 and 1998 which has resulted in a number of tenders being awarded for construction of services in new neighbourhoods. The actual costs from these contracts has been the focus of arriving at the prepaid rates. The Saskatoon market has benefited in the last few years from a buoyant economy which has resulted in a healthy demand for serviced lots. Inflationary pressure within the construction industry has caused costs to rise. In 1998, the City will be constructing new serviced lots in Silverspring, Dundonald, Westview, Briarwood as well as Institutional and Multi-Family property. Engineering Standards for prepaid services have remained the same for 1998, with the exception of an additional levy being introduced for asphalt pathways along arterial

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roadways. The following rates are recommended to change in order to continue construction in new neighbourhoods.

1) Water/Sewer Mains

No tenders have been received for servicing construction in 1998; however, unit costs from 1997 were used to arrive at estimates for construction. The main increase in costs is attributable to the amount of construction without saleable frontage required along Konihowski Road to service the Lemay Crescent Area in Silverspring. This is due to the grassland area and the buffer around the decommissioned University dump site. In addition, a comparison of the difference in unit prices between 1997 and 1996 was conducted, which showed water and sewer prices on both prepaid and reconstruction contracts have increased 6.5%. The rate is recommended to increase by 5.2%.

2) Sidewalks

Tenders have been received for some of the development that will occur in 1998 including Westview and Beerling Crescent in Silverspring. A lower frontage to flankage ratio exists for the construction that will occur in 1998, which will result in slightly higher costs. Tenders to date indicate that sidewalk prices have increased 3.3% over 1997. The Saskatoon market is in a period where fewer contractors exist to bid on sidewalk contracts. The recommended increase to cover the costs of the proposed 1998 program is 5.3%. Presently we do not have any additional information for curbing and boulevards in Industrial areas and recommend the rate remain the same.

3) Paving & Lane Construction

An analysis of the current tenders received to date indicates that no increase will be required for paving construction in 1998 of local roadways. The amount of new lane construction is very limited and is a function of the anticipated frontage within the area being constructed. In 1998, construction of lanes will begin in the Westview Area. The anticipated cost for the construction of lanes within this area is expected to increase the rate by 5.8%.

Paving	-	0.0%
Residential Lanes	-	5.8%

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4) Walkways

The major cost of walkways, within residential neighbourhoods, is the cost of concrete sidewalks. The unit cost for these walks within the tenders received to date has increased 9.6% over the same period last year. Other components included within the rate have been fairly stable over the last year, which include fine grade and seeding costs. The recommended increase for this rate is 4.8%.

**Offsite Services**

The Offsite Levies comprise services that are common to the entire neighbourhood or geographical catchment area. These services usually benefit a number of neighbourhoods and are derived from studies that encompass very large piping and roadway systems.

1) Trunk Sewer Levy

Trunk Sewers were constructed along Central Avenue and Somers Road in 1997. From the projects that have been completed, costs have been updated within the Trunk Sewer Study areas to predict the future costs of the system in the Northeast, East and Southeast sectors of the City. The recommended increase for 1998 is 1.6% based upon the most current information available.

2) Primary Water Main Levy

The City of Saskatoon will be constructing a primary water main along Central Avenue this year. In 1996/97 two projects were constructed along Taylor Street and Briarvale Road. The inflationary pressures were determined to be very minimal for this rate. An increase of 1.4% is recommended in anticipation of small increases in costs which will occur on some of the components which make up the rate.

3) a) Arterial Road Levy

All Arterial Roadways are constructed in stages, building the initial two lanes of the ultimate four-lane roadway. When the vehicular capacity is required to build the ultimate design, the additional cost of the two lanes must be funded. The proposed rates reflect this staging of construction. The rationale for staged construction is a savings in medium term operating costs, during the period where only a two-lane roadway is required. Various components of staging were included in 1997. In 1998, additional costs for conversion of intersections to accommodate four-lane traffic has been included. Additional funds are also required for construction of 8<sup>th</sup> Street in 1997, due to extremely wet subgrade conditions. The rate is recommended to increase by 9.9% in 1998.



b) Asphalt Pathways

The Public Works Department has been asked to develop a new levy for the cost of Asphalt Pathways, on one side only of Arterial Roadways, adjacent to Residential/Institutional Neighbourhoods. The levy is being shown separately for approval purposes only, and will be amalgamated within the Arterial Road rate. An analysis was conducted within the Arterial road model to identify all future roadways which would be eligible for Arterial road funding. A total of 22.9 km of pathway was identified. Only roadways that have not been constructed to a four-lane status will be eligible for funding. Existing roadways have been funded from past collected revenues and would not qualify for funding from this source. Pathways not qualifying from this source of funding, would need to be funded from the pathway retrofit program. The standard for construction would include a 1.5m asphalt pathway within the existing right of way. The cost of this network of pathways has been estimated at approximately \$1.2 million. The staging of construction would occur simultaneously as each new arterial road is being constructed. A rate of \$5.45 per front metre has been recommended.

4) Buffers

The Buffer Strip Reserve funds the cost of buffers strips, which are normally constructed around the perimeter of a neighbourhood. The main components that are funded include fine grade and seeding, berm construction, and shelter belt planting. In 1997, construction of berms occurred in Lakewood and fine grade and seeding in Lakeridge. In 1998, further construction along Boychuk Drive will be initiated, including shelter belt plantings in Lakeridge. The cost for fine grade and seeding, as well as berming, has been fairly stable and no significant increases have been included. In the past, shelter belt material was obtainable free by urban municipalities from Prairie Farm and Rehabilitation Administration (PFRA). This has recently changed and municipalities must now purchase all trees. The cost of shelter belt plantings will include the cost of planting the material and maintaining and replanting over a three-year period. In addition, the levy will fund the cost of purchasing all plant material. The recommended increase in the rate for 1998 is 16.7%.

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5) Fencing

The increase in chain link fencing is recommended to increase by 1.6%.

6) Planning

The planning fee defrays only part of the planning costs related to land development for such services as future growth studies, concept plans, sketch plans, review of plans, replots etc., used by the City and Private land developers in developing land. In 1993, a review of this levy was made and the Auditor General's recommendations were that 'the levy be expressed as a percentage of the other Departments' levies to ensure it increases proportionately'. Therefore, it is proposed that the Residential/Commercial Prepaid Service Rate for Planning be increased to \$9.60 per front metre, an increase of 3.2% over the 1997 rate of \$9.30. Similarly, it is proposed that the Industrial Prepaid Service Rate be increased to \$11.30 from \$11.00.

**Other Levies**

1) Water & Sewer Connection

This charge is calculated from the expected cost of water and sewer connections for all proposed residential development in 1998. In 1997, a reduction in the rate of - 8.2% was realized by reducing the length of service within private property. This practise will continue in 1998. From an analysis of costs in 1997, it is recommended that the connections levy be increased by 2.2%.

2) Lift Station Levy

No change in the rate is recommended for the Residential/Commercial rate at this time. The industrial rate is recommended to increase by 0.2% based upon the current amount of unsold land that is expected to benefit from the North Industrial Lift Station.

3) Inspection

The inspection rate increase is reflective of the expected cost of labour required to conduct the inspection program. The rate is recommended to increase by 1.2%.

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4) Servicing Agreement Fee

The City of Saskatoon Public Works Department incurs costs for the development and administration of Private Development Servicing Agreements. The rate is recommended to increase by 1.0% for 1998.

**OPTIONS**

- 1) An option is to phase in the increase. The Administration does not recommend this method as almost all of the costs identified are not the result of a change in standards, but are inflationary in nature. Phasing the rates would result in not all costs being recouped for the 1998 program. It is, therefore, recommended to implement the changes to the prepaid rates as proposed.
- 2) A second option is to not increase the prepaid rates. This would result in the Prepaid Reserves losing money and would increase the pressure on the mill rate. This would not be in the City's best interest. The prepaid service rates are expected to reflect the current cost of construction wherever possible. A higher than normal increase would be required for next year's rates.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPACT**

The financial impact of increasing the prepaid rates is to allow the various construction costs to be in equilibrium with the value established in determining the selling price of newly constructed lots.

**ATTACHMENT**

1. Proposed Prepaid Servicing Rates"
- 
4. **1997 Employment Equity Program Annual Monitoring Report  
(File No. CK. 4500-2)**

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

*ADOPTED.*

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Attached is a copy of the Employment Equity Program Annual Monitoring Report for 1997, which your Committee has reviewed with representatives of the Human Resources Department. It should be noted that steps are being taken to improve hirings in the areas of Employees with Disabilities and Visible Minority Employees, as recommended by the Human Rights Commission.

Your Committee commends the Human Resources Department on its work in this area.

**5. Public Works Capital Project Review  
(File No. CK. 1701-1)**

**RECOMMENDATION:**

- 1) that \$7,995 from the Parks and Recreation Capital Reserve be approved for the over-expenditure for Project No. 668;
- 2) that \$30,315 from the Infrastructure Reserve - Surface Discretionary be approved for the over-expenditure for Project No. 837 (1996);
- 3) that \$27,991 from the Infrastructure Reserve - Surface Discretionary be approved for the over-expenditure for Project No. 837 (1997);
- 4) that \$26,604 from Project No. 836 (1998 Arterial Road Preservation) and \$43,436 from Project No. 837 (1998 Paved Lane Rehab) be returned to the Infrastructure Reserve - Surface Discretionary;
- 5) that \$11,511 from the Reserve for Capital Expenditures be approved for the over-expenditure for Project No. 959;
- 6) that \$250,000 from the Electrical Distribution Extension Reserve be approved for the anticipated over-expenditure for Project No. 739.5 (1987 - 97);
- 7) that \$28,269 from the Electrical Distribution Extension Reserve be approved for the over-expenditure for Project No. 739.17 (1995 - 97);
- 8) that \$39,412 from the Electrical Distribution Extension Reserve be approved for the over-expenditure for Project No. 739.29 (Prior to 1992 - 97);
- 9) that \$4,471 from the Electrical Distribution Extension Reserve be approved for the over-expenditure for Project No. 739.30 (1995 - 97);
- 10) that \$3,834 from the Electrical Distribution Extension Reserve be approved for the over-expenditure for Project No. 720.01; and

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- 11) that \$16,938 from the Electrical Distribution Extension Reserve and \$16,273 from the Electrical Distribution Replacement Reserve be approved for the over-expenditure for Project No. 760.01.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Public Works Department, dated June 29, 1998, with representatives of the Public Works Department, and supports the project overexpenditures as outlined therein:

**DISCUSSION**

The following projects are complete or in progress and require City Council approval for over expenditure under Policy No. 03-001 - The Budget Process. The policy states, in part:

‘City Commissioner [City Manager] may approve a budget variance provided that: the variance does not exceed the lesser of 10% of the project cost estimate approved in the Capital Budget or \$100,000, subject to identifying an appropriate source of funding for the over-expenditure from other than current year’s general revenues. All variances exceeding \$100,000 shall be reported to City Council for information.’

**1) Project No. 668 (1997)  
Boulevard Development**

Boulevard Development, otherwise known as the Community Tree Planting program, has an annual allotment of \$50,000 from the Parks and Recreation Capital Reserve. In 1997, several of the trees planted in 1996 in the Wildwood neighbourhood died. The supplier replaced the trees at no cost but the additional planting costs were charged to the 1997 program. The hot dry summer experienced in 1997 caused many trees to show signs of moisture stress. Staff responded by increasing the frequency of watering. These two factors resulted in an over-expenditure of \$7,995 which should be funded from the Parks and Recreation Capital Reserve.

**2) Project No. 837 (1996)  
Gravelled Lanes - Infrastructure - 1996**

In 1996, the Public Works Department had a display booth at the Prairieland Exhibition where many of the capital and operating/maintenance programs were explained to the general public. In the weeks following the exhibition, the Department received numerous calls requesting lane maintenance or repair. As a

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result, 7213 metres of gravel lanes were repaired under this program in 1996. This compares to an annual average of between 4000 to 4500 metres. The project budget of \$100,000 was subsequently overspent by \$30,315. This over-expenditure should be funded from the Infrastructure Reserve - Surface Discretionary.

**3) Project No. 837 (1997)  
 Gravelled Lanes - Infrastructure - 1997**

In 1997, this program was carried out in conjunction with the Maintenance of Earth Streets and Lanes Operating Program. A network approach to rehabilitation and maintenance of gravel streets and lanes has been adopted where all the adjacent lanes are repaired or maintained to improve the network rather than rehabilitating a lane in isolation. Although separate work orders are raised to track the rehabilitation work which is charged to capital programs and that which is charged to operating, it appears that labour, material and equipment costs were charged to capital when they should have been charged to operating. As well, the mild weather experienced in the fall of 1997 allowed gravel lane maintenance to carry on three to four weeks later than usual. This project with a budget of \$100,000 came in at \$127,991, an over-expenditure of \$27,991. This over-expenditure qualifies for funding from the Infrastructure Reserve - Surface Discretionary.

**4) Project No. 837 (1998) Lane Rehabilitation - Infrastructure - 1998 and  
 Project No. 836 (1998) Arterial Road Preservation**

It is recommended that the approved 1998 funding for Project No. 837 and Project No. 836 be partially returned to source to offset over-expenditures from prior years in these projects. This is necessary as the Infrastructure Reserve - Surface Discretionary is in a deficit position.

				<b>1998</b>	<b>Less:</b>	<b>Funding</b>
				<b>Approved</b>	<b>Net Funding</b>	<b>Available</b>
				<b>Funding</b>	<b>Required</b>	<b>for 1998</b>
				<b>G/L</b>		
<b><u>Construction</u></b>						
836	1998	Arterial Rd	17/472	943,000	26,604	916,396
		Preserv'n				
837	1998	Paved Lane	17/474	67,000	43,436	23,564
		Rehab				
<b>Totals</b>				<b>1,010,000</b>	<b>70,040</b>	<b>939,960</b>

**5) Project No. 959 (1997)  
 1997 Upgrade Boundary Roads**

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As in Project No. 837, Gravelled Lanes - Infrastructure - 1997, this program was carried out in conjunction with the Maintenance of Earth Streets and Lanes Operating Program. Again, labour, material and equipment were charged to this capital program when they should have been charged to operating. This project, with a budget of \$90,000 came in at \$101,511, an over-expenditure of \$11,511. It is suggested this be funded from the Reserve for Capital Expenditures.

**6) Project No. 739.5 (1987 - 97)  
Electrical Subdivisions - City - Distribution  
Silerspring (A & B)**

This project involves the installation of electrical distribution services in prepaid subdivisions, specifically Silerspring in this instance. The work is dependent on the development in those areas, and is scheduled to accommodate the developer's activity. This project has been ongoing for many years as development was slower than anticipated. Costs are greater than estimated due to stones and rocks encountered when installing the underground services. Therefore, this project, with funding of \$719,313 has run over budget at \$898,801, an over-expenditure of \$179,488. In addition to the \$179,488 an additional \$70,512 is required to complete the project. The total additional funding of \$250,000 qualifies for funding from the Electrical Distribution Extension Reserve.

**7) Project No. 739.17 (1995 - 97)  
Electrical Subdivisions - City - Distribution  
Avalon (Extension)**

Due to the number of projects on the go, much of the work was done on overtime, which was not included in the original estimate. Therefore, this project, with an initial estimate of \$169,113, has been overspent by \$28,269 which qualifies for funding from the Electrical Distribution Extension Reserve.

**8) Project No. 739.29 (Prior to 1992 - 97)  
Electrical Subdivisions - City - Distribution  
Forest Grove / Erindale North**

The area developed differently than the plan upon which the estimate was based. This increased the cost of servicing. Therefore, this project, with an initial estimate of \$57,346, has been overspent by \$39,412 which qualifies for funding from the Electrical Distribution Extension Reserve.

**9) Project No. 739.30 (1995 - 97)  
Electrical Subdivisions - City - Distribution  
Grosvenor Park / Copland Court**

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The servicing costs were greater than estimated as this development was relatively small and progressed slowly. Therefore, this project, with an initial estimate of \$33,359 has been overspent by \$4,471 which qualifies for funding from the Electrical Distribution Extension Reserve.

**10) Project No. 720.01 (1996)  
Elec Capacitor Installations - 1996**

More capacitors were installed than was originally estimated. Therefore, this project with an initial budget of \$32,000 came in at \$35,834, an over-expenditure of \$3,834, which qualifies for funding from the Electrical Distribution Extension Reserve.

**11) Project No. 760.01 (1997)  
Elec Feeder - 14.4 kV - General - New/Upgrades**

The level of activity in this project depends on development and field inspections. More new construction was required because of increased development and more replacements were required than estimated. Therefore, this project with an initial estimate of \$35,000 came in at \$68,211. The over-expenditure should be funded \$16,938 from the Electrical Distribution Extension Reserve and \$16,273 from the Electrical Distribution Replacement Reserve.

**PROJECT SUMMARY**

An April 1998 review of the Public Works Department's capital program has resulted in a request for additional funding for nine capital projects which are complete, one capital project which requires additional funding to complete, and the closure of 67 additional capital projects. As well, excess funding from two capital projects that are not complete is being returned and funding from two 1998 capital projects is being returned to cover a shortfall in the Infrastructure Reserve - Surface Discretionary.

The net effect of the requests for additional funding and the returns to the various reserves results in funding requests of \$2.58 from the Infrastructure Reserve - Surface/Discretionary, \$1,800.58 from General Prepaid Services, \$10,082.01 from the Parks and Recreation Levy Reserve, \$382.66 from the Industrial Park Development Reserve and \$7,768.64 from the District Park Development Reserve; a return of \$22,801.06 to the Reserve for Capital Expenditures, \$840,917.17 to the Infrastructure Reserve - Water and Sewer, \$20,000.00 to the Infrastructure Reserve - Parks, \$2,301.30 to the Asphalt Plant Reserve, \$269.38 to the Public Works Civic Facilities Reserve, \$40,073.45 to the Arterial Road Reserve, \$740,355.25 to the Trunk Sewer Reserve, \$2,553.07 to the Buffer Reserve, \$4,014.94 to the Dedicated Lands Reserve, \$68,951.70 to the Electrical Distribution Extension Reserve,



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\$250,633.00 to the Electrical Distribution Replacement Reserve and \$20,257.07 to the Property Realized Reserve.

In summary, the Public Works Department is requesting funding of \$20,036.47 from the various reserves, and is returning \$2,013,127.39 to the various reserves, for a cumulative total funding return of \$1,993,090.92.

**ATTACHMENT**

1. 1998 Capital Project Review  
Reserve Returns (Requests) - Complete Capital Projects”

**6. Public Works Capital Project Review - Electrical  
(File No. CK. 1701-1)**

**RECOMMENDATION:**

- 1) that funding in the amount of \$3,300 be approved for Project No. 901 for pathway lighting from the Electrical Distribution Extension Reserve;
- 2) that funding in the amount of \$5,786 be approved for the Lakeview/Dundonald Park Lighting Park Enhancement Project from the Electrical Distribution Extension Reserve;
- 3) that funding in the amount of \$4,875 be approved for Project No. 1740 for streetscape street lighting from the Electrical Distribution Extension Reserve;
- 4) that funding in the amount of \$13,500 be approved for Project No. 1735 for street lighting be from the Electrical Distribution Extension Reserve;
- 5) that funding in the amount of \$18,300 be approved for the various Transportation projects as listed (Project Nos. 1011, 1140, 1736, 1737 and 1743) from the Electrical Distribution Extension Reserve;
- 6) that funding in the amount of \$6,703 be approved for Project No. 366 for park lighting from the Electrical Distribution Extension Reserve;
- 7) that funding in the amount of \$8,100 be approved for Project No. 901.08 for park lighting from the Electrical Distribution Extension Reserve;
- 8) that funding in the amount of \$109,979 be approved for Project No. 1155 for street lighting from the Electrical Distribution Extension Reserve; and

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- 9) that funding in the amount of \$1,200 be approved for Project No. 1172 for park lighting from the Electrical Distribution Extension Reserve.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Public Works Department, dated June 26, 1998, with representatives of the Public Works Department, and supports the proposal to fund various lighting projects through the Electrical Distribution Extension Reserve, as outlined in the report:

**DISCUSSION**

The following projects contain various lighting components and are eligible for funding from the Electrical Distribution Extension Reserve. This source of funding was not identified as part of the Capital Budget. To correct this, City Council approval is required under Policy No. 3.4, the Capital Projects Approval Process, and Bylaw No. 6774, the Capital Reserve Bylaw.

**1) Project No. 901 (1994)  
Park Upgrade Hertzberg/St. Patrick - Park Lighting**

No provision was made from the Electrical Distribution Extension Reserve for pathway lighting in Hertzberg and St. Patrick Parks. The lighting installed qualified for funding of \$3,300 from the Electrical Distribution Extension Reserve.

**2) Park Enhance 1996  
Lakeview/Dundonald Park Lighting**

No provision was made from the Electrical Distribution Extension Reserve for pathway lighting for the community-initiated Lakeview and Dundonald park lighting projects. Therefore, this project initially estimated at \$31,142 came in at \$36,928, the difference of \$5,786 qualifying for funding from the Electrical Distribution Extension Reserve.

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**3) Project No. 1740 (1996)  
 1<sup>st</sup> Ave-20/22<sup>nd</sup> Streetscape Street Lighting**

The lighting component of this project qualifies for funding from the Electrical Distribution Extension Reserve in the amount of \$4,875. The project, funded entirely from the Streetscape Reserve, is complete but requires this funding correction.

**4) Project No. 1735 (1995)  
 4<sup>th</sup> Ave-19/23<sup>rd</sup> Rehabilitation Street Lighting**

The lighting component of this project qualifies for funding from the Electrical Distribution Extension Reserve in the amount of \$13,500. This project, funded entirely from the Streetscape Reserve, is complete but requires this funding correction.

**5) Various Transportation Projects**

The following Transportation projects are not complete but do have lighting components which qualify for funding from the Electrical Distribution Extension Reserve.

<b><u>Project Number</u></b>	<b><u>Project Title</u></b>	<b><u>EDER Funding</u></b>
1011	Broadway Area Improvements (1996)	\$1,500
1140	20 <sup>th</sup> Street Redevelopment (1997)	3,600
1736	22 <sup>nd</sup> Street Streetscape-Idylwyld/1 <sup>st</sup> Ave (1996)	4,800
1737	CBD Ped'n Ltg-22 <sup>nd</sup> Street, 1 <sup>st</sup> /4 <sup>th</sup> Ave (1997)	6,000
1743	Spadina Promenade Extension-Bess (1997)	<u>2,400</u>
	Total Request from EDER	<u>\$18,300</u>

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**6) Project No. 366 (1996-1998)  
Lakewood Park**

The lighting component of this project qualifies for funding from the Electrical Distribution Extension Reserve in the amount of \$6,703. This project, which is substantially complete, is funded entirely from the District Park Development Reserve and requires this funding correction.

**7) Project No. 901.08 (1997)  
Archibald McDonald Park**

The lighting component of this project qualifies for funding from the Electrical Distribution Extension Reserve in the amount of \$8,100. This project, which is substantially complete, qualifies for an additional \$8,100 from the Electrical Distribution Extension Reserve.

**8) Project No. 1155 (1994-1996)  
Street Lighting Circle Drive Hwy 16/8<sup>th</sup>**

This lighting project was completed at a cost of \$296,802. Of this amount, \$186,823 was absorbed by the construction phase of this project and \$109,979 remains outstanding. This outstanding amount should be funded from the Electrical Distribution Extension Reserve.

**9) Project No. 1172 (1996-1997)  
Avalon Park**

The lighting component of this project is complete and qualifies for funding from the Electrical Distribution Extension Reserve in the amount of \$1,200.”

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**REPORT NO. 6-1998 OF THE LAND BANK COMMITTEE**

Composition of Committee

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

- 1. Request to Re-Price City-Owned Property  
Lot 44, Block 33, Plan (FK) G4296 and  
The West 1.2 Feet of Lot 18 and All of  
Lots 19 & 20, Block 16, Plan CE  
(File No. CK. 4215-1)**

**RECOMMENDATION:** that the selling price of Lot 44, Block 33, Plan (FK) G4296 be \$24,900.00 and the West 1.2 feet of Lot 18 and all of Lots 19 & 20, Block 16, Plan CE be \$37,500.00.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated June 29, 1998, with representatives of the Planning and Building Department, and supports the proposal outlined therein:

**"BACKGROUND**

The above properties were obtained by the City through tax enforcement. All requirements of *The Tax Enforcement Act* were met and the properties were brought into City inventory. At its meeting held February 27, 1995, City Council approved the listing of the above properties and two other properties with a commercial real estate agency. Two of the properties have been sold; however, the remaining two are unsold with very little in the way of inquiries over the last three years.

**REPORT**

As there has been little interest in the properties in the last three years, your staff are recommending that the asking price for the above properties be reduced. The recommended prices are as follows:

501 - 33 <sup>rd</sup> Street West	( Lot 44, Block 33, Plan (FK) G4296)	\$24,900.00
114 - 20 <sup>th</sup> Street West	(West 1.2 ft of Lot 18 and all of Lots 19 & 20,	

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Block 16, Plan CE)

\$37,500.00"

**2. Avenue I South  
Property Purchased for Road Widening  
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that the seven-foot wide road-widening parcels located on Avenue I South, be transferred to the adjacent property owners, as outlined in the following report;
  - 2) that all costs to initiate Recommendation No. 1) above be charged to the Property Realized Reserve; and
  - 3) that the City Solicitor be requested to prepare the necessary documentation 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 June 26, 1998 on the above matter, with representatives of the Planning and Building Department, and supports the proposal outlined therein:

**"BACKGROUND**

The City has Certificates of Title dated July 1971 for the front seven feet of the following lots:

Plan FV	Block 1	Lots 1, 7, 8, 11 and 12
	Block 2	Lots 12
	Block 15	Lots 1 to 5, 12, 13, 17 and 18
	Block 16	Lots 1 to 7 (except south 15' of 7)
	Block 17	Lot 5
	Block 18	Lots 7 to 9 and 11 to 13
Plan GR	Block 1	Lots 1 to 4
	Block 2	Lots 27 to 29, 32, 34 to 38
	Block 9	Lots 23, 24, 26, 29, 31, 32, 36, 39 and 40
	Block 10	Lots 10 and 11
	Block 1A	Lots 4 and 5
Plan G409		Lot A

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Plan GH	Block 2	Lots 19 to 24
	Block 10	Lots 5 to 8
	Block 11	Lots 5, 6, 10, 11, 13, 14, 18 and 19
	Block 12	Lots 20, 26 and 28 to 30

It is our understanding that the seven foot parcels were kept for road widening purposes when the City sold the lots. The lots were originally obtained through *The Tax Enforcement Act*.

The Transportation Department advises that it has no plans to widen Avenue I and that the land is surplus to the City's needs. As the attached map shows, the City does not own the front seven feet of all of the lots on Avenue I. This would create a ragged look to the road right-of-way if we were to create the small parcels as right-of-way. Also, the lots in question are landscaped to the street even though seven feet of the frontage is City owned.

The best solution is to transfer the seven foot strips back to the owners of the adjacent property.

**REPORT**

The Solicitor's Office is investigating methods of effecting the transfer of the small seven foot parcels to the owners of the lots that they front. The Assessment Branch advises that the addition of this land will increase the property tax for the lots by approximately \$2.19 a year at the 1998 tax rate. As the City was the cause of the current situation, it is recommended that all costs related to the transfer of the parcels be charged to the Property Realized Reserve.

As the process could be a long one, your staff recommend that the Administration be authorized to create the necessary documentation to allow the City to transfer the front seven feet of the above noted lots back to the property owners of those lots."

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**3. Request to Sell City-Owned Property  
South ½ Lot 15 and Lot 16, Block 18, Plan DJ  
316 Avenue C North  
(File No. CK. 4001-25)**

- RECOMMENDATION:**
- 1) that the south half of Lot 15 and Lot 16, Block 18, Plan DJ be offered for sale by public tender with a reserve price of \$20,000.00; and
  - 2) that, if the lots are not sold by public tender, they be placed on the City's lot list, and offered for sale over the counter.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated July 3, 1998, and supports the proposal for the sale of these lots, as outlined therein:

**"BACKGROUND**

The property was obtained by the City through *The Tax Enforcement Act* in 1970 and has been used since by the City's Transit Branch for staff parking. The General Manager of the Transportation Department has advised that Transit no longer requires the property and has requested the Land Branch to sell it.

The block where the lot is located is zoned industrial (ID2), and the Planning Department advise that they will not be proposing any change to the zoning. Immediately to the south of the property is an older apartment building and the owner would like to purchase the property to protect his building and its parking. The balance of the block is owned by a truck and trailer repair business. This owner also wants the property as it will allow him to access his garage more easily.

**REPORT**

The property in question is located at 316 Avenue C North. The following is the pertinent information:

Legal Description	S ½ Lot 15 and Lot 16, Block 18, Plan DJ
Frontage	11.43 metres (37.5 ft.)
Depth	42.67 metres (140 ft.)
Civic Address	316 Avenue C north
Zoning District	ID2



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The Land Branch has contacted the owners of the adjacent properties to see if there was any interest in the property. Both expressed interest and were offered the opportunity to come to a mutual agreement as to who would purchase the lot and how it would be divided. As there has been no agreement, the Land Branch recommends that the land be sold by public tender to the highest bidder. Both adjacent property owners will be advised of the sale and sent tender documents.

**ATTACHMENT**

1. Plan showing 316 Avenue C North."

**4. Request to Sell City-Owned Property  
Parcels F and G, Plan 96S32665  
Mendel Crescent, Avalon  
(File No. CK. 4131-15)**

- RECOMMENDATION:**
- 1) that the Land Manager be authorized to sell Parcels F and G, Plan 96S32665 through a tender process, awarding the tender to the highest bidder, as outlined in the following report;
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by public tender; and
  - 3) that Parcels F and G, Plan 96S32665 be placed for sale over the counter, on a first-come, first-served.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated July 2, 1998, with representatives of the Planning and Building Department, and supports the proposal regarding the sale of these lots, as outlined therein:

**"BACKGROUND**

Parcels F and G are both zoned RM(Tn), and are 2.22 acres and 2.94 acres in size respectively. Currently, a City of Saskatoon overhead powerline traverses both parcels. This powerline is scheduled to be removed in August 1998.

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**REPORT**

Both parcels will be offered for sale through a public tender process once the existing overhead powerline has been removed. Reserve bids for each of the parcels, and the component amounts of the prices, are as follows:

	<b>Parcel F</b>	<b>Parcel G</b>
Reserve Bid	322,500.00	426,500.00
Prepaid Services	224,956.71	259,580.44
Land	79,288.57	142,778.05
Administration Fee	18,254.72	24,141.51
Total	322,500.00	426,500.00

In order to improve compatibility with the surrounding residential area, building restrictions will be applied to both parcels as follows:

- a) All units will have the main entrance at ground level.
- b) Fencing on Glasgow Street and Mendel Crescent will include masonry components, and the design of all fencing to be approved by the Land Manager.
- c) All roofs will have a minimum 5-in-12 pitch.
- d) Each unit will be a minimum 1,000 square feet, at or above grade, excluding the garage.
- e) Each unit will have, as a minimum, a single-attached garage.
- f) A maximum of four units is allowed for each building.
- g) Density is restricted to a maximum of 10 units per acre.

The Land Manager will award the parcels to the highest bidders over the reserve bids. (If, for any reason, the Land Manager is of the opinion that the tender should be awarded to any other bidder except the highest bidder, or if there is a dispute regarding the bids, the Land Manager will provide City Council with the appropriate report and recommendations.) If the parcels are not sold through the tender process, they will be made available for sale on a first-come, first-served basis, at the price established for the reserve bid.

**ATTACHMENT**

1. Plan showing Parcel F and G, Plan No. 96S32665"

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**5. Request to Sell City-Owned Property  
Parcel CB, Plan No. 96S22415  
Rever Road and Fairbrother Crescent, Silverspring  
(File No. CK. 4131-7-11)**

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- RECOMMENDATION:**
- 1) that the Land Manager be authorized to sell Parcel CB through a tender process, awarding the tender to the highest bidder, as outlined in the following report;
  - 2) that Parcel CB be placed for sale over the counter, on a first-come, first-served basis, if it is not sold through the tender process; and
  - 3) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by public tender.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated June 30, 1998, and has determined that the University of Saskatchewan approves the price for this property, as outlined in the report; and therefore your Committee recommends the sale of Parcel CB through a tender process:

**"BACKGROUND**

Parcel CB is a 3.6 acre RM(Tn) development site, allowing for the construction of condominium units. At its meeting of June 1, 1998, City Council approved a Development Plan amendment to bring the Plan into conformance with the approved zoning designation.

The parcel is the current location for a stock-pile of topsoil removed during the development of the initial phases of the Fairbrother area. This material is planned to be removed by September 1998.

**REPORT**

Parcel CB will be made available for sale in September 1998, once the removal of the stock-piled material is completed. The parcel will be offered for sale through a public tender process with an established reserve bid.

It is the intention of your staff to apply building restrictions to Parcel CB through the tender process and sales agreement. The purpose of the restrictions is to gain a greater degree of street appeal for Rever Road, the major entrance into the neighbourhood, and to be

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somewhat consistent with the existing condominium development on the west side of Rever Road.

The Land Manager will award the parcel to the highest bidder over the reserve bid. (If, for any reason, the Land Manager is of the opinion that the tender should be awarded to any other bidder except the highest bidder, or if there is a dispute regarding the bids, the Land Manager will provide City Council with the appropriate report and recommendations.) If the parcel is not sold through the tender process, it will be placed for sale over-the-counter at a price equivalent to the established reserve bid.

The reserve bid established for Parcel CB is \$487,350.00. This price is broken down into its components as follows:

Reserve Bid	\$487,350.00
Prepaid Services	324,945.58
Land	134,818.57
Administration	<u>27,585.85</u>
Total	\$487,350.00

**ATTACHMENT**

1. Plan showing Parcel CB, located at Rever Road and Fairbrother Crescent"

**6. Request to Sell City-Owned Property  
Lots 123 to 130, Block 357, Plan No. 98SA15517  
Fairbrother Place, Silverspring  
(File No. CK. 4131-7-11)**

- RECOMMENDATION:**
- 1) that the Land Manager be authorized to sell Lots 123 to 130, Block 357, Plan 98SA15517 through a lot-draw process, as outlined in the following report; and
  - 2) that any of the lots which are not sold through the lot-draw process, be placed for sale over the counter, on a first-come, first-served basis.

*ADOPTED.*

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated July 2, 1998 on the above matter, and has determined that the University of Saskatchewan has approved the proposed prices for Lots 123 to 130 in Block 357, within the

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Silverspring Neighbourhood; and therefore your Committee recommends the sale of these lots at the prices outlined in the report:

**"BACKGROUND**

Recently, the Plan of Survey to create eight lots located on Fairbrother Place was registered in the Land Titles Office. Servicing of the lots is currently underway and is anticipated to be completed by September 1998.

**REPORT**

Once servicing is completed for the eight lots located on Fairbrother Place, your staff intend to offer the lots for sale through a lot draw. Any lots not sold will be placed on a list, for sale over-the-counter in the Planning and Building Department - Land Branch.

Prices established for the eight Fairbrother Place lots are consistent with those previously charged in the Fairbrother area. On the basis of a lot with 14.4 metres of frontage - the average frontage for the 8 lots - the breakdown of the lot price is as follows:

Lot price	\$42,600.00
Prepaid Services	24,621.26
Land	15,567.42
Administration	<u>2,411.32</u>
Total	\$42,600.00

(The above reflects a land rate of \$1,081.07 per front metre. Two of the eight lots, however, are located on the corner of the cul-de-sac and crescent and will, therefore, have a land rate of \$877.98 per front metre to reflect this less desirable location.)

Building restrictions were applied to the lots previously sold in the Fairbrother area. These same controls will be applied to the eight new lots 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.

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**ATTACHMENT**

1. Plan showing Lots 123 to 130, in Block 357 Fairbrother Place."

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

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

*CARRIED.*

**ENQUIRIES**

**Councillor Steernberg  
Grant Funding to Replace Tax Abatement Program  
(File No. CK. 1960-1)**

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Would the Administration please report possible criteria for qualification of community organizations for grant funding to replace the current tax abatement program.

**MOTIONS**

**REPORT OF THE CITY CLERK:**

“Pursuant to *The Urban Municipalities Act, 1984*, City Council is required to appoint a Deputy Mayor.

In the past, Council has appointed the Deputy Mayor on a reverse alphabetical basis with a monthly rotation.

Should Council determine that this procedure is acceptable, and in following the rotation pattern to date, it is recommended:

That the following be appointed Deputy Mayor for the months indicated:

Councillor Waygood	For the month of September, 1998;
Councillor Steernberg	For the month of October, 1998;
Councillor Roe	For the month of November, 1998;
Councillor McCann	For the month of December, 1998;
Councillor Maddin	For the month of January, 1999;
Councillor Langford	For the month of February, 1999;

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Councillor Heidt	For the month of March, 1999;
Councillor Harding	For the month of April, 1999;
Councillor Birkmaier	For the month of May, 1999; and,
Councillor Atchison	For the month of June, 1999.”

*Moved by Councillor Birkmaier, Seconded by Councillor Roe,*

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

<i>Councillor Waygood</i>	<i>For the month of September, 1998;</i>
<i>Councillor Steernberg</i>	<i>For the month of October, 1998;</i>
<i>Councillor Roe</i>	<i>For the month of November, 1998;</i>
<i>Councillor McCann</i>	<i>For the month of December, 1998;</i>
<i>Councillor Maddin</i>	<i>For the month of January, 1999;</i>
<i>Councillor Langford</i>	<i>For the month of February, 1999;</i>
<i>Councillor Heidt</i>	<i>For the month of March, 1999;</i>
<i>Councillor Harding</i>	<i>For the month of April, 1999;</i>
<i>Councillor Birkmaier</i>	<i>For the month of May, 1999; and</i>
<i>Councillor Atchison</i>	<i>For the month of June, 1999.</i>

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7772**

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7772, being "*The Development Plan Amendment Bylaw, 1998 (No. 4)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Birkmaier, Seconded by Councillor Langford,  
THAT Bylaw No. 7772 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,  
THAT Council go into Committee of the Whole to consider Bylaw No. 7772.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7772 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7772 read a third time at this meeting.

CARRIED UNANIMOUSLY.



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Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT Bylaw No. 7772 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 7773**

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7773, being "*The Zoning Amendment Bylaw, 1998 (No. 10)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Bylaw No. 7773 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7773.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7773 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7773 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT Bylaw No. 7773 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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**Bylaw No. 7776**

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7776, being "*The Zoning Amendment Bylaw, 1998 (No. 11)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Bylaw No. 7776 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7776.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7776 was considered clause by clause and approved.

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Moved by Councillor Birkmaier, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7776 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT Bylaw No. 7776 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 7780**

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7780, being "*The Zoning Amendment Bylaw, 1998 (No. 13)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Birkmaier, Seconded by Councillor Langford,  
THAT Bylaw No. 7780 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,  
THAT Council go into Committee of the Whole to consider Bylaw No. 7780.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7780 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7780 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT Bylaw No. 7780 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 7782**

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7782, being "*The Technical Planning Commission Bylaw, 1998*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Bylaw No. 7782 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7782.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7782 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7782 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT Bylaw No. 7782 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Moved by Councillor Birkmaier,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 9:21 p.m.

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Mayor

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City Clerk