

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, June 15, 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, Heidt, Langford, Maddin,  
Roe, Steernberg and Waygood;  
A/City Manager Richards;  
A/City Solicitor Rossmann;  
City Clerk Mann;  
City Councillor's Assistant Holmstrom

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

*THAT the minutes of the regular meeting of City Council held on June 1, 1998 be approved.*

*CARRIED.*

*Councillor Birkmaier rose on a point of privilege to introduce representatives from Zimbabwe: Mr. Johnson Maware, Executive Mayor of the City of Kwekwe and Vice President of UCAZ, Councillor Ignatius Madzima, Chairman of the Town of Norton, and Mr. Chrispen Musekiwa, Editor and Public Relations Officer for UCAZ.*

### **HEARINGS**

- 2a) Rezoning - Portion of Parcel L, Plan 96-S-13323  
Briarwood Neighbourhood  
R.1A District to RM(Tn) District  
Proposed Bylaw No. 7756  
(File No. CK. 4351-1)**

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

“Attached is a copy of Clause 3, Report No. 6-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on April 20, 2002.

A copy of Notice which appeared in the local press under dates of May 23 and May 30, 2002 is also attached.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 2**

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7756, copy attached.

Also attached is a copy of the following communications:

- Letter dated June 10, 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.*

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

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

*THAT the submitted correspondence be received as information.*

*CARRIED.*

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

*THAT the hearing be closed.*

*CARRIED.*

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

*THAT Council consider Bylaw No. 7756.*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 3**

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. REQUESTS TO SPEAK TO COUNCIL**

**1) Gayle Dodds, Teacher, Grade 6/7  
St. Anne School, dated May 8**

Requesting permission for three Grade 6/7 students from St. Anne School to make a presentation regarding recycling. (File No. CK. 7830-5)

**RECOMMENDATION:** that three Grade 6/7 students from St. Anne School be heard.

THE CITY CLERK INDICATED TO COUNCIL THAT MS. DODDS AND THE GRADE 6/7 STUDENTS WERE NOT PREPARED TO ADDRESS COUNCIL AT THIS TIME AND THE REQUEST HAS BEEN WITHDRAWN.

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

*THAT the information be received.*

*CARRIED.*

**2) Martin Arndt, President  
Sutherland Business Association, dated June 3**

Requesting permission to address Council regarding erecting a sign on the northeast corner of Central Avenue and College Drive. (Files CK. 100-11 and 4350-1)

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

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

*THAT Mr. Arndt be heard.*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 4**

*Mr. Martin Arndt, President, Sutherland Business Association, requested that Council support the Association's project of a Sutherland welcome sign.*

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

*THAT the information be received and referred to the Administration for a report.*

*CARRIED.*

**3) Judy Montgomery, Project Developer  
Green Saskatoon-Environmental Alternatives, June 8**

Requesting permission to address Council regarding a proposed partnership with the City of Saskatoon and Green Saskatoon-Environmental Alternatives. (File No. CK. 1870-1)

**RECOMMENDATION:** that Ms. Montgomery be heard.

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

*THAT Clause B6, Report 12-1998 of the City Manager be brought forward and considered and that Ms. Montgomery be heard.*

*CARRIED.*

**"REPORT NO. 12-1998 OF THE CITY MANAGER**

**B6) Communications to Council**  
**From: Robert Donahue, Chair**  
**Saskatoon Environmental Advisory Committee**  
**Date: February 27, 1998**  
**Subject: Green Communities**  
**(File No. 375-1)**

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

At its meeting held on March 9, 1998, City Council passed the following motion when dealing with the above matter:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 5**

“That the matter be referred to the Administration for a report.”

Report of the General Manager, Environmental Services Department, June 4, 1998:

“The Green Communities Program was developed to build sustainable communities through resource conservation, pollution prevention, and the adoption of ecologically sound practices. The program is aimed at helping people and businesses save energy and water, reduce waste, avoid toxic products, and protect ecosystems through behaviour change and the use of green products and services. Each Green Community has its own local board of directors, budget, and professional staff.

Beginning in 1991, Green Communities were established as a unique set of partnerships between community organizations and the Ontario Government. In 1995, the Province of Ontario announced an end to its role as lead partner and the Green Communities Network is now achieving financial sustainability through partnerships and private sector alliances, as well as offering new services. In 1996, the Green Communities Association (GCA) was formed as a non-profit Corporation. In 1997, the National Green Communities Initiative was launched, with support from Environment Canada, intending to build on the growing leadership role of communities in achieving environmental efficiency and sustainability. There are now 14 communities in Ontario which are partners in the GCA. In some communities, municipal government was involved in initial funding and City Council members sat on the steering committees. In Western Canada there are Green Communities also being planned in Winnipeg, Regina, and Swift Current. In each case, municipal governments are being asked to become involved as active partners.

The Saskatchewan Environmental Society (SES) in Saskatoon was approached by the GCA offering to present the concept to various potentially interested persons and organizations. SES invited people known to them to have an interest in waste reduction, energy management, and public transportation to a preliminary meeting. The presentation was held on February 17, 1998, with a follow-up meeting on March 25, to discuss a possible Green Communities project. At this meeting, it was agreed by those attending to proceed with the concept and a steering committee was formed. City of Saskatoon employees invited to the initial meeting and agreeing to sit on the steering committee are: Murray Ashton, Waste Minimization Coordinator, Environmental Services Department; Don Cook, Traffic Operations Engineer, Transportation Department; and Trina Larsen Skakum, Energy Management Coordinator, Asset Management Department.

‘Green Saskatoon’ is in the process of being incorporated as a non-profit organization. The GCA provides initial funding to support a short-term employee to help with planning, recruiting partners, and developing a funding proposal for a local program. A funding proposal is then developed by the local organization for Environment Canada’s Action 21 program. To date, a short-term employee has been hired. A list of potential partners and their possible contributions, including information, research, and funding has been identified with the City of Saskatoon being one of the potential partners. Potential partners will likely be approached for funding between \$10,000 to

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 6**

\$100,000 which could take the form of cash grants, gifts in kind, and/or subsidization of the various program initiatives. The program gains credibility with Council/City support and involvement. Council will likely be approached for representation on the Board of Directors. The information needed for funding support is being assembled. A critical time path has been developed for the incorporation and implementation process:

- |                    |   |
|--------------------|---|
| May 1-27           | - potential partners/stakeholders will be identified and contacted.   |
| May 27             | - a final list of partners and potential directors will be available.   |
| May 31             | - a proposal will be submitted to Environment Canada.   |
| June 15            | - Directors will be selected by the Steering Committee.   |
| June 30            | - Directors will review articles and bylaws necessary for incorporation<br>- the draft proposal will be sent to the Steering Committee, Directors, and Action 21. |
| June 30 to Sept. 8 | - review of proposal.<br>- Council and other potential partners will be approached with funding requests.   |
| Sept. 25           | - final proposal will be sent to Action 21.   |

Once operational, Green Saskatoon will offer the following services:

- Energy audit home visit program is the core service. This is a comprehensive environmental home assessment. Trained assessors spend time in homes identifying ways of saving money and helping the environment.
- Energy and water assessments for business, multi-residential, and public buildings.
- Environmental awards for businesses, and green trade shows.
- In-house and affiliated contractor services such as ultra low-flow toilet replacement, weatherization (draft proofing), pre-purchase home inspections for home buyers, indoor air quality investigations, composter and rain barrel sales and installation, down spout disconnections, tree-planting, and landscaping consultations.
- Ecology gardens that demonstrate low-input gardening and alternatives such as xeriscaping, meadows, cultivation of wildflowers and native species, and companion planting.
- Naturalization projects, revegetation, shoreline and stream restoration, and road and waterway clean-up days.
- Yellowfish Road programs and efforts to reduce contamination and protect water quality.
- Transportation alternatives projects such as bike-to-work days, ride-sharing, and repair and distribution of donated bicycles.
- Waste reduction campaigns and special drives (e.g. textiles recycling).
- Activities to bring the environmental message to young people such as schools programming, theatre, puppet shows, fairs, and summer camps.
- Publication of dozens of print and video resources, and the operation of public resource centres.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 7**

- Business development such as the manufacture of rain barrels from recycled food containers.”

*Ms. Judy Montgomery, Project Developer, Green Saskatoon - Environmental Alternatives Inc., proposed a partnership with the City of Saskatoon to reach common goals. She requested that a member of City Council be appointed to the Board of Directors, and that financial support be given.*

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

*THAT the information be received and referred to the Administration for a report.*

*CARRIED.*

**COMMUNICATIONS - CONTINUED**

**4) Jerry Fraser, Columbian Manor Tenants Association  
205 - 2940 Louise Street, June 10**

Requesting permission to address Council to present a brief concerning taxation of multi-unit residential housing. (File No. CK. 225-52)

**RECOMMENDATION:** that Mr. Fraser be heard and that Item 6a) of Unfinished Business, Item A3, Report No. 12-1998 of the City Manager and Item AA9 of Communications be brought forward and considered.

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

*THAT that Item 6a) of Unfinished Business, Item A3, Report No. 12-1998 of the City Manager and Items A.6, A.7 and AA.9 of Communications be brought forward and considered and that all of the speakers be heard.*

*CARRIED.*

**“UNFINISHED BUSINESS**

**6a) Communications to Council**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 8**

**From: Albert Osborn, Shelley Brown, Jack Vicq  
Saskatoon Local Tax Review Committee  
Date: December 1, 1997  
Subject: Tax Review Committee Report  
(File No. CK. 225-52)**

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Attached is an excerpt from the minutes of meeting of City Council held on June 1, 1998 at which time Council resolved that consideration of the matter be deferred to the next regular meeting of City Council and that the A/City Manager submit at that time a report containing recommended actions in sequential order.

**REPORT NO. 12-1998 OF THE CITY MANAGER**

**A3) Communications to Council**

**From: Albert Osborn, Shelley Brown, Jack Vicq  
Saskatoon Local Tax Review Committee  
Date: December 1, 1997  
Subject: Tax Review Committee Report  
(File No. 225-1)**

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

Report of the Acting General Manager, Finance Department, June 8, 1998:

“City Council, at its meeting of June 1, 1998, deferred consideration of the Administrative response to the Tax Review Committee Report. In addition, City Council requested a further report from the Administration suggesting specific questions for Council to consider and a sequence in which the questions should be considered. The balance of this report addresses Council’s request.

**RECOMMENDATIONS REQUIRING DIRECTION FROM CITY COUNCIL**

Recommendation 8: That the percentage of value differential, and any other city policy imposing a higher tax burden on multi-family residential units, as compared to single-family residential units be discontinued. That City Council approach the Province to request an elimination in the fair value differential between multi-unit and single-family properties.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 9**

Questions for Consideration

1. Is City Council satisfied with the current tax distribution between residential and multi-family property classes?
2. Does City Council want to remove or reduce the higher tax burden on multi-family residential properties through the generation of incremental revenues flowing from other recommendations in the report? If so, has Council determined its desired tax level for multi-family residential property?
3. Does City Council want to remove or reduce the higher tax burden on multi-family residential properties through a shift in taxes to other property classes (single-family residential and/or commercial)? If so, has Council determined its desired tax level for multi-family residential property?

Recommendation 12: That City Council adopt a plan that would result in a reduction in the differential between residential and commercial effective tax rates. At the end of the ten-year period the commercial rate should not be any greater than 1.75 times the residential rate.

Questions for Consideration

1. Is City Council satisfied with the current tax distribution between commercial and residential property classes?
2. Does City Council want to remove or reduce the higher tax burden on commercial properties through the generation of incremental revenues flowing from other recommendations in the report? If so, has Council determined its desired tax level for commercial property?
3. Does City Council want to remove or reduce the higher tax burden on commercial properties through a shift in taxes to other property classes (residential properties)? If so, has Council determined its desired tax level for commercial property?

**RECOMMENDATIONS DEALING WITH THE GENERATION OF INCREMENTAL REVENUES (SUPPORTED BY THE ADMINISTRATION)**

Recommendation 3: That City Council approach the Province to request the burden of education funding shift from property tax to the provincial tax levels to reduce the reliance on property tax to a maximum of 40% over five years.

Does City Council support this recommendation?

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 10**

Recommendation 11: That revenue from service fees, licenses, and grants recommended in this report be used to reduce the effective tax rate on commercial property until that rate reaches 1.75 times the residential effective rate. If these sources of revenue are greater than \$7 million, any additional amount should be used to reduce the effective rate on all classifications of property.

Does City Council support this recommendation?

Recommendation 17: That City Council approach the Province for legislation that would enable it to impose a service fee on owners of exempt property related to the cost of providing police and fire protection. The additional revenue associated with this recommendation would be approximately \$1,500,000. The owners of such property would be subject to the greater of the service fee or the negotiated grant in lieu of property tax.

Does City Council support this recommendation?

Recommendation 18: That CIC pay grants in lieu of all property - regardless of whether or not it is occupied. This should increase municipal property tax revenues by \$200,000 if a consistent policy with respect to vacant property is applied.

Does City Council support this recommendation?

Recommendation 19: That City Council approach the Province for a change in legislation that would require the University of Saskatchewan to pay a grant in lieu of taxes to the City. The amount of the grant should be negotiated and should take into account the services received by the University from the City.

Does City Council support this recommendation?

**RECOMMENDATIONS DEALING WITH THE GENERATION OF INCREMENTAL REVENUES (NOT SUPPORTED BY THE ADMINISTRATION)**

Recommendation 4: That City Council approach the Province for a change in legislation to enable the City to implement a service fee to cover the cost of the essential services of fire and police. We recommend that City Council implement a \$500 service fee and that all properties in Saskatoon be subject to the service fee. The service fee would be applied as a rebate against property taxes.

Does City Council support this recommendation?

Recommendation 6: That the City approach the Province for legislation that would enable it to impose a service fee on owners of residential property related to the cost of providing police and fire protection. The additional municipal revenue associated with this recommendation would be

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 11**

approximately \$2,000,000. Residential property owners would be eligible for a rebate of the service fee against their property tax assessment.

Does City Council support this recommendation?

**RECOMMENDATIONS REQUIRING A FURTHER REPORT TO CITY COUNCIL**

Recommendation 10: That, assuming the City continues to impose an annual license fee of \$100, owners of home-based business be subject to a total annual levy of \$350. We further recommend that this fee be reviewed when there are significant changes in either the business license fee and/or in the differential property tax levy between residential and commercial property.

Does City Council require a further report on this recommendation?

Recommendation 16: That the phase-in negotiated for commercial property be extended to include the year 1999, 2000, 2001, and 2002.

Does City Council require a further report on this recommendation?

**RECOMMENDATIONS ALREADY IMPLEMENTED OR IN PROGRESS AND  
RECOMMENDATIONS OF AN ADMINISTRATIVE NATURE (SUPPORTED BY THE  
ADMINISTRATION)**

Recommendation 1: That City Council continue to devote the necessary resources to the assessment and appeals process in an effort to work towards an assessment process that effectively assesses properties at their market values.

Does City Council support this recommendation?

Recommendation 2: That City Council consider approaching the Province for a change in legislation to allow implementation of a policy of keeping the tax rolls open and available for review by the citizens of Saskatoon at their convenience. Internet access through the City's web page should be considered.

Does City Council support this recommendation?

Recommendation 5: That City Council approach the Province of Saskatchewan for a change in the acceptable methods of determining the value of residential property to include a Sales Comparison Assessment for both land and buildings.

Does City Council support this recommendation?

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 12**

Recommendation 7: That City Council approach the Province to eliminate any differential in the percentage of fair value used to determine assessment between single-family dwellings and condominiums.

Does City Council support this recommendation?

Recommendation 9: That the City refrain from implementing an incentive related to property tax abatement for new home construction within Saskatoon.

Does City Council support this recommendation?

Recommendation 13: That City Council approach the Province of Saskatchewan for a change in the acceptable methods of determining the value of commercial property to include Income Based Assessment.

Does City Council support this recommendation?

Recommendation 14: That the City review arrangements with businesses in surrounding municipalities with respect to the provision of services. This review should determine whether or not these activities are profitable to the City and, if they are not, the City should change the pricing structure of that particular activity.

Does City Council support this recommendation?

Recommendation 15: That incentives through the property tax system be given in very limited circumstances and that they not extend beyond a five-year period. Additionally, such incentives should be dependent on the creation of new jobs within city limits.

Does City Council support this recommendation?"

**A6) Jim Short**

**The Saskatchewan Rental Housing Industry Association Inc., dated June 15**

Requesting permission to address Council regarding the Tax Review Committee Report. (File No. CK. 225-52)

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 13**

**A7) Pauline Genaille, President  
Renters Rights Advocacy Group, dated June 10**

Requesting permission to address Council regarding the Tax Review Committee Report. (File No. CK. 225-52)

**RECOMMENDATION:** that Ms. Genaille be heard.

**AA9) Bonnye Moncrief, Past-President  
Saskatchewan Rental Housing Industry Association, June 10**

Submitting comments regarding classification of multi-family properties for property tax purposes. (File No. CK. 225-52)

**RECOMMENDATION:** that the information be received and considered with Item 6a) of Unfinished business.”

*Mr. Jerry Fraser, Columbian Manor Tenants Association, expressed concerns regarding the level of taxation for multi-unit dwellings.*

*Mrs. MacDonald, representing the Columbian Manor tenants, expressed concerns regarding the impact of taxation on multi-unit dwellings on citizens with fixed incomes.*

*Mr. Jim Short, The Saskatchewan Rental Housing Industry Association Inc., spoke on the recommendations regarding multi-unit dwellings.*

*Ms. Pauline Genaille, President, Renters Rights Advocacy Group, was not in attendance.*

*Moved by Councillor Harding, Seconded by Councillor Steernberg,*

*THAT the percentage of value differential, and any other city policy imposing a higher tax burden on multi-family residential units, as compared to single-family residential units be discontinued, and that City Council approach the Province to request an elimination in the fair value differential between multi-unit and single-family properties. (Recommendation 8)*

*CARRIED.*

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 14**

*THAT the issue of how to implement the elimination of the fair value differential between multi-unit and single-family properties be referred to the Administration and Finance Committee for a report.*

*CARRIED.*

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

*THAT Council adopt the recommendations contained in the report of the Saskatoon Local Tax Review Committee and that the Administration and Finance Committee be requested to bring forward an implementation plan.*

*YEAS: Councillors Atchison, Birkmaier and Maddin 3*

*NAYS: His Worship the Mayor, Councillors Harding, Heidt,  
Langford, Roe, Steernberg and Waygood 7*

*Moved by Councillor Langford, Seconded by Councillor Steernberg,*

*THAT City Council adopt a plan that would result in a reduction in the differential between residential and commercial effective tax rates. (Recommendation 12)*

*THE MOTION WAS PUT AND LOST.*

*Moved by Councillor Harding, Seconded by Councillor Heidt,*

*THAT City Council adopt a plan that would result in a reduction in the differential between residential and commercial effective tax rates, and at the end of the ten-year period the commercial rate should not be any greater than 1.75 times the residential rate. (Recommendation 12)*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 15**

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

*THAT the issue of how to implement the reduction in the differential between residential and commercial effective tax rates be referred to the Administration and Finance Committee for a report.*

*CARRIED.*

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

*THAT City Council approach the Province to request the burden of education funding shift from property tax to the provincial tax levels to reduce the reliance on property tax to a maximum of 40% over five years. (Recommendation 3)*

*CARRIED.*

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

*THAT revenue from service fees, licenses, and grants recommended in this report be used to reduce the effective tax rate on commercial property until that rate reaches 1.75 times the residential effective rate, and that if these sources of revenue are greater than \$7 million, any additional amount be used to reduce the effective rate on all classifications of property. (Recommendation 11)*

*IN AMENDMENT*

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

*THAT the words “and multi-unit residential properties” be added after the words “commercial property”.*

*THE AMENDMENT WAS PUT AND LOST.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 16**

IN REFERRAL

*Moved by Councillor Langford, Seconded by Councillor Heidt,*

*THAT the motion be referred to the Administration and Finance Committee for consideration.*

*CARRIED.*

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

*THAT the remainder of the recommendations in the report be referred to the Administration and Finance Committee for a report.*

*THE MOTION WAS PUT AND LOST.*

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

*THAT City Council approach the Province for legislation that would enable it to impose a service fee on owners of exempt property related to the cost of providing police and fire protection, for additional revenue of approximately \$1,500,000, with the owners of such property being subject to the greater of the service fee or the negotiated grant in lieu of property tax. (Recommendation 17)*

*THE MOTION WAS PUT AND LOST.*

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

*THAT the Crown Investments Corporation pay grants in lieu of all property, regardless of whether or not it is occupied, which should increase municipal property tax revenues by \$200,000 if a consistent policy with respect to vacant property is applied. (Recommendation 18)*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 17**

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

*THAT City Council approach the Province for a change in legislation that would require the University of Saskatchewan to pay a grant in lieu of taxes to the City, with the amount of the grant being negotiated and taking into account the services received by the University from the City. (Recommendation 19)*

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

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

*THAT City Council approach the Province for a change in legislation to enable the City to implement a \$500 service fee for all properties in Saskatoon to cover the cost of the essential services of fire and police, which would be applied as a rebate against property taxes. (Recommendation 4)*

*THE MOTION WAS PUT AND LOST.*

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

*THAT the City approach the Province for legislation that would enable it to impose a service fee on owners of residential property related to the cost of providing police and fire protection, for additional municipal revenue of approximately \$2,000,000, and residential property owners being eligible for a rebate of the service fee against their property tax assessment. (Recommendation 6)*

*THE MOTION WAS PUT AND LOST.*

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

*THAT the following recommendations be referred to the Administration and Finance Committee for a report:*

*“THAT, assuming the City continues to impose an annual license fee of \$100, owners of home-based businesses be subject to a total annual levy of \$350. We further recommend that this fee be reviewed when there are significant changes in either the business license fee and/or in the differential property tax levy between residential and commercial property. (Recommendation 10)*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 18**

*THAT the phase-in negotiated for commercial property be extended to include the years 1999, 2000, 2001, and 2002. (Recommendation 16)”*

*CARRIED.*

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

*THAT City Council continue to devote the necessary resources to the assessment and appeals process in an effort to work towards an assessment process that effectively assesses properties at their market values. (Recommendation 1)*

*CARRIED.*

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

*THAT City Council approach the Province for a change in legislation to allow implementation of a policy of keeping the tax rolls open and available for review by the citizens of Saskatoon at their convenience, and that Internet access through the City’s web page be considered. (Recommendation 2)*

*CARRIED.*

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

*THAT City Council approach the Province of Saskatchewan for a change in the acceptable methods of determining the value of residential property to include a Sales Comparison Assessment for both land and buildings. (Recommendation 5)*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 19**

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

*THAT City Council approach the Province to eliminate any differential in the percentage of fair value used to determine assessment between single-family dwellings and condominiums. (Recommendation 7)*

*CARRIED.*

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

*THAT the City refrain from implementing an incentive related to property tax abatement for new home construction within Saskatoon. (Recommendation 9)*

*CARRIED.*

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

*THAT City Council approach the Province of Saskatchewan for a change in the acceptable methods of determining the value of commercial property to include Income Based Assessment. (Recommendation 13)*

*CARRIED.*

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

*THAT the City review arrangements with businesses in surrounding municipalities with respect to the provision of services in order to determine whether or not these activities are profitable to the City and, if they are not, the pricing structure of that particular activity be changed. (Recommendation 14)*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 20**

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

*THAT incentives through the property tax system be given in very limited circumstances, not extend beyond a five-year period, and be dependent on the creation of new jobs within city limits. (Recommendation 15)*

*CARRIED.*

**COMMUNICATIONS - CONTINUED**

**5) John Maxin  
326 Avenue D South, June 10**

Requesting permission to address Council with respect to maintenance of grass on City property.  
(File No. CK. 4070-1)

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

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

*THAT Mr. Maxin be heard.*

*CARRIED.*

*Mr. John Maxin, expressed concerns regarding the lack of grass cutting on the city-owned property at 319 Avenue D South. He also raised a concern regarding the number of City workers utilized to cut down City trees at 325 Avenue D South and 333 Avenue D South.*

*Moved by Councillor Langford, Seconded by Councillor Waygood,*

*THAT the matter be referred to the Administration.*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 21**

- 6) **Jim Short**  
**The Saskatchewan Rental Housing Industry Association Inc., dated June 15**

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

- 7) **Pauline Genaille, President**  
**Renters Rights Advocacy Group, dated June 10**

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

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

- 1) **Zhiyuan Hu**  
**414 Budz Crescent, May 28**

Submitting comments regarding stucco problems at 414 Budz Crescent. (File No. CK. 150-1)

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

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

*THAT the information be received and referred to the Planning and Building Department.*

*CARRIED.*

- 2) **Inky Mark, M.P. (Dauphin—Swan River)**  
**House of Commons, Ottawa, ON, May 22**

Requesting input on Section 5 of the draft *New Canada Act* released by the Official Opposition. (File No. CK. 277-1)

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

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

*THAT the matter be referred to the Mayor's Office.*

*CARRIED.*

- 3) **Carrie Zdunich, Interim General Manager**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 22**

**25<sup>th</sup> Street Theatre Centre Inc., June 5**

Requesting permission for an extension of the noise bylaw from July 31 to August 9, 1998 in connection with the 1998 Saskatoon International Fringe Festival. (File No. CK. 205-25)

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

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

*THAT permission be granted to the 25<sup>th</sup> Street Theatre Centre Inc., to extend the time during which the 1998 Saskatoon International Fringe Festival may be conducted in the Broadway District during the following dates and times:*

<i>July 31</i>	<i>7:00 p.m. to 12:30 a.m.</i>
<i>August 1</i>	<i>12:00 p.m. to 12:30 a.m.</i>
<i>August 2</i>	<i>12:00 p.m. to 12:30 a.m.</i>
<i>August 3</i>	<i>12:00 p.m. to 11:30 p.m.</i>
<i>August 4</i>	<i>4:00 p.m. to 11:30 p.m.</i>
<i>August 5</i>	<i>4:00 p.m. to 11:30 p.m.</i>
<i>August 6</i>	<i>4:00 p.m. to 11:30 p.m.</i>
<i>August 7</i>	<i>4:00 p.m. to 12:30 a.m.</i>
<i>August 8</i>	<i>12:00 p.m. to 12:30 a.m.</i>
<i>August 9</i>	<i>12:00 p.m. to 11:30 p.m.</i>

*CARRIED.*

**4) Susan Lamb, Chief Executive Director  
Meewasin Valley Authority, June 5**

Submitting a letter from Mr. and Mrs. J. Finnie complimenting the City of Saskatoon and the staff at Gordie Howe Campground, and asking that thanks be passed along to the staff at Gordie Howe Campground. (File No. CK. 150-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 23**

**RECOMMENDATION:** that the information be received and that a copy of the letter be forwarded to Gordie Howe Campground staff.

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

*THAT the information be received and that a copy of the letter be forwarded to Gordie Howe Campground staff.*

*CARRIED.*

**5) Megan Berge, Grade 12 Student  
E.D. Feehan High School, May 21**

Submitting comments regarding a “Safe House” for child prostitutes. (File No. CK. 280-5)

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

*Moved by Councillor Langford, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

**6) Bryce Graham, Manager, Safe Communities  
Saskatoon District Health Services, June 4**

Requesting Council to approve the appointment of Ms. Leslie Rea-Winichuk as the Saskatoon District Health Board’s representative on the Advisory Committee on Animal Control to replace Mr. Russell Scott. (File No. CK. 225-9)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 24**

**RECOMMENDATION:** that Ms. Leslie Rea-Winichuk be appointed as the Saskatoon District Health Board's representative on the Advisory Committee on Animal Control to replace Mr. Russell Scott.

*Moved by Councillor Harding, Seconded by Councillor Steernberg,*

*THAT Ms. Leslie Rea-Winichuk be appointed as the Saskatoon District Health Board's representative on the Advisory Committee on Animal Control to replace Mr. Russell Scott.*

*CARRIED.*

**7) Moişhe and Geraldine Black  
1127 Aird Street, June 10**

Submitting comments regarding the proposed bylaw regarding cats. (File No. CK. 151-1)

**RECOMMENDATION:** that the information be received and considered with Clause 3, Report No. 11-1998 of the Administration and Finance Committee.

*Moved by Councillor Heidt, Seconded by Councillor Langford,*

*THAT the information be received and considered with Clause 3, Report No. 11-1998 of the Administration and Finance Committee.*

*CARRIED.*

**8) Nancy Senior  
504 Lansdowne Avenue, June 9**

Submitting comments regarding the proposed bylaw regarding cats. (File No. CK. 151-1)

**RECOMMENDATION:** that the information be received and considered with Clause 3, Report No. 11-1998 of the Administration and Finance Committee.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 25**

*Moved by Councillor Heidt, Seconded by Councillor Waygood,*

*THAT the information be received and considered with Clause 3, Report No. 11-1998 of the Administration and Finance Committee.*

*CARRIED.*

**9) Bonnie Moncrief, Past-President  
Saskatchewan Rental Housing Industry Association, June 10**

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

**10) Brian McKenna  
828 Saskatchewan Crescent East, June 8**

Submitting comments regarding taxes of 1002 Aird Street. (File No CK. 1930-1)

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

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

*THAT the information be received.*

*CARRIED.*

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

**1) V.S. (Vern) Waldherr  
Louis the 8<sup>th</sup> Mall, May 24**

Submitting concerns regarding bus shelter advertising panels in front of the parking lot at Louis the 8<sup>th</sup> Mall. **Referred to the Planning and Operations Committee.** (File No. CK. 7311-4)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 26**

**2) Robert Heidt, Managing Director  
8<sup>th</sup> Street Business Association, May 28**

Submitting concerns regarding bus shelter advertising panels in front of the parking lot at Louis the 8<sup>th</sup> Mall. **Referred to the Planning and Operations Committee.** (File No. CK. 7311-4)

**3) H. A. VanEyck  
203 9<sup>th</sup> Street East, May 27**

Submitting concerns regarding fencing of boulevard green-space in the Nutana neighbourhood. **Referred to the Planning and Operations Committee.** (File No. CK. 4090-1)

**4) Doreen Wilson  
44 Hoeschen Crescent, May 30**

Submitting comments regarding the grading of back alleys. **Referred to the Administration.** (File No. CK. 6315-1)

**5) J. Korobejko  
335 Winnipeg Avenue South, June 6**

Submitting concerns regarding the utility bill for the month of May. **Referred to the Administration.** (File No. CK. 150-1)

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

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

*THAT the information be received.*

*CARRIED.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 27**

**C. PROCLAMATIONS**

**1) Chris Dekker, President  
Canadian Public Relations Society, Saskatoon Inc., June 8**

Requesting Council to proclaim the week of October 12 to 17, 1998 as Canadian Public Relations Society (CPRS) Week in Saskatoon. (File No. CK. 205-5)

**2) Gerald H. Dafoe, Chief Executive Officer  
Canadian Public Health Association, May 27**

Requesting Council to proclaim the week of October 25 to November 1, 1998 as National Immunization Week (NIW) Week 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 Atchison, 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.*

**REPORTS**

Mr. G. Grismer, Chair, submitted Report No. 9-1998 of the Municipal Planning Commission;

A/City Manager Richards presented Report No. 12-1998 of the City Manager;

Councillor Atchison, Member, presented Report No. 12-1998 of the Planning and Operations Committee;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 28**

Councillor Maddin, Chair, presented Report No. 11-1998 the Administration and Finance Committee;

Councillor Birkmaier, Chair, presented Report No. 5-1998 of the Audit Committee; and

Councillor Birkmaier, Chair, presented Addendum to Report No. 5-1998 of the Audit Committee.

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

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

- a) Report No. 9-1998 of the Municipal Planning Commission;*
- b) Report No. 12-1998 of the City Manager;*
- c) Report No. 12-1998 of the Planning and Operations Committee;*
- d) Report No. 11-1998 of the Administration and Finance Committee;*
- e) Report No. 5-1998 of the Audit Committee; and*
- f) Addendum to Report No. 5-1998 of the Audit Committee.*

*CARRIED.*

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

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

*Committee arose.*

*Councillor Harding, Chair of the Committee of the Whole, made the following report:*

*THAT while in Committee of the Whole, the following matters were considered and dealt with as stated:*

**“REPORT NO. 9-1998 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. Development Plan Amendment  
from Suburban Centre to District Commercial  
and Rezoning by Agreement - M.3A to  
B.2 District by Agreement  
Lot 2, Block 911, Plan 79-S-43600  
227 Pinehouse Drive  
Applicant: Mr. Derek Kindrachuk  
(Files CK. 4351-1)**

**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to:
  - a) Amend the City of Saskatoon Development Plan Bylaw No. 6771 to redesignate Lot 2, Block 911, Plan 79-S-43600 (227 Pinehouse Drive) from 'Suburban Centre' to 'District Commercial';
  - b) Rezone by Agreement Lot 2, Block 911, Plan 79-S-43600 (227 Pinehouse Drive) from an M.3A District to a B.2 District subject to the execution of an agreement between Linus Holdings Ltd., Mr. And Mrs. Vernon and Dorothy Longdo and the City of Saskatoon, which Agreement would permit the carrying out of a development proposal on the said land, namely:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 30**

- a. a 2,023 m2 commercial building containing:
    - i. retail stores which cannot exceed 190m2 each;
    - ii. a pharmacy which cannot exceed 550 m2;
    - iii. a medical clinic;
    - iv. a restaurant which cannot exceed 305m2 and not more than 15% of the Gross Leasable Area of the building;
    - v. personal service trades which cannot exceed 205m2 in total and not more than 10% of the Gross Leasable Area shall be devoted to such uses;
    - vi. church & hall;
    - vii. offices;
    - viii. dwelling units (limited to upper floors)
    - ix. maximum of two (2) electronic games, pinball, within a retail store or restaurant use;
    - x. accessory buildings;
  - b. 109 off-street parking stalls;
  - c. 6 metre front yard setback;
  - d. 3 metre side yard setback;
  - e. 7.5 metre rear yard setback;
  - f. no more than 11 metres in height (two storey maximum);
  - g. landscaping to the satisfaction of the Development Officer of the entire required front yard;
  - h. a maximum floor area ratio of 0.32:1;
  - i. 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,

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 31**

- 4) that at the time of the public hearing City Council consider the Commission's recommendation that the designation and rezoning be approved.

*ADOPTED.*

A summary page, including a location plan for the proposed Development Plan Amendment and Rezoning, is attached. Your Commission has considered and concurs with the following report of the Planning and Building Department dated May 7, 1998:

**“B. PROPOSAL”**

Mr. Derek Kindrachuk has applied on behalf of the owners of 227 Pinehouse Drive to City Council to:

- 1) Redesignate, in the City of Saskatoon Development Plan, Lot 2, Block 911, Plan 79-S-43600 (227 Pinehouse Drive) from a Suburban Centre to a District 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 Lawson Heights Suburban Centre (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, in the Development Plan, the function and potential of the existing commercial site which contains a medical clinic, beauty salon, restaurant, pharmacy and massage facility as a District Commercial outlet rather than an institutional or office development; and,
- 3) Permit a limited expansion of the existing building and uses for future development of the site.

**D. BACKGROUND INFORMATION**

In 1982, Park Avenue Properties Ltd. of Calgary constructed an office/retail complex in the Lawson Heights Suburban Centre at 227 Pinehouse Drive under the M.3A Zoning District. Subsequent permits were issued in 1982 for interior development of the building to include a restaurant, a dental office, a medical clinic and a pharmacy. In 1983, a permit was issued for a beauty salon. *The medical clinic was considered the permitted primary use of the site*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 32**

*and building.* The other uses were considered to be accessory uses in relation to the primary permitted uses. The M.3A district allows medical clinics and offices as permitted uses in the M.3A District. However, pharmacies, restaurants and beauty salons are only permitted as accessory uses to an office use.

In 1982, the M.3A District did not contain limitations on the floor area of accessory uses in relation to the primary use. Currently, the medical clinic occupies only 23.2% of the Gross Floor Area of the building while the accessory use pharmacy occupies 35.3% of the 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 227 Pinehouse Drive.

Since the introduction of Bylaw No. 6367, several permits for alterations and additions have been processed for 227 Pinehouse Drive. However, none of the permits issued have increased the floor area of the accessory uses. Hence, the level of non-conformity has not increased.

In March, 1997, Mr. Mark Gibson, property manager of 227 Pinehouse Drive, inquired about the possibility of one of the existing legal non-conforming uses expanding into approximately 150 square feet of vacant space within the building. Since this would amount to an increase in the extent of legal non-conformity of the site, the Planning and Building Department could not issue a building or development permit for the expansion. As a result, a request has been made to the Planning and Building Department to redesignate and rezone the site to accommodate the proposed expansion.

**E. JUSTIFICATION**

1. Planning and Building Department Comments

The Planning and Building Department has been in negotiation with the property manager and agent to resolve the outstanding non-conformance issues at 227 Pinehouse Drive 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 a Suburban Centre. The following clause from the City of Saskatoon Development Plan describes Suburban Centres:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 33**

‘SUBURBAN CENTRE

1.4.4 “**Suburban Centre**” means a multi-use complex consisting of commercial, institutional, medium and high density residential and recreational facilities serving a suburban development area.’

Any commercial land component of Suburban Centres is designated as Suburban Centre Commercial Areas in the Development Plan. According to the applicant, the intended long range use of 227 Pinehouse Drive is to provide retail and retail services to a District area. It is not intended that the site become a full service retail site which competes with the services offered by the Lawson Heights Mall or the Primrose Drive commercial district. The proposed rezoning agreement will limit the future building expansion on this site and place restrictions on the floor area devoted to some permitted uses.

The applicant and the Planning and Building Department are proposing that the site be designated as a District Commercial site which is defined in the Development Plan as:

‘DISTRICT COMMERCIAL AREAS

4.3 A District Commercial Area shall be of a size sufficient to serve the needs of the population within the District.’

Districts are typically 2 to 3 neighbourhoods in size (10,000 to 15,000 people). District Commercial sites typically offer convenience goods and services to serve the district market and may include restaurants. Existing District Commercial sites in Saskatoon include:

- 1) Broadway Avenue and Taylor Street - B.2
- 2) Churchill Shopping Centre - Clarence Avenue and Taylor Street - B.2
- 3) McKercher and Stillwater Drive - P.U.D.
- 4) College and Cumberland - B.2
- 5) 33<sup>rd</sup> Street and 7<sup>th</sup> Avenue - B.2
- 6) 23<sup>rd</sup> Street and Avenue H - B.2
- 7) 33<sup>rd</sup> and Confederation Drive - B.2

Characteristically, the District Commercial sites in Saskatoon are located on major collector roads and arterial streets. It has been noted by the Planning and Building Department that no District Commercial sites currently exist in the Lawson Suburban Development Area. Given the recent expansion of townhouse development in the Lawson Suburban Centre, it is the opinion within the Planning and Building Department that a District Commercial site is required to serve the convenience shopping needs of the growing population in this area.

A Specific Development Proposal

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
 MONDAY, JUNE 15, 1998  
 PAGE 34**

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 227 Pinehouse Drive.

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 suitable 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 227 Pinehouse Drive 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 227 Pinehouse Drive

	<u>Existing</u>	<u>M.3A District Requirement</u>	<u>(Proposed) B.2 District by Agreement</u>
Front Setback:	28 metres	6 metres	6 metres
Side Setback	3 metres	3 metres	3 metres
Rear Setback	12 metres	7.5 metres	7.5 metres
Building Height	5.5 metres (1 storey)	no limit	11 metres (2 storeys)
Site Area	6,455 m <sup>2</sup>	not < 555 m <sup>2</sup>	6,455 m <sup>2</sup>
Gross Floor Area	1,319 m <sup>2</sup>	32,275 m <sup>2</sup> *	2,023 m <sup>2</sup> (+53%)
Floor Area Ratio	.204:1	not > 5:1	not > .313:1
Off-Street Parking	125 stalls	dependent on use	not < 109 stalls
Signage	Sign Group 3	Sign Group 3	Sign Group 2 - (maximum height of freestanding sign - 2.5 metres and not greater than 2.0 m <sup>2</sup> in area.)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
 MONDAY, JUNE 15, 1998  
 PAGE 35**

**Permitted Uses**

Existing Uses (1,319 m2 bldg)	Area (m2)	% of G.F.A.	Proposed Uses (2,023 m2 bldg.)	Max. Area (m2)	% of G.F.A.
pharmacy	465	35.3	pharmacy	550	27.2
medical clinic	306	23.2	medical clinic	no restriction	
restaurant	283	21.5	restaurant	305	15.0
personal service	169	12.8	personal service	205	10.0
			retail stores	not > 190 m2 each	
			church & hall	no restriction	
			offices	no restriction	
			dwelling units	no restriction - (limited to upper floors)	
			electronic games pinball, etc.	max. 2 within restaurant or retail use.	
			Accessory bldgs.	no restriction	

\* - Floor Area Ratio cannot exceed 5:1 (6,455 m2 x 5 = 32,275m2)

**Compatibility with Adjacent Land Uses**

The proposal to rezone 227 Pinehouse Drive by Agreement will ensure that future uses on this site are limited to small shops, a restaurant no larger than 305 m2, 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 Lawson Suburban Centre. 227 Pinehouse Drive is not intended to draw customers from a wide area or compete with the services offered at the Lawson Heights Mall or commercial services on Primrose 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**

**Public Works Department**

The above application for rezoning is acceptable to this department. If building changes require modifications of the water and sewer connections, this will be at the owner's expense.

**Transportation Department**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 36**

The Transportation Department has reviewed the application to rezone 227 Pinehouse Drive 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 identify the site as a District Commercial location within the City of Saskatoon Development Plan;
- b) it will remove the legal non-conforming status of the existing uses at 227 Pinehouse Drive;
- c) it will permit a planned expansion of the premises by permitting the construction of a commercial building no larger than 2,023 m<sup>2</sup> in size and,
- d) it will place limits on the kinds and size of future uses within the building upon completion of the planned expansion to ensure that the site remains 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 Suburban Centre to District 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.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 37**

Notices for both the Development Plan amendment and the Zoning Bylaw amendment will be placed separately in the Star Phoenix once a week for two consecutive weeks. Notice boards will also be placed on the site for both amendments. The property owner affected by this redesignation and rezoning will also be notified of the public hearing date, time and place.

**G. ATTACHMENTS**

1. Existing Site Plan of 227 Pinehouse Drive - Pinehouse Plaza
2. Proposed Site Plan of 227 Pinehouse Drive - Pinehouse Plaza”

2. **Proposed Rezoning - Bayfield Crescent  
Part of Parcel H, Plan 96-S-13325,  
except 96-S-50773 and 97-S-57746  
R.1A to an RM(Tn) District  
Briarwood Road  
Applicant: Webster Surveys Ltd.  
(File No. CK. 4351-1)**

**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to rezone Part of Parcel H, Plan 96-S-13325 except 96-S-50773 and 97-S-57746 from an R.1A 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 the rezoning be approved.

*ADOPTED.*

A summary page, including a location plan for the above-proposed rezoning, is attached. Your Commission has reviewed and supports the following report of the Planning and Building Department dated May 20, 1998:

**“B. PROPOSAL**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 38**

Webster Surveys Ltd. has submitted an application requesting approval from City Council to rezone Part of Parcel H, Plan 96-S-13325, except 96-S-50773 and 97-S-57746 (Bayfield Crescent) from an R.1A District to an RM(Tn) District in the Briarwood neighbourhood (please refer to the Location Plan on the cover page).

**C. REASON FOR PROPOSAL**

Briarwood Developments Ltd. intends to develop this site for the construction of low density, townhouse style multiple unit dwellings. The rezoning, if approved, will enable development to proceed in accordance with the land use pattern established by the Briarwood Neighbourhood Sketch Plan (please refer to Attachment No. 1).

**D. BACKGROUND INFORMATION**

On June 5, 1995, City Council endorsed a revised Neighbourhood Sketch Plan for the Briarwood Neighbourhood. A Neighbourhood Sketch Plan is a design plan which shows the street layout and major land uses within a proposed neighbourhood. It is used as a blueprint for the future development of new neighbourhoods, neighbourhood extensions and large infill areas.

Neighbourhood Sketch Plans are reviewed by the Municipal Planning Commission, both Standing Committees of Council and the Technical Planning Commission before being endorsed by City Council. An approved sketch plan is used as the basis for the approval of further rezoning and subdivision in a neighbourhood. The Briarwood neighbourhood sketch plan has identified seven sites for the construction of multiple unit dwellings within the Briarwood neighbourhood.

**E. JUSTIFICATION**

**1. Planning and Building Department Comments**

The R.1A Zoning District is used as a means to 'hold' land which is intended for future urban development within areas identified for residential neighbourhood development. The City of Saskatoon Development Plan may designate future residential areas decades in advance of any actual development. As the time approaches to develop a new neighbourhood, the neighbourhood is planned by what is called a 'neighbourhood sketch plan'. The sketch plan is a blueprint or design plan which lays out the street system, parks, school sites, neighbourhood commercial sites and sites for multiple unit dwellings.

It may take many years before a neighbourhood is fully developed. For example, the development of the Briarwood neighbourhood began in 1987. As neighbourhood development progresses, rezoning of land must occur to accommodate those uses which

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 39**

were approved in the neighbourhood sketch plan. Ideally, rezoning of land within residential neighbourhoods should occur well in advance of any surrounding construction so that the housing consumer has a clear picture of the zoning pattern before purchasing land within the neighbourhood. In this regard, Briarwood Developments Ltd. was urged by the Planning and Building Department to submit this rezoning request as soon as possible because single family housing will be developed in 1998 on Bayview and Brookmore Crescents.

The purpose of this rezoning is to accommodate the development of low-density multiple unit dwellings on Bayfield Crescent. If the site is successfully rezoned, the owner intends to resubdivide the land to create one large parcel for development. If the rezoning of this land is not successful, the land will be subdivided for single family homes as shown on the Briarwood Neighbourhood Sketch Plan.

Development of this site is expected to commence in late 1998 or 1999. Briarwood Developments Ltd. is currently evaluating whether to re-subdivide the Bayfield Crescent area to create lots for single family dwellings to the south of the subject lands in 1998. The portion of Parcel H proposed for rezoning is 4.145 hectares (10.242 ac) in size. The RM(Tn) District typically permits a density of between 7 and 13 dwelling units per acre. Therefore, the expected development density of this site could be between 72 and 133 units. Eighty-four units (84) have been identified as likely to be constructed on the Neighbourhood Sketch Plan (8.2 dwellings per acre).

As of April 30, 1998, there were 330 permits issued for one unit dwellings and 34 multiple unit dwellings in the Briarwood Neighbourhood.

2. Compatibility with Adjacent Land Uses

The RM(Tn) District permits the development of multiple unit dwellings, group townhouses, street townhouses, dwelling groups and day care centres. The expected use of this site will be for the development of group townhouses. Buildings are limited in height to 3 storeys, site coverage is limited to a maximum of 30% for dwelling groups and landscaping is required in the front and side yard in this district.

It is the opinion within the Planning and Building Department that the development standards contained in the RM(Tn) District are sufficient to protect adjacent residential

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 40**

properties from any incompatibility with proposed single family homes expected in the future.

3. Comments by Others

Briarwood Community Association

On April 24, 1998, the Planning and Building Department notified the Briarwood Community Association for their comments. The President of the Briarwood Community Association made a verbal enquiry about the type of dwellings expected to be built on this land. He indicated that the community association is not opposed to the rezoning and would contact Mr. Wally Mah of Briarwood Developments Ltd. to obtain a detailed sketch of the proposed development if available.

Public Works Department

The proposed rezoning is acceptable to this department.

Transportation Department

The Transportation Department has reviewed the application to rezone the described land and has no objections or concerns.

4. Conclusion

It is the opinion within the Planning & Building Department that this proposal represents a good opportunity to increase the variety of housing choices available to consumers in the Briarwood neighbourhood. The RM(Tn) District contains sufficient development standards to ensure land use compatibility with adjacent single family development.

Should this rezoning proceed, the land will be identified for multiple unit dwellings in advance of any development of single family homes on Bayfield Crescent.

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 41**

the site. The Briarwood Community Association has already been advised in writing of this application.

**G. ATTACHMENTS**

1. Revised Briarwood Neighbourhood Sketch Plan - June, 1995.”
  
3. **Proposed Rezoning - 55 Borden Crescent  
Lot B, Block 180, Plan 82-S-03197  
R.2 District to RM.4 District  
Confederation Park Neighbourhood  
Applicant: City of Saskatoon  
(File No. CK. 4351-1)**

**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to rezone Parcel B, Block 180, Plan 82-S-03197 (55 Borden Crescent) from an R.2 District to an RM.4 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;
- 4) that at the time of the public hearing City Council consider the Commission's recommendation that the rezoning be approved; and
- 5) that the Land Manager be instructed to include the conditions listed in this report at the time of sale.

*ADOPTED.*

A summary page, including a location plan for the above-proposed rezoning, is attached. The Commission is recommending approval of the proposal outlined in the following report of the Planning and Building Department dated April 8, 1998, and as updated on May 22, 1998:

**“B. PROPOSAL**

The City of Saskatoon Land Manager has applied to City Council to rezone Parcel B, Block 180, Plan 82-S-03197 (55 Borden Crescent) from an R.2 District to an RM.4 District. This land is located in the Confederation Park Neighbourhood (please refer to the Location Plan

on the cover page).

**C. REASON FOR PROPOSAL**

The City of Saskatoon Land Manager has indicated that there has been no demand for parcel development within the existing R.2 District and the size and configuration of this parcel does not allow for efficient lot development to accommodate one and two unit dwellings. The parcel will however, accommodate a multiple unit dwelling or a dwelling group. The rezoning will increase the marketability of this site and facilitate development on an un-utilized parcel of land.

**D. BACKGROUND INFORMATION**

The ¼ Section where Borden Crescent is situated was purchased by the City in 1961. The current Parcel B was formerly part of a larger 7.0 acre parcel (Parcel P, Plan 71-S-05614) which was designated as a high school site. In 1982, Parcel P was resubdivided into its current configuration, with the intent that Parcel B would be sold as a church site. Since 1982, there has been no interest in the site for a church use or any other use listed in the R.2 District.

Parcel B was designed from the outset for parcel development such as a church or a school. As a result, the fronting street is extra wide to accommodate extra traffic to and from the site. Although the site could be re-subdivided to create lots for one and two unit dwellings, there has been little interest shown by developers to create more low density lots in this area.

**E. JUSTIFICATION**

**1. Planning and Building Department Comments**

According to the Land Branch no one has expressed interest in Parcel B for any other uses permitted by the R.2 District, such as a church. For example, the adjacent existing lots to the South on Borden Crescent were available on the market for many years for one or two-unit dwellings with no sales. The Land Branch reduced the price of these lots to below the cost of servicing but no interest has been expressed until very recently. The lots have since been taken off the market and held for Habitat for Humanity who have been gradually purchasing the lots the reduced price. The Land Branch is very reluctant to develop Parcel B for more one and two unit dwellings given the shape of the parcel and present and historical demand for lots priced at \$30,000 in this area.

The RM.4 District does not preclude the development of one and two unit dwellings and could be developed for those purposes if a developer were to step forward and take the risk.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 43**

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 Land Manager believes that infill development would be more viable under the RM.4 District. The RM.4 District includes the following permitted uses:

- a) All uses listed in the R.2 District;
- b) Multiple Unit Dwellings; and,
- c) Dwelling Groups.

All discretionary uses of the RM.4 District are as per the R.2 District.

Development Restrictions within Sales Agreement

The staff of the Planning and Building Department is concerned about the compatibility of any future development on this site with the single family lots to the North (McGee Crescent). Without a specific development proposal, it is impossible to enter into a Rezoning by Agreement. However, because the City of Saskatoon owns the land, a sales agreement between the City of Saskatoon and a prospective developer is necessary. The sales agreement may contain conditions to encourage a form of development on this parcel which is compatible with the single family housing on McGee Crescent. The sales agreement may impose conditions on such items as height, density (dwellings per acre), building setbacks and landscaping.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 44**

In 1970's and 80's, typical RM.4 development has been in the form of two to three storey walk-up apartments with on-grade parking. Without a sales agreement in place, under RM.4 zoning, a developer could construct a three storey, walk-up apartment with off-street parking located along the lane abutting the property on McGee Crescent. In the past, the average yield of dwelling units per acre of land in the RM.4 District has been 25 to 30 units per acre. This site is 1.81 acres in size, therefore, the number of dwelling units for this site could be between 45 and 54 units.

Given that there is no prospective purchaser for this site at this time, and a walk-up apartment may be incompatible with the properties on McGee Crescent, the Land Manager would be willing to place specific development restrictions on the site as part of the sales agreement with any potential purchaser.

It is the opinion of the Land Manager that given the existing market conditions, the style and form of development expected to be constructed on a site of this size will closely resemble the recent developments at the following locations:

- a) 535 McWillie Avenue (Silverspring - 1997) - 15.8 dwelling units per acre
- b) 110 Keevil Crescent (University Heights Suburban Centre - 1997) - 17.0 dwellings per acre.
- c) 327 Rogers Road (Erindale - 1996) - 17.9 dwellings per acre.

(Please refer to Attachments 1 to 3 for photos of these developments).

(The Millar Greenhouse site and Thornton School Site are two other developments constructed under RM.4 zoning, however they were specified proposals which could be controlled by a Rezoning Agreement).

It is the opinion within the Planning and Building Department that any rezoning to an RM.4 District must be accompanied by a sales agreement which includes the following conditions:

- that any future residential development be limited to an overall density of no greater than 15 dwelling units per acre (27 dwellings in total);
- that height be limited to no more than two storeys; and,
- that a 6 foot fence be provided along the rear property line of the site.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 45**

The restrictions in the sales agreement are enforceable by the fact that the title to the parcel is not transferred to the new owner until 50% of the development is completed.

2. Development Plan Policy

Existing Development Plan policy concerning the location of sites for multiple unit dwellings within neighbourhoods is as follows:

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

The proposed rezoning of this parcel is consistent with the Development Plan in that:

- a) the site is located adjacent to the neighbourhood park;
- b) the site is linked directly to the neighbourhood collector of Confederation Drive;
- c) the site is located along the periphery of the Confederation Park neighbourhood; and,
- d) the site is grouped with existing apartments on Confederation Place.

3. Comments by Others

Confederation Park Community Association

On February 3, 1998, the Planning and Building Department wrote to the Confederation Park Community Association advising them of the proposed rezoning. To date, there has been no response.

Public Works Department

The above 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 RM.4. There are no objections or concerns with the proposal.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 46**

4. Supplementary Information

On May 5, 1998, The Municipal Planning Commission considered the above report and resolved:

‘that the Administration be requested to provide a report with respect to the differences between RM.4 and the RM(Tn) Districts and the options available relative to this particular site.’

This matter has been considered by the Planning and Building Department and the following additional information is provided.

Attachment No. 4 shows a chart which compares the development standards between the RM(Tn) District and the RM.4 District. As the table shows, the RM.4 District will allow greater design flexibility for development on this site. Given that there is no specific proposal it is recommended that the RM.4 District be applied to this site over the RM (Tn) District for the following reasons:

- the sideyard setback is lower - 6 metres for RM(Tn); 3 metres for RM.4 - a greater side yard is not an important consideration at this site since a park is located adjacent to the proposed site;
- the minimum site area per dwelling unit is lower - 305m<sup>2</sup>/dwelling unit for RM(Tn); 92m<sup>2</sup>/dwelling unit for RM.4 - the sales agreement will control density by limiting any proposed development to 27 dwellings in total on the site or 271m<sup>2</sup>/dwelling unit. Under RM(Tn) only 24 units could be built;
- the maximum site coverage under the RM(Tn) is 30%; under RM.4 the maximum coverage is 40%. The site is not large at 1.81 acres in size. It is the opinion within the Planning and Building Department that 30% coverage may severely limit the development potential of the site.

The sales agreement will control the density and height of any proposed development on this site. The 6 foot fence along the rear of the site will restrict access to either the front or side of the property. This will prevent excessive noise and headlight glare from affecting the properties on McGee Crescent. The RM(Tn) district would not require the installation of a fence along the rear property line and thus would not restrict access to and from the rear lane. An RM.4 District coupled with the provisions contained in a sales agreement should provide an appropriate balance between the need for flexibility to develop the site and the need to control density and height at this location.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 47**

5. Conclusion

It is the opinion within the Planning & Building Department that the proposal to rezone this parcel is a reasonable request to facilitate the infill development of multiple unit dwellings if accompanied by a sales agreement with development restrictions as stipulated above. Park space is located close by, the site has wide access to Confederation Drive and the site is served by a lane on three sides. 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 Confederation Park Community Association has already been advised in writing of this application. City Council will hold a public hearing at the conclusion of the standard advertising period.

**G. ATTACHMENTS**

- Attachment No. 1 - Development at 535 McWillie Avenue.
- Attachment No. 2 - Development at 110 Keevil Crescent.
  - No. 2 a. 110 Keevil Crescent - rear view
- Attachment No. 3 - Development at 327 Rogers Road
- Attachment No. 4 - General Development Standards of the RM.4 and RM(Tn) Zoning District.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 48**

**REPORT NO. 12-1998 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 \$1,321,621.01	May 27, 1998	June 1, 1998
Schedule of Accounts Paid \$649,257.41	May 28, 1998	June 1, 1998
Schedule of Accounts Paid \$818,432.17	May 29, 1998	June 3, 1998
Schedule of Accounts Paid \$4,962,106.32 (File No. 1530-2)	June 4, 1998	June 8, 1998

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

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

*ADOPTED.*

Report of the A/General Manager, Finance Department, June 4, 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 (May 16 - 31, 1998)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 49**

**A3) Communications to Council**

**From:** Albert Osborn, Shelley Brown, Jack Vicq  
Saskatoon Local Tax Review Committee  
**Date:** December 1, 1997  
**Subject:** Tax Review Committee Report  
**(File No. 225-1)**

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

**Section B - Planning and Operations**

**B1) Proposed Agreement**

**The City of Saskatoon and Flexi-Coil Ltd.  
Sanitary Sewer Connection  
(File No. 7781-1)**

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**RECOMMENDATION:** that City Council authorize the Mayor and the City Clerk to sign the proposed Sanitary Sewer Connection Agreement with Flexi-Coil Ltd.

*ADOPTED.*

Flexi-Coil Ltd. had applied for permission to construct a sanitary sewer pipeline that would connect to the City's system near Warman Road. The pipe installation would be paid for by Flexi-Coil, and it was agreed that offsite levies of \$480,000 would be paid for in 10 equal installments of \$48,000. The attached agreement, as prepared by the City Solicitor's Office, reflects this understanding.

**ATTACHMENT**

1. Proposed Agreement

**B2) Application for Registration of Condominium Plan**

**9 Pearson Place (R.4 Zoning District)  
Parcel B, Block 729, Plan 73-S-26765  
(File No. PL 4132- 4/98)**

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**RECOMMENDATION:** 1) that the conversion of the multiple-unit dwelling at 9 Pearson Place to a condominium be approved in principle; and,

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 50**

- 2) that after the necessary building modifications have been made, to the satisfaction of the General Manger, Planning and Building Department, to correct the building code variances, as noted in the architect's report, and any other variances that are encountered during the plan review and inspection process, the City Clerk be authorized to prepare and forward the certificate to the applicant.

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 28, 1998:

“An application has been submitted by Curt Zwack of Remail Ventures Inc. requesting approval in principle, for the registration of a condominium plan through the conversion of a building which is located on Parcel B, Block 729, Plan 73-S-26765 (9 Pearson Place).

The applicant wishes to convert the existing 30-suite rental apartment building to condominium ownership. If City Council provides approval, the applicant will undertake all building improvements in order to meet the building code prior to requesting final project approval.

This application has been reviewed in accordance with City of Saskatoon Policy C09-004 - Condominium Conversions. The result of this review are as follows:

Written Notice

On December 31, 1997, each tenant received written notice that an application was being made to the City of Saskatoon to convert the apartment building for condominium purposes. A copy of the notice was provided by the applicant to the Planning and Building Department, along with a list of the tenants who received the notice.

Option to Purchase

On March 30, 1998, each tenant was given the option to purchase a unit through a notice indicating estimated unit prices, monthly fees, and taxes. Engineering reports were provided to the tenants at that time for their review.

Professional Review of Building

On April 22, 1998, the applicant submitted an engineering report addressing the building's critical life safety conditions to the Planning and Building Department.

Compliance with the Zoning Bylaw

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 51**

Parcel B, Block 729, Plan 73-S-26765 (9 Pearson Place) is zoned R.4 District in the City of Saskatoon Zoning Bylaw. The proposal complies with the requirement of the Zoning Bylaw.

Compliance with the National Building Code (UBAS Act)

The Building Standards Branch of the Planning and Building Department has reviewed the engineering report submitted by the applicant. The Building Standards Branch does not have any objection to the proposed condominium conversion provided that the building code variances, as noted in the architect's report submitted and any other variances that are encountered during the plan review and inspection process, are corrected, and the required building permits are obtained.

It is the opinion of the Planning and Building Department that the proposal to convert the existing apartment building at 9 Pearson Place to a condominium complies with the City of Saskatoon Policy C09-004 - Condominium Conversions and will not negatively affect the availability of rental accommodations or put undue hardship on the existing tenants.

Taking the preceding considerations into account, 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 separate occupancy of the units; and
- c) the building and the division of the building into units of separate occupancy will not interfere with the existing or likely future amenities of the neighbourhood."

**B3) Application for Registration of Condominium Plan  
102 Elm Street - RM.4 District by Agreement (Bylaw No. 7702)  
Block T, Plan 87-S-52779  
Applicant: Thomas R. Webb, S.L.S.  
(File No. PL 4132 - 7/98)**

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- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the Certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to Thomas R. Webb, S.L.S, (222 Jessop Avenue, Saskatoon, S7N 1Y4) for the condominium development at 102 Elm Street; and,
  - 2) that the City Clerk be authorized to prepare and forward the Certificate to the applicant

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 52**

*ADOPTED.*

Report of the General Manager, Planning and Building Department, May 25, 1998:

“An application for registration of a condominium plan involving a development on Block T, Plan 87-S-52779 (102 Elm Street) has been received from Thomas R. Webb, S.L.S., on behalf of 610087 Saskatchewan Ltd. The proposal is for 16 units in four buildings. Thirty-one parking spaces have been included on the site, sixteen of which are enclosed.

Block T, Plan 87-S-52779 (102 Elm Street) is zoned RM.4 District by Agreement (Bylaw No. 7702). The proposal complies with the provisions of the Zoning Agreement.

The proposal has been examined under the provisions of the Zoning Bylaw and, as such, complies with the requirements of this Bylaw in all respects. The site is situated within an RM.4 District by Agreement.

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 of the Zoning Bylaw, 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.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 53**

- B4) Application for Registration of Condominium Plan  
312/318 108<sup>th</sup> Street West (Twin Peaks Condominium - Phase I and Phase II)  
RM.4 District  
Lots 4 to 10, Block 9, Plan G8  
Applicant: William Charles Soroski, S.L.S, P. Surv.  
(File No. PL 4132 - 8/98 )**
- 

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the Certificate required under Section 10(1)(b) of *The Condominium Property Act, 1993* to William Charles Soroski, S.L.S, P. Surv. (George Nicholson, Franko, & Associates Ltd., #2 - 3210 Millar Avenue, Saskatoon, S7K 5Y2) for the condominium development at 312/318 108<sup>th</sup> Street West; 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, June 3, 1998:

“An application for registration of a condominium plan involving a development on Lots 4 to 10, Block 9, Plan G8 (312/318 108<sup>th</sup> Street West) has been received from William Charles Soroski, S.L.S., P. Surv., on behalf of Remai Venture Inc. Phase one of the condominium project, which included twenty-six units in one building, was approved by Council at its meeting on April 28, 1997. Phase two proposes an additional twenty-six units in one building. A total of eighty-nine parking spaces have been included on the site, of which twenty-six are underground in phase one and twenty-six are underground in phase two.

The site is situated within an RM.4 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;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 54**

- 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 parking space has been designated to each unit.”

**B5) Enquiry - Councillor Heidt (May 19, 1998)  
Landfill Charges  
(File No. 7830-4)**

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

*ADOPTED.*

The following enquiry was made by Councillor Heidt at the meeting of City Council held on May 19, 1998:

“I have received some calls regarding the charge at the landfill since we increased the fees. Since the new scale has been installed the line-ups are taking much longer which is very frustrating as well as there is a good chance of getting a flat 25% charge. So it is not convenient to take your garbage out yourself.

What the complaints are is that there is a \$2.00 charge for up to 250 kg and when you have 260 kg you get a \$4.70 charge for a total of \$6.70. As I read the bylaw, I voted for \$4.70 not an addition of another \$2.00.

Would the Administration report back on the intent of the bylaw relating to minimum charge plus surcharge being added to the over 250 kg.”

Report of the General Manager, Environmental Services Department, June 3, 1998:

“Schedule ‘B’ of Bylaw 5203 defines landfill disposal fees:

‘Every person delivering waste to the Landfill site shall remit a Two (\$2.00) Dollar Basic Service Fee ... In addition to the Basic Service Fee provided herein, every person delivering waste to the Landfill site shall remit the following further charges based upon the weight or type of waste being disposed:

- a) solid waste of the general household or commercial type and not requiring special handling
- Under 250 kilograms: no charge  
Over 250 kilograms: at a rate of \$18.00 per tonne.’

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 55**

The intent of the clause is that customers with loads less than 250 kg (which was deemed as household waste) only pay the entrance fee. Customers with loads over 250 kg pay the entrance fee and a tipping fee on the total load. Thus a 260 kg load will be charged:

Basic Service Fee	\$2.00
Tipping Fee (.260 tonnes @ \$18.00/tonne)	<u>4.68</u>
	\$6.68

The interpretation and the intent of this clause have not changed since its implementation in 1987. The dollar values of the charges, as with all fees and charges, are adjusted periodically to reflect annual inflation and operational changes. The increase to a \$2.00 entrance fee was approved by Council in 1996 and is applied exactly as the \$1.00 charge that was in effect prior to 1996. A three year phase-in increase of \$2.00 per year to the tipping fees was approved by Council in 1997 and is also applied as the previous charge.

The enquiry also raised concerns regarding a new scale and lineups at the landfill. The scale has not been changed, however, a new computerized data collection system has been installed to capture customer, load, and billing data as per the Internal Auditor's report on the Solid Waste Management Program. The weighing in and out of all customers, the logging of data on all customers, and the collection of fees simply take more time. The regular scale attendants can process a vehicle in approximately 20-30 seconds. The relief attendants take a little longer. This will improve with experience and confidence in the system. Efforts have been taken to increase the speed of the computer system which has resulted in a slight improvement. Scale operators have, however, been instructed to use their experience to estimate low load vehicles, direct them through the scale, and account for these loads with the use of \$2.00 manual receipts. These efforts have improved the situation, however, they do not comply with the Auditor's recommendations. There are other efforts being investigated to further speed up the process, such as the installation of a vehicular control arm, and replacing the weight indicators, so as to speed up the transfer of data to the computer."

**B6) Communications to Council**

**From: Robert Donahue, Chair  
Saskatoon Environmental Advisory Committee**  
**Date: February 27, 1998**  
**Subject: Green Communities**  
**(File No. 375-1)**

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*DEALT WITH EARLIER. SEE PAGE NO. 4.*

**B7) Development and Servicing (Extension) Agreement**

**David S. Yip and Iven Jen - (Caldwell Crescent and Parr Place) - Parkridge**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 56**

**Neighbourhood Subdivision No. 23/96  
(File No. 4111-8)**

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**RECOMMENDATION:** that City Council approve the proposed Development and Servicing (Extension) Agreement with Mr. David S. Yip and Mr. Iven Jen, for a portion of the Parkridge Neighbourhood to cover Lots 1 to 7, Block 877, and Lots 19 to 22, Block 883, and Lots 135 to 140, Block 882 all in Sec. 26, Twp. 36, Rge. 6, W3M, subject to the conditions set out in the Extension Agreement.

*ADOPTED.*

Report of the General Manager, Public Works Department, June 8, 1998:

“City Council previously approved a Development and Servicing (Extension) Agreement with David S. Yip and Iven Jen for Subdivision No. 23/96 on September 23, 1996. The Developer, due to market conditions, did not proceed with entering into the agreement. The Developer has currently requested to enter into a new agreement. The original approved agreement is attached and has been revised to reflect the current construction year and payment of levies based upon the 1998 prepaid servicing rates.

David S. Yip and Iven Jen have previously submitted an application to the City of Saskatoon to develop 17 lots in the Parkridge Neighbourhood. The Developer has requested the City of Saskatoon to enter into a Development and Servicing (Extension) Agreement. City Council approved David S. Yip and Iven Jen's first phase of the neighbourhood on June 9, 1986. The Public Works Department recommends that a new agreement be entered into to cover development of the following Lots as outlined on the attached plans included in the proposed Development and Servicing (Extension) Agreement:

Lots 1 to 7, Block 877, in Sec. 26 - Twp. 36, Rge. 6, W3M  
Lots 19 to 22, Block 883, in Sec. 26 - Twp. 36, Rge. 6, W3M  
Lots 135 to 140, Block 882, in Sec. 26 - Twp. 36, Rge. 6, W3M.”

**ATTACHMENT**

1. Development and Servicing (Extension) Agreement

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 57**

**B8) Proposed No Parking Signs - Speers Avenue  
(File No. 6280-2)**

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**RECOMMENDATION:** that No Parking signs be placed on Speers Avenue as indicated on Plan No. F3 - 2Z (SP).

*ADOPTED.*

Report of the General Manager, Transportation Department, June 8, 1998:

“The Transportation Department has received a request from K & R Pallets to improve driveway access at 2219 Speers Avenue for large vehicles on Speers Avenue. Although this location has had few vehicle collisions, it has generated problems for semi-trailer access. On-street parking within five metres of the driveway does not allow semi-trailer trucks adequate space to enter or exit the driveway. The installation of No Parking signs at five metres from the driveway will allow access for large trucks.

This proposal is consistent with the City’s practice of improving accessibility for large vehicles in industrial areas.”

**ATTACHMENT**

1. Plan No. F3 - 2Z (SP)

**B9) Proposed North East Water Supply Main Phase I, Stage I  
1050mm Water Supply Main Contract  
Project No. 616  
Rejection of Bids for Contract No. 8-0024  
(File No. 7820-57)**

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**RECOMMENDATION:** 1) that City Council approve the rejection of all tenders submitted for Contract 8-0024, Proposed North East Water Supply Main Phase I, Stage I; and,

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 58**

- 2) that City Council approve the re-tendering of Contract 8-0024, Proposed North East Water Supply Main Phase I, Stage I.

*ADOPTED.*

Report of the General Manager, Public Works Department, June 8, 1998:

“Tenders were opened for the above-noted contract on May 26, 1998. During the tender process, information became available on an additional pipe material that is acceptable to the City of Saskatoon.

Based on this information, the Public Works Department recommends the rejection of all tenders and the Contract be re-tendered in the near future using a shortened tender period. Changes to the new tender will include, but not be limited to, the inclusion of pipe meeting AWWA C301 or AWWA C303 specification.”

**B10) Subdivision Application #24/98  
108 112<sup>th</sup> Street  
(File No. 4300-24/98)**

**RECOMMENDATION:** that Subdivision Application #24/98 be approved, subject to:

- a) the payment of \$50.00 being the required approval fee; and,
- b) the payment of \$197.50 being the required money in lieu of Municipal Reserve.

*ADOPTED.*

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

“The following subdivision application has been submitted for approval:

Subdivision Application: #24/98  
Applicant: Mr. George Frey  
Legal Description: Lot 7, Block 5, Plan (HA) I5611  
Location: 108 112<sup>th</sup> Street”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 59**

**ATTACHMENT**

1. June 4, 1998 Subdivision Report

**B11) Subdivision Application #25/98  
Not Yet Addressed (Heritage View)  
(File No. 4300-25-98)**

**RECOMMENDATION:** that Subdivision Application #25/98 be approved, subject to the payment of \$50.00 being the required approval fee.

*ADOPTED.*

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

“The following subdivision application has been submitted for approval:

Subdivision Application: #25/98  
Applicant: Tri-City Surveys Ltd. For City of Saskatoon  
Legal Description: Lot 3, Block 414, Plan 97-S-49157  
Location: Not yet addressed (Heritage View).”

**ATTACHMENT**

1. May 27, 1998 Subdivision Report

**B12) Land-Use Applications Received by the Planning and Building Department  
For the Period Between May 25, 1998, to June 5, 1998  
(File Nos. 4355 and 4300)**

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

*ADOPTED.*

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

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

Discretionary Use

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 60**

- Application D4/98: 1811 20<sup>th</sup> Street West  
Applicant: Delilah Enterprise Ltd.  
Legal Description: Lot E ½ 7, all 8; Block 11; Plan G3978  
Current Zoning: RM.1  
Proposed Use: Converted Dwelling - 3 units  
Neighbourhood: Pleasant Hill  
Date Received: May 29, 1998

Liquor Permit Endorsement Application

- Applicant: Gus Choi  
Legal Description: Lot 21, 22, Pt. 23; Block 31; Plan CE  
402 Avenue C South  
Current Zoning: B.6  
Neighbourhood: Riversdale  
Date Received: June 2, 1998

Subdivision

- Application #26/98  
Applicant: Kenderdine Rd. & Attridge Drive  
Legal Description: Webster Surveys for Westfair Properties  
Parcel F, Plan 96-S-55464  
Current Zoning: B.4  
Neighbourhood: University Heights Suburban Centre  
Date Received: May 28, 1998

**ATTACHMENT**

1. Plan of Proposed Subdivision #26/98

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 61**

**B13) School Pedestrian Safety Concerns  
(School Zone Speed Limits)  
(File No. 5200-1 and 5300-1)**

**RECOMMENDATION:** that the City Solicitor prepare the necessary amendment to Schedule 10 of Bylaw No. 7200, the Traffic Bylaw, as shown in Table 1 of this report, which will increase the fines for parking and stopping violations.

*ADOPTED.*

At the meeting of City Council held on May 4, 1998, City Council resolved, in part:

“that fines for parking in ‘No Parking’ and ‘No Stopping’ zones near schools be increased from \$40.00 to \$100.00.”

Report of the General Manager, Transportation Department, June 8, 1998:

“As a result of Council’s resolution, the Transportation Department has carefully reviewed the implications that the proposed amendment would have on the enforcement of the Traffic Bylaw. The Transportation Department believes that the proposed amendment may cause some confusion for the public and enforcement personnel. Accordingly, the Department would like to put forward a revised amendment for Council’s consideration. The revised amendment would continue to address the safety of child pedestrians, and would also alleviate some of the anticipated enforcement problems.

The practical application of the Bylaw for parking enforcement personnel as well as a clear understanding by the motoring public are of utmost importance to the successful implementation of this Bylaw. As such, a differentiated fine for penalties near schools from those in other areas defeats this objective. Not only is it difficult for enforcement personnel and the public to judge which prohibited areas garner a higher fine, but the courts would also have difficulty in easily determining these differences.

The intent of Council’s resolution was to apply punitive fines for motorists disobeying parking signs where child pedestrian safety was critical. These areas are primarily near schools, but in some cases can also be at a critical crosswalks located blocks away from the school. The Transportation Department signs all of these areas as ‘No Stopping’ regardless of their proximity to the school and, as such, is proposing that all ‘No Stopping’ areas be treated equally with respect to fines. To this end, it is proposed that all fines for ‘No Stopping’ areas be increased from \$40 to \$100, and that the reduced fine for early payment be increased from \$20 to \$40.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 62**

‘No Parking’ restrictions are used to provide visibility to ensure pedestrian and motorist safety, as well as to facilitate efficient traffic flow. These areas are typically not as critical as ‘No Stopping’ zones; however, the fine structure needs to reflect equity within all ‘No Parking’ areas. To this end, it is proposed that all fines for ‘No Parking’ areas remain at \$40, but that no reduced fine be offered for early payment.

While reviewing the Bylaw fines with respect to those sections in place for traffic and pedestrian safety, two other Bylaw section fines were deemed to be of similar importance and are common, safety-related parking offences near schools. The sections pertaining to parking in front of fire hydrants and double parking were deemed to be of similar stature as violations of ‘No Parking’ areas and, as such, it is proposed to set these fines at \$40 with no reduction for early payment.

The resulting changes that would apply to Schedule 10 of the Traffic Bylaw would be as follows:

Table 1: Proposed Fine Changes to Schedule 10; Bylaw No. 7200

Section	Offence	Current Penalty	Current Discounted Penalty	Proposed Penalty	Proposed Discounted Penalty
12	Parking in a prohibited location or in a prohibited manner	\$40	\$20	\$40	not available
13	Stopping in a prohibited location or in a prohibited manner	\$40	\$20	\$100	\$40
15	Use of space in front of fire hydrant	\$40	\$20	\$40	not available
16	Double parking	\$40	\$20	\$40	not available”

**REPORT NO. 12-1998 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

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

1. **1997 Traffic Collision Statistics**  
**(File No. CK. 430-5)**

**RECOMMENDATION:** that the information be received and forwarded to the Traffic Safety Committee as information.

*ADOPTED.*

Your Committee has considered and is forwarding the following report of the General Manager, Transportation Department dated May 22, 1998, to City Council as information:

**“REPORT**

The Transportation Department has completed compilation of the 1997 traffic collision statistics for the City of Saskatoon. The summary statistics have been prepared through the use of the Saskatoon Traffic Accident Information System (STAIS). This report provides a brief overview of the traffic collisions in the City and a comparison over the past ten years. This is an information report only, and caution is advised against making any gross conclusions without the benefit of detailed collision data.

It should be noted that the report contains only those collisions which involved property damage over \$1,000 and/or a personal injury or fatality.

A summary of the total number of collisions in 1997 as compared to the previous year and the five year average is illustrated in Table 1 (Attachment 1). Collisions are summarized by type. Similarly, Table 2 (Attachment 2) provides a summary of the number of persons injured in traffic related collisions in 1997 compared to the previous year and the five year average. There was a 7% decrease in total reportable collisions as compared to the previous year while the City's population increased. Pedestrian collisions are also down from the previous year and as compared with the five year average. Both Tables 1 and 2 indicate an increase in the number of bicycle collisions as compared to recent years. This could be reflective of an increase in the amount of cycling activity in the City. As well, clear winter

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 64**

streets during November and December extended the cycling season. It should be noted that variations are common and may not depict a trend.

A ten year traffic collision summary is provided in Table 3 (Attachment 3). Collisions are grouped by type. It should be noted that in most categories, the 1996 statistics are below the ten year average with the exception of fatal collisions involving motorcycles. It is especially notable that pedestrian collisions have declined over the entire ten year retrospective.

The highest collision locations by the number of collisions has been provided and appears in Table 4 (Attachment 4). This Table indicates only the number of collisions. This data does not reflect the type, severity or injury-producing potential of the accidents, but merely the quantity.

The highest ranking intersections by the rate of collisions has been provided and appears in Table 5 (Attachment 5). Average daily traffic volumes entering the intersection for all locations with 20 or more collisions were estimated in order to calculate a collision rate. The locations were then ranked in order of this collision rate. The rate is expressed in collisions per million vehicles entering the intersection. There is no accepted standard collision rate for intersections as its purpose is to indicate the relative collision frequency for the purposes of ranking intersections. This measure provides a better indication of the operation of the intersection as it relates collisions to traffic volumes.

During the ten year period from 1988 to 1997, the following relationships between collisions, population and registered vehicles has existed:

- population has increased by 11 percent
- vehicle registrations have increased by approximately 7 percent
- the number of reportable collisions has decreased by 23 percent
- this indicates a 30 percent decrease in collisions per capita and a decrease of 28 percent in collisions per registered vehicle (please note that due to the reporting limit change, the significance of these reductions may be overstated as the 1988 to 1992 reporting limit was \$500).

The Transportation Department maintains a traffic collision database for the City of Saskatoon with information provided by SGI. This information is used for a variety of traffic safety related programs ranging from the geometric roadway improvements to the installation of stop and yield signs. The safety of the public is paramount in the design and operation of transportation facilities.

In 1997, the Transportation Department undertook, in partnership with SGI, a pilot project for the investigation of potential collision countermeasures at three intersections within the City of Saskatoon. Those locations were 22<sup>nd</sup> Street and Circle Drive, 22<sup>nd</sup> Street and Confederation Drive/Fairlight Drive, and Warman Road/Wanuskeewin Road and Lenore

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 65**

Drive/51<sup>st</sup> Street. Although these countermeasures have been in place for only a short time, the success of these measures appears to be favourable. With the demonstrated success of this pilot project, the City can look forward to many future partnerships.

Although the provision of safe facilities is a critical component in the provision of transportation service to our community, the education of pedestrians, cyclists and motorists of proper operation and the enforcement of traffic laws are equally important. Together with the Saskatoon Police Service, SGI and the Traffic Safety Committee, the Transportation Department strives to provide a safer traffic environment for the City.

**ATTACHMENTS**

1. Number of Reportable Collisions
2. Number of Persons Injured
3. Ten Year Traffic Collision Summary, 1987 - 1996
4. Locations with 25 or more Collision Occurrences
5. Collision Rates at High Collision Locations (Highest 20 rates)”

**2. Exhibition Area Special Residential Parking Program Report  
(File No. CK. 120-1)**

- RECOMMENDATION:**
- 1) that a special resident parking permit program be implemented for the residents of the Exhibition area during the staging of the Prairieland Exhibition event on an annual basis; and,
  - 2) that the City Solicitor prepare the necessary bylaw or bylaw amendment to implement the above.

*ADOPTED.*

Your Committee has reviewed and supports the following report of the General Manager, Transportation Department dated June 1, 1998:

**“BACKGROUND**

On May 26, 1997, City Council approved a special resident parking permit pilot program for the residents of the Exhibition area during the staging of the Prairieland Exhibition event. This program was initiated in response to concerns from Exhibition area residents regarding traffic conditions, noise, littering, increased vandalism, and the lack of available parking space during staging of the Prairieland Exhibition.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 66**

The pilot program involved restricting on-street parking to residents only within the area bound by Ruth Street in the south, Hilliard Street in the north, St. Henry Avenue in the west and the Idylwyld Freeway in the east during Exhibition week. Each dwelling unit was issued two parking permits and a notice which explained the program. The permits were hung from vehicles' rear view mirrors, and those vehicles not displaying a parking permit, and parked within the pilot resident parking permit zone, were ticketed. Enforcement occurred on a regular and continuous basis during the program.

The program was deemed a success by the Transportation Department, the Prairieland Exhibition Corporation and, most importantly, the residents of the Exhibition area. Ninety-three percent of residents who responded to the City's survey would like to see the program implemented on an annual basis.

**JUSTIFICATION**

Due to the success of the pilot parking program last year, it is recommended that the program be expanded and implemented on an annual basis. The new area will include the residential area immediately to the east of the Idylwyld Freeway. This new area is bounded by the Idylwyld Freeway in the west, Melrose Avenue in the east, Niderost Street in the south and Hilliard Street in the north as shown on the plan indicating the Exhibition area resident parking permit program (Attachment 1). Residents in this expanded area experience problems similar to those experienced by the residents included the pilot program's initial area.

The above has been discussed and endorsed by the Parking Committee, the Traffic Planning and Operations Branch, the Exhibition Community Association, the Avalon Community Association, and the Saskatoon Prairieland Exhibition Corporation.

**OPTIONS**

The only option to the proposed recommendation is the status quo. The status quo is not recommended, since it does not address Exhibition area residents' concerns during staging of the Prairieland Exhibition.

**POLICY IMPLICATION**

A new bylaw, or possibly an amendment to Bylaw No. 7200 - the Traffic Bylaw, will need to occur if the program is to be implemented on an annual basis.

**FINANCIAL IMPACT**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 67**

Funding of \$12,000 per year is required for the program's continuance and expansion to the residential area east of the Idywyld Freeway. Costs include sign manufacturing, Sign Shop labour, printing, enforcement, and advertising. This funding is provided in the Transportation Department's operating budgets.

**ATTACHMENT**

1. Plan of Exhibition Area Resident Parking Permit Program”

**3. Urban Design Committee  
Supplementary Budget Request  
(File No. CK. 6300-1)**

- RECOMMENDATION:**
- 1) that pedestrian lighting improvements be undertaken on 5<sup>th</sup> and 6<sup>th</sup> Avenues, between 24<sup>th</sup> and 25<sup>th</sup> Streets, at a cost of \$82,500; and,
  - 2) that this project be funded by a \$22,000 withdrawal from the Electrical Distribution Replacement Reserve, with the remaining funding being provided by previously approved Capital Project No. 1737 - Central Business District Pedestrian Lighting Program.

*ADOPTED.*

Your Committee has considered and concurs with the following report of the General Manager, Transportation Department dated June 3, 1998:

**“BACKGROUND**

Several years ago, the Urban Design Committee established a Central Business District (CBD) Pedestrian Lighting Program. The purpose of the program is to provide pedestrian lighting on downtown streets in areas other than the special streetscape project areas. While pedestrian lighting is included in the special streetscape projects, a specific program was required to address priority streets which would probably not be included in any streetscape project for years to come. The purpose of installing pedestrian lighting is to improve the safety and security of the streets as well as the perception of safety and security. Improving the safety and security of downtown streets will help promote both downtown housing and the revitalization of downtown commercial streets.

The first project was implemented in 1995-96 with the addition of pedestrian lights to the

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 68**

existing street light poles on 4<sup>th</sup> Avenue from 19<sup>th</sup> Street to 23<sup>rd</sup> Street. The second project was implemented in 1997 with the addition of pedestrian lights to the existing street light poles along 22<sup>nd</sup> Street from 1<sup>st</sup> Avenue to 4<sup>th</sup> Avenue.

In 1997, the Urban Design Committee prepared a CBD Pedestrian Lighting Plan to address the high density residential/office area from 4<sup>th</sup> Avenue to Spadina Crescent between 22<sup>nd</sup> Street and 25<sup>th</sup> Street. A phasing plan was developed for the implementation of this plan so that it could be implemented within the yearly funding limits of the Urban Design Committee and the Electric System Branch.

**REPORT**

The first phase of the plan, which is proposed to be implemented in 1998, addresses 5<sup>th</sup> Avenue and 6<sup>th</sup> Avenue between 24<sup>th</sup> Street and 25<sup>th</sup> Street. These streets are occupied by high density residential buildings which provide housing for a large proportion of senior citizens. The streets are substantially under-illuminated by current standards. The existing system has been in place for more than 30 years, and consists of widely and irregularly spaced wooden poles. Some of the existing poles have already been identified for replacement.

After investigating several different design options, the Urban Design Committee, in cooperation with the Electric System Branch, would like to replace the existing wooden poles with standard 5.5 metre steel poles. The poles will be fitted with a pole-top luminaire and painted green to match the street lighting colour scheme for this area and are similar in design to the pedestrian light fixtures which were added to the 4<sup>th</sup> Avenue street light poles in 1996. The street light fixtures will be scaled up in size and wattage from the regular pedestrian light in order that they serve as both a pedestrian light and a street light on the 5.5 metre poles. The poles will be placed at a shorter spacing (22 metres compared to the standard 30 metres) to compensate for the shorter pole. The shorter poles will allow the placement of light fixtures underneath the canopy of mature trees and will reduce future tree pruning requirements.

The cost of this project is estimated at \$82,500. Of this total, it is proposed that \$22,000 be funded from the Electrical Distribution Replacement Reserve. The figure is based upon the estimated cost of replacing the existing system with a current standard street lighting system. It is further proposed that the \$60,500 balance of funding be funded from previously approved Capital Project No. 1737, Central Business District Pedestrian Lighting Program. The 1998 approved provision to this project was \$55,000 which included a \$5,000 contribution from the Electrical Distribution Extension Reserve. The \$5,500 shortfall of funding will be provided from funds not yet spent from prior years, within Capital Project No. 1737, and which have not yet been returned to the Streetscape Reserve.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 69**

**FINANCIAL IMPACT**

The Urban Design Committee and the Electric System Branch recommend that funding be approved as outlined above. The requested funding for the 1998 CBD Pedestrian Lighting Project will have no impact on the City's 1998 mill rate as all funding is to be withdrawn from existing Reserves. The operating costs will be funded by the Electric System Branch's operating budget for street lighting."

**4. Decision - Saskatoon Development Appeals Board  
815 Circle Drive - ID.4 Zoning District  
George Brent Reddekopp  
(Files CK. 4352-1 and PL4005)**

**RECOMMENDATION:** that the General Manager, Planning and Building Department appeal the decision of the Saskatoon Development Appeals Board to conditionally grant an appeal for 815 Circle Drive to the Saskatchewan Municipal Board.

*ADOPTED.*

Your Committee has reviewed and supports the following report of the General Manager, Planning and Building Department dated May 25, 1998:

**"BACKGROUND**

A building permit was issued in October, 1996, for an addition to a warehouse at 815 Circle Drive. A site plan was submitted as part of the plans for the proposed development which showed landscaping of the site between the building addition and Venture Crescent. The development permit was issued on the basis of the required landscaping being provided. The required landscaping was not installed and this portion of the site was subsequently paved.

In March, 1998, the Planning and Building Department issued a Zoning Order against this property with respect to the failure to provide the required landscaping. This Order was appealed to the Saskatoon Development Appeals Board and the hearing was held on March 30, 1998. The Board granted the appeal in a decision dated April 2, 1998, on the following basis:

'It is the Board's opinion that a good compromise for this situation is to require the planting of a row of trees only, in the area where landscaping is required, in order to introduce some greenery on site, and yet minimize the maintenance aspect as well as

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 70**

the amount of paving that would need to be removed. The option to separate the lots and provide a fire wall on the interior of the building is an expensive and extensive undertaking to legalize the situation as it exists. The Board believes a better solution is to provide some greenery while limiting the disruption to the existing paved area.

The Appeal is therefore GRANTED, providing a row of mature trees (only) is planted in the required landscaped area, of a species, height and spatial separation to meet the satisfaction of the Planning and Building Department.'

*The Planning and Development Act* requires that an appeal of a decision of a Development Appeals Board be made to the Saskatchewan Municipal Board within twenty days of the date of the decision. In order to meet this time frame, the request for appeal has been filed with the Saskatchewan Municipal Board, subject to ratification by City Council. This action was taken in accordance with City Council Policy No. C09-007.

**JUSTIFICATION**

The Planning and Building Department is recommending that this decision be appealed to the Saskatchewan Municipal Board. The Department does not agree with the conclusion of the Development Appeals Board, to conditionally grant the appeal, in that this decision would grant the property owner a special privilege inconsistent with the restrictions on other industrial property owners. There are no special circumstances or anything unusual about this property which would warrant a different consideration for development. In addition, the granting of this appeal would amount to a relaxation of the purpose and intent of the bylaw, which is to improve the visual appearance of industrial areas in the City. As well, there is a concern that without some type of curbing or other landscaped buffer the trees which are planted will not survive over the long term.

**OPTIONS**

The alternative option to the recommended action is to not appeal the decision of the Development Appeals Board. This option is not supported by the Planning and Building Department, as the decision of the Development Appeals Board may establish a precedent for other similar situations.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPACT**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 71**

There is no financial impact.

**ATTACHMENTS**

1. Development Appeals Board Decision - 815 Circle Drive
2. Location Plan
3. Site Plan”

**REPORT NO. 11-1998 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. Communications to Council**

**From:** Janice Gallays  
312 - 9<sup>th</sup> Street East  
**Date:** February 19, 1998  
**Subject:** Saskatchewan Book Awards  
**(File No. CK. 150-5)**

**RECOMMENDATION:** that City Council approve the creation of a City of Saskatoon annual book award, on a cost-share basis with the Saskatoon Public Library.

*ADOPTED.*

Attached is a copy of the above-noted communication from Janice Gallays, which your Committee reviewed with the writer, and subsequently referred the matter to the Administration for a report. Your Committee received the following report from the Acting General Manager, Finance Department, dated May 27, 1998, and supports the proposal outlined therein:

**“BACKGROUND**

At its meeting of March 16, 1998, the Administration and Finance Committee received a letter, referred to it by City Council, which requested Council to consider providing an annual City of Saskatoon award, to one of our local writers, at the Saskatchewan Book Awards. The Committee resolved:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 72**

‘that this matter be referred to the Administration for a report on the feasibility of providing sponsorship funding in the amount of \$2,500 for a City of Saskatoon award (to a Saskatoon writer), at the annual Saskatchewan Book Awards Ceremony.’

**DISCUSSION**

No specific funding was put into the 1998 Operating Budget for this item. However, we have contacted the Saskatoon Public Library whose Board has agreed to cost share such an award with the City. If the Administration and Finance Committee wishes to recommend to City Council that we should participate in this awards program, the Library will absorb \$1,250 within its budget, and the City’s share can be charged to the General Government account of the Operating Budget. We would make special provision for this program in future budgets.

**FINANCIAL IMPACT**

An annual provision of \$1,250 to the City of Saskatoon, as well as the Saskatoon Public Library, operating budgets would be required to fund this program in future years.”

**2. Proposal - Pet Survey for 1998  
(File No. CK. 151-1)**

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

*ADOPTED.*

Your Committee has reviewed the following report of the Acting General Manager, Finance Department, dated June 1, 1998, and supports the proposal for the SPCA and the Administration to jointly operate the 1998 pet survey:

**“BACKGROUND**

At its meeting on April 20, 1998, City Council adopted the following recommendations of the Administration and Finance Committee:

- ‘1) that approval be granted to undertake a pet survey in 1998, based on the pet survey model used in 1997, in the amount of \$87,500.00;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 73**

- 2) that, in order to conduct the pet survey, approval be granted to allow for the sale of licenses at the door to facilitate cost-recovery; and
- 3) that the Administration be requested to report further with respect to management of the pet survey program.'

The Administration and the SPCA have agreed to jointly operate the 1998 pet survey. While the SPCA will handle the door-to-door portion of this project (staff, materials, license sales, etc.) the Administration will provide the administrative support (ordering license forms and tags, setting up the computer hardware and software, establishing routes, providing cash handling training, etc.). A copy of the project plan is enclosed (Attachment 1) for information.

**ATTACHMENT**

1. 1998 Pet Survey - Project Plan"

**3. New Animal Services Program  
(File No. CK. 151-1)**

**RECOMMENDATION:** that approval be granted for a new Animal Protection Program which incorporates the goals and objectives outlined in the following report, and for the development of a new Animal Control Bylaw, including licensing provisions and at-large provisions for both dogs and cats.

Your Committee has reviewed the following report of Sharon Smart, Chair, Advisory Committee on Animal Control and the Acting General Manager, Finance Department, dated June 2, 1998, with the writers, and supports a new Animal Services Program, including the licensing for both dogs and cats (in that your Committee has determined that cats at-large are as great a problem as dogs, or more so, and being able to identify strays would provide valuable assistance to the SPCA):

**"BACKGROUND**

The Advisory Committee on Animal Control has been actively pursuing major changes to the current Animal Control Program in Saskatoon. The model which was reviewed by that Committee, the Administration and Finance Committee, and by the community at public meetings is the program from Calgary.

In late 1996, the Advisory Committee held a number of public meetings on the issue of animal control and the Calgary program. Both pet owners and residents without pets

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 74**

attended these meetings. While it is acknowledged that there was not unanimity on all issues, the Committee advised that there was consensus for the following type of initiatives:

- both dogs and cats are an issue
- education is critical
- licensing is an effective method to identify pets
- licensing is a legitimate way for pet owners to pay for an animal service program.

On January 13, 1997, the Administration and Finance Committee, upon receipt of the Advisory Committee report, resolved:

- '1) that the information be received; and
- 2) that the matter be referred back to the Advisory Committee on Animal Control to undertake development of a detailed animal control program, in conjunction with the administration, including recommendations as to what Bylaw amendments are required.'

The next issue to be resolved was the determination of a lead agency for the new program. On April 1, 1998, City Council appointed, on a fee-for-service basis, the Saskatoon SPCA as that lead agency.

The Advisory Committee, in conjunction with the Saskatoon SPCA and the Administration, is now ready to recommend a new program and the development of a new Animal Control Bylaw.

**DISCUSSION**

Attachment 1 outlines the proposed Animal Protection Program, including the goals and objectives of this new initiative. The Advisory Committee believes this program does capture the main features of the Calgary model. However, we believe it has been developed to specifically fit the needs and concerns of the citizens of Saskatoon.

As development of the new bylaw begins, the Advisory Committee seeks direction on two key issues. The first is licensing. The program assumes the licensing of both cats and dogs, offering three reasons to support this proposed licensing program.

While there will be many changes proposed as the new bylaw is developed, the Advisory Committee requests direction on one other key issue related to the new program. The Advisory Committee proposes to include, in the new Bylaw, restraint provisions that would

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 75**

be similar for both cats and dogs; and penalty provisions for at-large animals that would be similar for both cats and dogs as well.

**JUSTIFICATION**

The Advisory Committee has come to the conclusion, based on all of the input and feedback it has gathered, that cats are as big an issue - and in some areas may be a bigger issue, than dogs. There was a recurring theme during the public meetings in late 1996 that any new program would not address many animal control issues if cats were not controlled similar to dogs.

At the May 21 meeting of the Advisory Committee, the SPCA tabled statistics (provided as Attachment 2) confirming that over 50% of the animals they handled in 1997 were cats.

In response, the Advisory Committee is recommending that the new program and bylaw treat both domestic pets in a similar manner. For example, the three reasons offered for licensing both pets equally apply to dogs and cats. In addition, while the specific program (enforcement and education issues, for example) may differ somewhat, if dogs and cats are of equal concern to the public the animal control program should recognize and address the concerns pertaining to both types of pets. Finally, if the program is to address both dogs and cats, it is fair to conclude, under the user pay philosophy, that the owners of both pets contribute to the cost of the program.

This same justification applies to animals being at-large. While the specific bylaw provisions may differ somewhat, if dogs and cats are of equal concern to the public the animal control program should recognize and address the at-large concerns pertaining to both types of pets.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 76**

**OPTIONS**

The only issue that generated a number of options was licensing. The Advisory Committee reviewed a number of options in arriving at the recommendations contained in the overview of the program. Attachment 3, the discussion paper the Advisory Committee considered, is attached for information.

**POLICY IMPLICATIONS**

Based on the direction of the Administration and Finance Committee and City Council, the Administration plans to proceed with bylaw development over the next few months. The Advisory Committee expects to review a draft bylaw in September.

**FINANCIAL IMPACT**

The implementation of the proposed Animal Protection Program, if based on the user pay philosophy, should result in a reduction in the current level of mill rate support for animal services. As noted in the program overview (Attachment 1), while the program related to domestic pets (dogs and cats) is financed by the fee-for-service license fee, there would still be mill rate support for other components of the program, including dangerous dogs, exotic species, and wildlife in the City.

**COMMUNICATIONS PLAN**

There are two major communication issues to be addressed if this program proceeds. The first is information on the overall Animal Protection Program (much of the information in Attachment 1), and the second relates to the new requirements of the Animal Control Bylaw, once final decisions are accepted by City Council later this year.

**ATTACHMENTS**

1. Overview of the City of Saskatoon Animal Protection Program
2. SPCA Animal Statistics for 1997
3. Discussion Document on Licensing Options”

*Pursuant to earlier resolution, Items AA.7 and AA.8 of “Communications” were brought forward and considered.*

**IT WAS RESOLVED:** *that approval be granted for a new Animal Protection Program which incorporates the goals and objectives outlined in the following report, and for the development of a new Animal Control Bylaw, including licensing provisions and at-large provisions for both dogs and cats.*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 77**

*Councillor Roe was excused at 10:15 p.m.*

**REPORT NO. 5-1998 OF THE AUDIT COMMITTEE**

Composition of Committee

Councillor D.L. Birkmaier, Chair  
Councillor D. Atchison  
Councillor J. Maddin  
Councillor P. McCann  
Councillor R. Steernberg

**1. Information Technology Review  
(File No. CK. 1600-1)**

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

*ADOPTED.*

KPMG, during their annual audit of the City's financial statements, raised concerns regarding the Corporation's management of information systems and related technology. In response to these concerns your Audit Committee requested that the comprehensive audit of this area, which was originally scheduled for 1999, be moved forward to 1998. The Audit Committee also recommended that the Auditor General work with KPMG on a proposal to undertake certain components of the audit on a contractual basis.

A proposal was subsequently brought before the Audit Committee at its meeting held on June 1, 1998. The Committee resolved:

- 1) that KPMG be engaged for the purpose of undertaking a review of the City's Information Systems and Technology Management at a cost not to exceed \$30,000, with the funding for this project from the budget of the Auditor General's Office, and that the Auditor General negotiate a final contract with KPMG; and
- 2) that a report on this matter be submitted to City Council for information.

At the Committee's request, the Auditor General has completed negotiations with KPMG to undertake part of the audit at a cost not to exceed \$ 26,880 plus GST. A copy of the signed contract is attached.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 78**

KPMG will review and report on the following lines of enquiry regarding the City's information systems and technology management: organization structure/reporting relationships of Information Technology (IT) staff throughout the Corporation; authority, roles and responsibilities of IT staff throughout the Corporation; the IT planning and budgeting process; and the Corporation's management of the Y2000 issue.

The Auditor General's Office staff will be responsible for pursuing other lines of audit enquiry, including protection of IT resources, planning for contingencies, control over access to information and IT resources, and accountability reporting practices.

**ATTACHMENTS:**

1. Letter dated June 3, 1998, from KPMG regarding scope of Review and Costs involved.

**ADDENDUM TO REPORT NO. 5-1998 OF THE AUDIT COMMITTEE**

Composition of Committee

Councillor D.L. Birkmaier, Chair  
Councillor D. Atchison  
Councillor J. Maddin  
Councillor P. McCann  
Councillor R. Sternberg

2. **Annual Audit of Financial Statements  
to December 31, 1997  
KPMG  
(File No. CK. 1610-1)**

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

*ADOPTED.*

Attached is a copy of a letter dated April 27, 1998 from the external auditors, KPMG, in follow-up to their audit of the City's Financial Statements for the year ended December 31, 1997. Your Committee reviewed this letter, along with the following response from the Acting General Manager, Finance Department dated May 20, 1998, with representatives of KPMG, and is satisfied that the appropriate steps have been initiated to address the concerns of KPMG:

**“BACKGROUND**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 79**

The Audit Committee received the final report from our external auditors, KPMG, at its meeting of May 4, 1998. The balance of this report is the Administration's response to KPMG's observations and recommendations.

**REPORT**

KPMG made three observations in its report - one pertaining to Corporate Information Services (C.I.S), one on budget and year-end financial projections, and one on the Land Bank. This response will address each of these three observations.

**C.I.S.**

It was observed that C.I.S., in its current role, does not have overall control/responsibility for the implementation of the corporation's information technology. While this Branch of the Finance Department was aware of the issues pertaining to the Y2000 problems, the need for disaster recovery plans, and issues pertaining to systems security, the current reporting relationship does not provide the exposure that the Branch needs to centralize the response to these important corporate issues. Your Administration agrees with this observation and, in response, has recommended and received Council's approval to make the necessary changes to remove C.I.S. as a Branch of the Finance Department and create the position of a General Manager of C.I.S. reporting directly to the City Manager.

**BUDGET AND YEAR-END FINANCIAL PROJECTIONS**

It was observed that some of the circumstances which resulted in the year-end deficit were not communicated to the Finance Department on a timely basis, thereby providing no opportunity to respond to the impending deficit. Your Administration had already responded to this concern, as part of our normal management practice, and emphasized the need to communicate material variances which may arise from annual operations. However, as observed by KPMG, Departmental program variances are not normally a major issue. Historically, most major variances have been tied to those caused either by weather (e.g. utility revenues, insurance claims) or economic realities (e.g. interest rates). Both can result in major variances, within a very short period of time. Because these conditions cannot be controlled, the Administrative response has been to set aside funds in stabilization reserves which can be used to offset any negative variances. These reserves have not been sufficient to fund the variances which have taken place, resulting in the reported year-end deficits.

**LAND BANK**

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 80**

It was observed that the City of Saskatoon is a significant land developer. As such, KPMG questions whether City Council receives sufficient detail of these activities to meet its needs. As pointed out by KPMG, the current disclosure requirements, as set out by the accounting profession, are being met for external reporting purposes. They also acknowledge that the Auditor General is currently reviewing the operation of the land development process, and has included in his review the nature and extent of the financial information communicated to City Council. Your Administration will not be taking any further action on this issue until the findings of the Auditor General have been made public.”

*Moved by Councillor Harding, Seconded by Councillor Steernberg,*

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

*CARRIED.*

**UNFINISHED BUSINESS**

- 6a) Communications to Council**  
**From: Albert Osborn, Shelley Brown, Jack Vicq**  
**Saskatoon Local Tax Review Committee**  
**Date: December 1, 1997**  
**Subject: Tax Review Committee Report**  
**(File No. CK. 225-52)**

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 81**

**ENQUIRIES**

**Councillor Heidt  
Princess Diana Park  
(File No. CK. 4205-1)**

Re: Charlottetown Park

This park has just been renamed Princess Diana Park by City Council.

The community has recently been fund-raising to put in a children's playground. The Administration advises this is a dryland park and looks very bad this year.

There is a very high density of children who use this park as well as the tennis courts behind the Cosmo Civic Centre.

There is a waterline in the park to water the trees.

Would the Administration report on how we could irrigate around the playground and tennis courts. What are the plans for the park since its renaming?

**Councillor Harding  
Pedestrian Friendliness on 8<sup>th</sup> Street  
Between Arlington Avenue and Cumberland Avenue  
(Files CK. 6220 - 1 & 6150-1)**

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.

**Councillor Steernberg  
Restrictions - Grants for Capital Projects  
(Files CK. 1870-1 & 1701-1)**

Would the Administration please report on the ramification of placing restrictions on grants given for capital projects. Specifically our tendering policies, but not restricted to any other aspects in which the Administration deems appropriate/practical.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7756

Moved by Councillor Harding, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7756, being "*The Zoning Amendment Bylaw, 1998 (No. 6)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Harding, Seconded by Councillor Langford,

THAT Bylaw No. 7756 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Harding, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 7756.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7756 was considered clause by clause and approved.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 83**

Moved by Councillor Harding, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Harding, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7756 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Harding, Seconded by Councillor Birkmaier,

THAT Bylaw No. 7756 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.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL  
MONDAY, JUNE 15, 1998  
PAGE 84**

*Moved by Councillor Harding,*

*THAT the meeting stand adjourned.*

*CARRIED.*

*The meeting adjourned at 10:30 p.m.*

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Mayor

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City Clerk