

Council Chambers
City Hall, Saskatoon, Sask.
Tuesday, October 9, 2001
at 7:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Atchison, Fortosky, Heidt, McCann, Paulsen, Penner,
Roe, Steernberg, Swystun and Waygood;
City Manager Richards;
General Manager, Community Services Gauthier;
General Manager, Corporate Services Veltkamp;
General Manager, Infrastructure Services Uzelman;
General Manager, Utility Services Munch;
A/General Manager, Fire and Protective Services Hewitt;
A/City Solicitor Rossmann;
City Clerk Mann;
A/Councillors' Assistant Long.

His Worship the Mayor rose on a point of privilege and spoke with respect to the Saskatoon Police Service. As the Mayor, and on behalf of the citizens of Saskatoon, he thanked and expressed appreciation to the Police Service, as well as each police officer for continued professionalism and unfaltering dedication to duty, and encouraged them to persevere through the issues and changes that are coming. He asked each citizen of Saskatoon to take a minute and thank a member or members of the Saskatoon Police Service.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the minutes of the regular meeting of City Council held on September 24, 2001 be approved.

CARRIED.

HEARINGS

**2a) Proposed Cancellation of Part of Municipal Buffer Strip
Adjacent to the Circle Drive and 22nd Street Interchange
Municipal Buffer B5 of Registered Plan No. 76S07218
Proposed Bylaw No. 8060
(File No. CK. 6001-10)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8060, a copy of which is attached.

Attached is a copy of Clause A13, Administrative Report No. 13-2001, which was adopted by City Council at its meeting held on July 16, 2001.

Also attached is a copy of notice which appeared in the local press under dates of September 15 and 22, 2001.

Report of the City Solicitor dated September 27, 2001:

‘City Council, at its meeting on July 16, 2001, instructed the City Solicitor to prepare a bylaw to authorize the cancellation of Municipal Buffer B5, Plan 76S07218 and have the land designated as part of Circle Drive. I have enclosed Bylaw No. 8060 for Council's consideration.

City Council also instructed the Administration to advertise Council's intention to consider this Bylaw in accordance with the requirements of Sections 201 and 207 of *The Planning and Development Act, 1983*. The *Act* requires that Council give notice of its intention to pass this kind of bylaw by advertisement inserted at least once a week for two consecutive weeks in a newspaper published or circulated in the area affected by the bylaw. The first of the notices must be published at least three weeks before the date for the public hearing to consider any representations about the bylaw. The required notice was advertised in the *Saskatoon Star Phoenix* on Saturday, September 15, 2001 and Saturday, September 22, 2001. The notice requirements set out in the *Act* have been met.

The utility companies have been consulted and they have no objection to the cancellation.

The civic departments who will be providing services to the site have been consulted and anticipate no difficulties in providing services to the site. They have no objection.

We are also enclosing a copy of the Title to the property for Council's information.”

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

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Swystun,

THAT Council consider Bylaw No. 8060.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

**1) Stanley Windels, Chair and Jill Postlethwaite, Treasurer
North Saskatchewan Independent Living Centre, dated September 28**

Requesting permission to address Council with respect to the resignation of Peggy Miller from the Special Needs Transportation Advisory Committee. (File No. CK. 225-58)

RECOMMENDATION: that Stanley Windels and Jill Postlethwaite be heard.

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT Stanely Windels and Jill Postlethwaite be heard.

CARRIED.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 4

Mr. Stanely Windels, Chair, introduced Ms. Jill Postlethwaite, Treasurer, North Saskatchewan Independent Living Centre. Ms. Postlethwaite outlined the reasons for the resignation of Peggy Miller from the Special Needs Transportation Advisory Committee. She provided a copy of her presentation, as well as a copy of the presentation to be made by J.D. McNabb, Saskatoon Chapter President, Saskatchewan Voice of People with Disabilities Inc.

Moved by Councillor Penner, Seconded by Councillor Steernberg,

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

CARRIED.

2) J. D. McNabb, Saskatoon Chapter President
Saskatchewan Voice of People with Disabilities Inc., dated September 28

Requesting permission to address Council with respect to the resignation of Georgie Davis from the Special Needs Transportation Advisory Committee. (File No. CK. 225-58)

RECOMMENDATION: that J. D. McNabb and Georgie Davis be heard.

Moved by Councillor Steernberg, Seconded by Councillor Heidt,

THAT J.D. McNabb and Georgie Davis be heard.

CARRIED.

Mr. J.D. McNabb, Saskatoon Chapter President, Saskatchewan Voice of People with Disabilities Inc., outlined the reasons for the resignation of Georgie Davis and the Organization from the Special Needs Transportation Advisory Committee. He also advised Council of the resignation of Ron Bort.

Moved by Councillor Steernberg, Seconded by Councillor Penner,

THAT the information be received and referred to the Planning and Operations Committee and to the Special Needs Transportation Advisory Committee.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 5**

**3) Jamie McKenzie
206 - 535 - 24th Street East, undated**

Requesting permission to address Council with respect to special needs transportation. (File No. CK. 7305-1)

RECOMMENDATION: that Jamie McKenzie be heard.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT Jamie McKenzie be heard.

CARRIED.

Mr. Jamie McKenzie, 206 - 535 - 24th Street East, expressed concerns with respect to special needs transportation and indicated that service is not as good as the Administration thinks it is.

Moved by Councillor McCann, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

**4) Scott Laird
1149 Oxford Street, dated September 18**

Requesting permission to address Council with respect to an outdoor skateboarding facility. (File No. CK. 5500-8)

RECOMMENDATION: that Scott Laird be heard.

Moved by Councillor Penner, Seconded by Councillor Atchison,

THAT Scott Laird be heard.

CARRIED.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 6

Mr. Scott Laird, 1149 Oxford Street, spoke with respect to a request for a permanent outdoor concrete skatepark located at Kinsmen Park, across Spadina Crescent from the Mendel Art Gallery. Mr. Laird submitted a transcript of interviews with the City of Moose Jaw and the City of Regina's Parks and Recreation Departments with respect the skateparks located in those cities.

Moved by Councillor Paulsen, Seconded by Councillor Swystun ,

THAT the information be received and referred to the Planning and Operations Committee for a report to the Budget Committee.

CARRIED.

5) George S. Harelkin
710 Avenue N South, dated September 25

Requesting permission to address Council with respect to electricity at 710 Avenue N South. (File No. CK. 150-1)

RECOMMENDATION: that George Harelkin be heard.

Moved by Councillor Atchison, Seconded by Councillor Fortosky,

THAT George Harlekin be heard.

CARRIED.

Mr. George Harelkin, 710 Avenue N South, was not in attendance.

Moved by Councillor Penner, Seconded by Councillor Steernberg,

THAT the information be received.

CARRIED.

**6) Mark von Eschen, Artistic Director
Shakespeare on the Saskatchewan, dated September 26**

Requesting permission to address Council with respect to the partnership which has been established between Shakespeare on the Saskatchewan, 25th Street Theatre and La Troupe du Jour and their plans for the future. (File No. CK. 205-19)

RECOMMENDATION: that Mark von Eschen be heard.

Moved by Councillor Atchison, Seconded by Councillor Paulsen,

THAT Mark von Eschen be heard.

CARRIED.

Mr. Mark von Eschen, Shakespeare on the Saskatchewan, spoke with respect to the partnership between Shakespeare on the Saskatchewan, 25th Street Theatre and La Troupe du Jour and their plans for the future. He explained that they will be looking at developing a mutual site in the downtown area and would be willing to work with the City on any development in the downtown.

Moved by Councillor Penner, Seconded by Councillor Waygood,

THAT the information be received and referred to the Administration.

CARRIED.

**7) Todd Brandt, President and CEO
Tourism Saskatoon, dated October 2**

Requesting permission to address Council to present a progress report on Tourism Saskatoon's Five-Year Strategic Plan. (File No. 175-30)

RECOMMENDATION: that Todd Brandt be heard.

Moved by Councillor Atchison, Seconded by Councillor Heidt,

THAT Todd Brandt be heard.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 8**

Mr. Todd Brandt, Tourism Saskatoon, presented a copy of Tourism Saskatoon's Strategic Plan 2000 - 2005 and outlined some of the highlights in the report. He indicated that Tourism Saskatoon would be willing to sit on a Task Force on Terrorism, if one is formed. He also indicated Tourism Saskatoon's support of a casino in the City of Saskatoon.

Moved by Councillor Atchison, Seconded by Councillor Swystun,

THAT the information be received.

CARRIED.

**8) John Thomson, President
Dundonald Community Association, dated October 1**

Requesting permission to address Council with respect to bus service in the Dundonald neighbourhood. (File No. CK. 7310-1)

RECOMMENDATION: that John Thomson be heard.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT John Thomson be heard.

CARRIED.

Mr. John Thomson, Dundonald Community Association, spoke with respect to the transit service cuts and changes in the Dundonald neighbourhood. He requested that Route 15 be returned to the previous service.

Moved by Councillor Steernberg, Seconded by Councillor Penner,

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

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 9**

**9) Douglas C. Hodson
MacPherson Leslie & Tyerman, dated October 9**

Requesting permission to address Council with respect to a proposal to restore the statutory basis of the property tax exemption for Canadian Blood Services. (File No. CK. 1965-1)

RECOMMENDATION: that Clause 1, Report No. 13-2001 of the Administration and Finance Committee be brought forward and considered and that Douglas Hodson be heard.

Moved by Councillor Paulsen, Seconded by Councillor Steernberg,

THAT Clause 1, Report No. 13-2001 of the Administration and Finance Committee be brought forward and considered and that Douglas Hodson be heard.

CARRIED.

“REPORT NO. 13-2001 OF THE ADMINISTRATION AND FINANCE COMMITTEE

1. Communications to Council

**From: Robert G. Richards, Q.C.
MacPherson Leslie & Tyerman
Date: August 20, 2001
Subject: Canadian Blood Services - Property Tax Exemption
(File No. CK. 1965-1)**

RECOMMENDATION:

- 1) that Canadian Blood Services be asked to follow the same process as other applicants for property tax exemption, which involves an annual application; and
- 2) that the Administration be requested to advise Canadian Blood Services regarding the application process for property tax exemption.

Attached is a copy of the above-noted communication from Mr. Robert G. Richards, Q.C., MacPherson Leslie & Tyerman, on behalf of Canadian Blood Services, requesting concurrence of their proposal to restore the statutory basis of the property tax exemption which was previously in place for the Canadian Red Cross. Your Committee has considered this request, and would prefer that an annual application be made until a statutory property tax exemption has been granted, which is in keeping with the current process for all applicants.”

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 10**

Mr. Douglas Hodson, MacPherson Leslie & Tyerman, outlined the history with respect to the Canadian Blood Service being exempt from property taxes in the past, and asked for Council's support, in the form of a letter to the Province, to amend the provincial legislation to allow for the Canadian Blood Services to restore the statutory basis of the property tax exemption.

Moved by Councillor Steernberg, Seconded by Councillor Waygood,

- 1) that Canadian Blood Services be asked to follow the same process as other applicants for property tax exemption, which involves an annual application; and*
- 2) that the Administration be requested to advise Canadian Blood Services regarding the application process for property tax exemption.*

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Wayne Ray, Mayor
City of North Battleford, dated September 19**

Submitting a copy of a letter sent to the Board of Directors, Saskatchewan Assessment Management Agency with respect to capital funding to redevelop the Provincial CAMA System. (File No. CK. 180-11)

RECOMMENDATION: that the information be received and forwarded to the Administration.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

that the information be received and forwarded to the Administration.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 11**

**2) Alex Livingston, Dean
Western College of Veterinary Medicine, dated September 19**

Advising Council of the resignation of Lana Clark, and requesting that Dr. Stanley (Stan) Rubin, Professor, Department of Small Animal Clinical Sciences and Acting Director, Western College of Veterinary Medicine Teaching Hospital, be appointed as their representative on the Advisory Committee on Animal Control. (File No. CK. 225-9)

RECOMMENDATION: that Dr. Stanley (Stan) Rubin be appointed as the representative of the Western College of Veterinary Medicine on the Advisory Committee on Animal Control to the end of 2001.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

that Dr. Stanley (Stan) Rubin be appointed as the representative of the Western College of Veterinary Medicine on the Advisory Committee on Animal Control to the end of 2001.

CARRIED.

**3) David Spencer
1512 Bradwell Avenue, dated September 20**

Submitting an article from the *Financial Post* dated September 17, 2001, entitled "Municipalities Take on Ottawa's Trade Agenda". (File No. CK. 277-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Waygood,

THAT the information be received.

CARRIED.

**4) Laynni Locke, Residential Campaign Coordinator
Canadian Diabetes Association, dated September 11**

Requesting permission to fly the flag of the Canadian Diabetes Association at City Hall during the week of October 21 to October 28, 2001, and as far into November (National Diabetes Awareness Month) as possible. (File No. CK. 205-5)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 12**

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

Moved by Councillor Atchison, Seconded by Councillor Waygood,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**5) Joseph Kuchta
402 Avenue Q North, dated October 1**

Submitting comments with respect to special needs transportation. (File No. CK. 7305-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

**6) Don Richardson
2710 Jarvis Drive, dated October 1**

Submitting comments with respect to an incident involving several City Police and RCMP vehicles.
(File No. CK. 150-1)

RECOMMENDATION: that the information be received and referred to the Board of Police Commissioners.

Moved by Councillor Roe, Seconded by Councillor Heidt,

THAT the information be received and referred to the Board of Police Commissioners.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 13**

**7) Heather Edwards, Manager - Parks Operation
City of Burnaby, dated September 27**

Submitting information with respect to the Communities in Bloom program, commending City staff members Don Ross, Wayne Briant and Barb Sprigings for their dedication and cooperation with the Meewasin Valley Authority, and thanking Councillor Swystun for support and assistance. (File No. CK. 205-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

**8) Terry Scaddan, Executive Director
The Partnership, dated October 3**

Requesting permission for a downtown cattle drive on October 20, 2001 at 10:00 a.m. in connection with the Canadian Finals Rodeo. (File No. CK. 205-1)

RECOMMENDATION: that Items AA9 and AA12 of Communications be brought forward and considered and

- 1) that the request to hold a parade and cattle drive be approved subject to Administrative conditions;
- 2) that City Council proclaim October 22 to 28, 2001 as Rodeo Week in Saskatoon; and
- 3) that the City Clerk be authorized to sign the proclamation on behalf of City Council.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT Items AA9 and AA12 of Communications be brought forward and considered.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 14**

**“AA9) Kent Smith-Windsor, Executive Director
The Chamber, dated October 3”**

Expressing support for the proposed downtown cattle drive on October 20, 2001, to promote the Canadian Cowboy’s Association Finals Rodeo at Saskatchewan Place. (File No. CK. 205-1)

RECOMMENDATION: that the information be received and considered with Item AA8 of Communications.

**AA12) Dave Dutchak, Marshall
Canadian Cowboys’ Association Finals Rodeo, dated September 29**

Requesting permission for a parade and cattle drive in downtown Saskatoon on October 20, 2001 in connection with the Canadian Cowboy’s Association Finals Rodeo and also asking for Council to proclaim the week of October 22 to 28, 2001 as Rodeo Week in Saskatoon. (Files CK. 205-5 and 205-1)

RECOMMENDATION: that the information be received and considered with Items AA8 and AA9 of Communications .”

Moved by Councillor McCann, Seconded by Councillor Roe,

- 1) that the request to hold a parade and cattle drive be approved subject to Administrative conditions;*
- 2) that City Council proclaim October 22 to 28, 2001 as Rodeo Week in Saskatoon;
and*
- 3) that the City Clerk be authorized to sign the proclamation on behalf of City Council.*

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

**9) Kent Smith-Windsor, Executive Director
The Chamber, dated October 3**

DEALT WITH EARLIER. SEE PAGE NO. 13.

10) **James W. Knight, Chief Executive Officer**
Federation of Canadian Municipalities, dated October 2

Submitting information with respect to the Caucus Task Force on Urban Issues and submitting a summary of key messages that members may find useful during the consultations. (File No. CK.155-2)

RECOMMENDATION: that the information be received.

Moved by Councillor Waygood, Seconded by Councillor Swystun,

THAT the information be received.

CARRIED.

11) **Robert F. Thornton, Q.C.**
Priel Stevenson Hood & Thornton, dated October 9

Submitting comments with respect to the Central Avenue Fill Site. (File No. CK. 6320-1)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 13-2001 of the Planning and Operations Committee.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT the information be received and considered with Clause 1, Report No. 13-2001 of the Planning and Operations Committee.

CARRIED.

12) **Dave Dutchak, Marshall**
Canadian Cowboys' Association Finals Rodeo, dated September 29

DEALT WITH EARLIER. SEE PAGE NO. 13.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Jack Layton, President
Federation of Canadian Municipalities, dated September 21**

Submitting information with respect to developments in the federal government's policy on affordable housing, and asking for help in pressing home the need for federal assistance. (File No. CK. 155-2) **Referred to the Planning and Operations Committee.**

**2) Lawrence E. Cook, Chair
Hamlet of Furdale, dated June 26**

Submitting a copy of a letter, and petition with approximately 160 names, sent to the Honourable Pat Atkinson, Minister of Highways, with respect to a south bridge. (File No. CK. 7000-1) **Referred to the Administration.**

**3) Ian and Valerie Funk and Others
3763 Mount Royal, Furdale, dated June 11**

Ten letters submitting comments with respect to the Saskatoon Long Term Transportation Study. (File No. CK. 7000-1) **Referred to the Administration.**

**4) John W. and Alma Elias
3615 Saskatchewan Crescent South, dated July 17**

Submitting comments with respect to a southern bridge and the Saskatoon Long Term Transportation Study. (File No. CK. 7000-1) **Referred to the Administration.**

**5) Ron Bort
106 Short Place, dated September 28**

Submitting his resignation from the Special Needs Transportation Advisory Committee. (File No. CK. 225-58) **Referred to the Executive Committee.**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 17**

**6) Peggy Miller
North Saskatchewan Independent Living Centre Inc.**

Submitting her resignation from the Special Needs Transportation Advisory Committee. (File No. CK. 225-58) **Referred to the Executive Committee.**

**7) Georgie Davis, Saskatoon Chapter Representative
Saskatchewan Voice of People with Disabilities Inc., dated September 28**

Submitting her resignation from the Special Needs Transportation Advisory Committee. (File No. CK. 225-58) **Referred to the Executive Committee.**

**8) Tom Wishart
705 Dufferin Avenue, dated September 27**

Submitting comments with respect to meters for Broadway area streets. (Files CK. 4000-1 and 6120-3) **Referred to the Planning and Operations Committee.**

**9) Carol Grosse
1077 East Centre, dated September 26**

Submitting comments with respect to the Street Cat Rescue Program. (File No. CK. 151-5) **Referred to the Advisory Committee on Animal Control.**

**10) Cindy Griffith
2 - 1808 17th Street West, undated**

Submitting comments and concerns with respect to baby carriages and strollers on transit buses. (File No. CK. 7300-1) **Referred to the Planning and Operations Committee.**

RECOMMENDATION: that the information be received.

Moved by Councillor Roe, Seconded by Councillor Swystun,

THAT the information be received.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 18**

C. PROCLAMATIONS

**1) Rick Steffen, Volunteer General Manager
The Enchanted Forest, dated September 20**

Requesting Council to proclaim the week of November 25 to December 1, 2001 as Enchanted Forest Week in Saskatoon and requesting that 115th Street be renamed Enchanted Forest Drive from November 19, 2001 to January 15, 2002, inclusive. (File No. CK. 205-5)

**2) Rick Steffen, Volunteer Chair
Festival of Trees, dated September 20**

Requesting that Council proclaim the week of November 25 to December 1, 2001 as Festival of Trees Week in Saskatoon. (File No. CK. 205-5)

**3) Helen Smith-McIntyre, Group 33
Amnesty International, dated September 22**

Requesting that Council proclaim the week of October 15 to 22, 2001 as Amnesty International Week in Saskatoon. (File No. CK. 205-5)

**4) Jack Layton, Chair, White Ribbon Campaign
Federation of Canadian Municipalities, dated September 27**

Requesting that Council proclaim November 25 to December 6, 2001 as White Ribbon Days in Saskatoon. (File No. CK. 205-5)

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

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 19

- 3) that the request from the Enchanted Forest to rename 115th Street, Enchanted Forest Drive from November 19, 2001 to January 15, 2002, be approved subject to administrative conditions.

Moved by Councillor Paulsen, Seconded by Councillor Swystun,

- 1) *that City Council approve all proclamations as set out in Section C;*
- 2) *that the City Clerk be authorized to sign the proclamations on behalf of City Council; and*
- 3) *that the request from the Enchanted Forest to rename 115th Street, Enchanted Forest Drive from November 19, 2001 to January 15, 2002, be approved subject to administrative conditions.*

CARRIED.

REPORTS

General Manager, Community Services Gauthier presented Section A, Administrative Report No. 17-2001;

General Manager, Corporate Services Veltkamp presented Section B, Administrative Report No. 17-2001;

General Manager, Infrastructure Services Uzelman presented Section D, Administrative Report No. 17-2001;

City Manager Richards presented Section F, Administrative Report No. 17-2001;

City Solicitor Dust presented Section B, Legislative Report No. 14-2001;

Councillor Paulsen, Chair, presented Report No. 13-2001 of the Planning and Operations Committee;

Councillor Sternberg, Chair, presented Report No. 13-2001 of the Administration and Finance Committee;

His Worship the Mayor, Chair, presented Report No. 12-2001 of the Executive Committee.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 20**

Moved by Councillor Penner, Seconded by Councillor Atchison,

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

- a) Administrative Report No. 17-2001;*
- b) Legislative Report No. 14-2001;*
- c) Report No. 13-2001 of the Planning and Operations Committee;*
- d) Report No. 13-2001 of the Administration and Finance Committee;*
- e) Report No. 12-2001 of the Executive Committee*

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

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

Committee arose.

Councillor Swystun 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:

“ADMINISTRATIVE REPORT NO. 17-2001

Section A - COMMUNITY SERVICES

- A1) Land-Use Applications Received by the Community Services Department
For the Period Between September 14 and September 27, 2001
(For Information Only)
(File Nos. CK. 4000-5)**
-

RECOMMENDATION: that the following report be received as information.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 21**

The following applications have been received and are being processed:

Condominium

- Application No. 8/01: 141- 105th Street West
Applicant: T. Webb Surveys Inc.
Legal Description: Parcel C, Plan No. 01SA09110
Current Zoning: RM2
Neighbourhood: Sutherland
Date Received: September 18, 2001

Development Plan

- Amendment No. DPA13/01: 117 Avenue P South
Applicant: Joe and Hope Laturnus
Legal Description: Lots 15 and 16, Block 1, Plan FF (G3978)
Current Land Use Designation: Residential District
Proposed Land Use Designation: Community Institutional Service District
Neighbourhood: Pleasant Hill
Date Received: September 25, 2001
- Amendment No. DPA15/01: Even Side of 1100 Block 12th Street East
Applicant: Ying Zhu and Xiaoping Chen
Legal Description: Block 14, Plan G18
Current Land Use Designation: One to Two-Unit Residential
Proposed Land Use Designation: One to Four-Unit Residential
Neighbourhood: Varsity View
Date Received: September 27, 2001

Rezoning

- Application No. Z11/01: Beckett Crescent (no civic address)
Applicant: Dundee Development Corporation
Legal Description: Part of Parcel J, Plan 96S28728
Current Zoning: R1A
Proposed Zoning: RMTN
Neighbourhood: Arbor Creek
Date Received: September 19, 2001
- Application No. Z12/01: 117 Avenue P South
Applicant: Joe Laturnus
Legal Description: Lots 15 and 16, Block 1, Plan FF (G3978)
Current Zoning: R2
Proposed Zoning: M2
Neighbourhood: Pleasant Hill
Date Received: September 24, 2001

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 22

- Application No. Z14/01: Even Side of 1100 Block 12th Street East
Applicant: Ying Zhu and Xiaoping Chen
Legal Description: Block 14, Plan G18
Current Zoning: R2
Proposed Zoning: RM1
Neighbourhood: Varsity View
Date Received: September 26, 2001

Discretionary Use

- Application No. D24/01: 2410 Richardson Road
Applicant: Sarcen Recycling
Legal Description: Lots 1 to 4, Block 448, Plan 61S17572
Current Zoning: B1
Proposed Use: Neighbourhood Recycling Depot
Neighbourhood: Westview
Date Received: September 26, 2001
- Application No. D25/01: 514 Haslam Crescent
Applicant: Marcy Sander
Legal Description: Lot 43, Block 352, Plan 96S22415
Current Zoning: R1A
Proposed Use: Bed and Breakfast
Neighbourhood: Silverspring
Date Received: September 26, 2001

Subdivision

- Application No. 57/01: Edmonton Avenue (no civic address)
Applicant: George, Nicholson, Franko & Associates
Legal Description: Part of Parcel D, Plan No. 61S04774
Current Zoning: R2
Neighbourhood: Hudson Bay Park
Date Received: September 14, 2001
- Application No. 58/01: 31 Blackley Place
Applicant: Webb Surveys
Legal Description: Part of Lot Y, Block 882, Plan 77S40955 and
Lot 91, Block 882, Plan 79S12414
Current Zoning: R1A
Neighbourhood: Parkridge
Date Received: September 24, 2001

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 23

- Application No. 59/01: University of Saskatchewan Retail Lands (no civic address)
Applicant: Peters Surveys Ltd.
Legal Description: Part of SW ¼ Sec. 2, T37-R5-W3M
Current Zoning: DCD3
Neighbourhood: University of Saskatchewan Management Area
Date Received: September 26, 2001

ATTACHMENTS

1. Condominium Plan – Phase Two – Fairhaven Terrace
2. Plan of Proposed Rezoning No. Z11/01
3. Plan of Proposed Rezoning No. Z12/01
4. Plan of Proposed Rezoning No. Z14/01
5. Plan of Proposed Discretionary Use No. D24/01
6. Plan of Proposed Discretionary Use No. D25/01
7. Plan of Proposed Subdivision No. 57/01
8. Plan of Proposed Subdivision No. 58/01
9. Plan of Proposed Subdivision No. 59/01

A2) Communications to Council

From: Elaina Dareichuk
35 Borden Crescent

Date: September 5, 2001

Subject: Second Mortgages on Borden Crescent Demonstration Project
(File No. CK. 750-4)

RECOMMENDATION: that the City Solicitor be requested to revise the terms of the City's second mortgage on the homes located at Nos. 35/37, 39/41, 43/45, 42/44, 46, and 48 Borden Crescent to allow transfer of the second mortgage to a purchaser upon confirmation by the Administration that the sale of the home does not constitute windfall profit taking from the value of the public investment in said property.

BACKGROUND

On September 5, 2001, City Council received a letter from Elaine Dareichuk requesting that the City revise the terms of the second mortgage on her property at 35 Borden Crescent to allow the sale of her home. 35 Borden Crescent was constructed in 1999 as part of a "Demonstration Project for Innovative Affordable Housing" located on five lots on Borden Crescent in the Confederation Park neighbourhood (Lots A and 1 to 4, Block 180, Plan 82S03197; Nos. 35/37, 39/41, 43/45, 42/44, 46, and 48 Borden Crescent).

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 24

The project was approved by City Council on June 29, 1998, and was initiated in part to develop a new partnership with the Saskatoon Home Builders Association (SHBA), and enabled the City and local home builders to explore mechanisms to increase the stock of low-income, affordable housing, especially in existing neighbourhoods as appropriate in-fill development.

The Terms of Reference developed by the City direct the project to deliver housing:

- a) that is affordable to households earning less than the average household income in the city;
- b) that provides opportunities for high-quality, low-cost rental housing that is integrated with the surrounding neighbourhood; and
- c) that stimulates new partnerships between the private sector and community-based organizations that serve lower income and special needs households.

The land for this project was sold at the City's book value of approximately \$14,000 per lot. The \$15,000 difference between this value and the current estimated market value of \$29,000 was protected by a second mortgage registered on Title by the City for ten years from the date of possession.

On June 21, 1999, City Council approved the following recommendation:

“that a report be submitted to City Council recommending that the Terms of Reference for the Affordable Housing Demonstration Project on Borden Crescent be revised such that the current ten year, full-value forgiveness of the \$15,000 second mortgage, to be placed on each lot, be changed to allow immediate forgiveness of up to \$5,000, with the remainder of the value being forgiven after ten years.”

This was to enable Canada Mortgage and Housing Corporation to more readily provide mortgage insurance to this unique project.

DISCUSSION

The second mortgages attached to the Title for each of the five homes in this project were intended to prevent speculative gain on the \$15,000 difference between the market value of the land (established as \$29,000) and the price at which it was sold to the eventual owner (established as \$14,000). The second mortgage was to be depreciated by \$5,000 upon occupancy, and a further \$1,000 per year for ten years, at which point the second mortgage would be dissolved by the City.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 25**

The mortgage for 35 Borden Crescent was registered on November 23, 1999. Clause 5 of that Mortgage Agreement specifies that if the first purchaser ceases to use the premises as their principal residence, then the entire remaining amount of the mortgage shall be payable. In this case, based on the date the Mortgage Agreement was registered, the initial \$15,000 was depreciated by \$5,000 upon occupancy, and one year of occupancy has occurred, leaving a balance of \$9,000 on the Title.

The clause requiring payment of the remaining balance of the second mortgage upon sale was introduced based on two assumptions. First was an expectation that the homes would increase in value, and thus anyone having to sell prior to the ten years could pay out the remaining balance of the second mortgage. Second was a desire to avoid the involvement of the Administration in private real estate transactions in terms of, in effect, controlling who lives in a private home after the initial conditions of sale have been met.

It is the opinion of your Administration that the second mortgage was intended to prevent speculative gain on the land price differential, not to lock someone into their home for ten years. If the selling price of the home in today's dollars does not reflect an increase in value, then it can reasonably be assumed that there is no windfall profit taking occurring. This appears to be the situation for 35 Borden Crescent, as described by the owner's realtor. Amending the second mortgage agreement to allow for a transfer of Title respecting the intention of the second mortgage appears to be reasonable in this case, and should be allowed for all of the properties on this special project.

Your Administration is, therefore, recommending that the City Solicitor amend the second mortgage agreements for all of the properties within this Demonstration Project (Nos. 35/37, 39/41, 43/45, 42/44, 46, and 48 Borden Crescent) to allow transfer of the City's second mortgage, upon written agreement by the Administration that the sales transaction does not constitute windfall profit taking by the seller from the portion of the City's investment in the development of this property. This would be determined by comparing the original purchase price adjusted for inflation to the offered selling price (as specified in a signed "Offer to Purchase"). Any offer in excess of the adjusted value of the home will be deemed to be a windfall, and will require repayment of the outstanding balance of the second mortgage upon completion of the sale. Otherwise, the second mortgage will be transferred, at its then current value, to the purchaser with the Title.

This involvement by the Administration would constitute an extraordinary degree of involvement by the City into private real estate transactions, but is justified by the nature of this unique situation.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 26**

It should be noted that the intention behind this demonstration project was to stimulate a market response to the need for affordable housing. This means that there can be no protection from market forces, and that the buyer is taking a risk on the future value of their property. The City can only assume that any buyer of these properties was fully aware of the implications of the second mortgage agreement, in terms of resale and commitment to repay. However, it has been pointed out that the innovative nature of this project may have created a situation where the opportunity for lower-income households to finally purchase a home might have overshadowed any possible concern over the future.

While this kind of project (i.e. reduced land price protected by a second mortgage) was unique and is not likely to be repeated, the current situation points to the need to ensure that during and after the purchase transaction, lower-income homebuyers are provided with additional support beyond that provided to mainstream market buyers. In part, this support is being provided by the recently created Affordable New Home Development Foundation, which helps lower-income households access appropriate financing to acquire a new home. The Foundation was not in place when this Borden Crescent Demonstration was being developed, and in fact, was a direct outcome of this project, and should help to ensure that future lower-income homebuyers are fully informed about the sometimes difficult decisions they are making.

JUSTIFICATION

The purpose of this Demonstration Project was to explore options, mechanisms, and opportunities for facilitating affordable market housing. The intentions in attaching a second mortgage were to protect against speculation. The proposed transaction appears to satisfy that intention.

OPTIONS

1. Deny any amendment of the City's second mortgages for the specified properties. This would require the owner to remain in the home until the term of the second mortgage expires (November 23, 2009), or to sell their home at a price sufficient to cover the remaining balance. It is, however, likely that the required asking price will continue to exceed market value, and thus will limit the sale potential of the homes.
2. Allow an amendment of the City's second mortgages for the specified properties that requires the Administration to review the offer to purchase to ensure that the sale price is in keeping with the requirement that the seller acquire no windfall profit from the City's involvement in the property over the term of the second mortgage. This will require an extraordinary degree of involvement by the City into private real estate transactions, but is justified by the nature of this unique situation.

Your Administration is recommending that Option 2 be followed.

POLICY IMPLICATIONS

No impact on current policies.

FINANCIAL IMPACT

No impact on finances.

ATTACHMENT

1. Copy of letter to City Council dated September 5, 2001 from Elaine Dareichuk, 35 Borden Crescent, Saskatoon.

Moved by Councillor Waygood,

- 1) *that the City Solicitor be authorized to discharge the second mortgage on 35/37 Borden Crescent;*
- 2) *that the second mortgages on the other properties in this project be reviewed on a case-by-case basis as and when required; and*
- 3) *that the issue of how to deal with any future requests for properties in this project be referred to the Administration and Finance Committee .*

IN REFERRAL

Moved by Councillor Sternberg,

THAT the entire matter be referred to the Administration and Finance Committee.

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

- A3) Easement Requirement - SaskPower and SaskTel
Lakeview Neighbourhood
Municipal Buffer Strip MB1, Plan 79S20493
Order No. 20030245
(File No. CK. 4090-3)**

- RECOMMENDATION:** 1) that City Council grant an easement to SaskPower and SaskTel as outlined on the attached plan; and

- 2) that his Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal, the appropriate agreement as prepared by the City Solicitor.

ADOPTED.

Carol A. Moore, on behalf of SaskPower Land Department and SaskTel, has requested the City's approval for an easement over part of Municipal Buffer Strip MB1, Plan 79S20493, as shown on the attached plan. The purpose of this easement is to provide underground servicing to Emmanuel Village.

The Community Services Department and the Infrastructure Services Department, Parks Branch have no objection to the granting of this easement to SaskPower and SaskTel.

ATTACHMENTS

1. Part of Registered Plan 79S20793
2. E-mail from Parks Branch
3. E-mail from Land Branch

**A4) Proposed Re-designation of Part of Municipal Buffer Strip
Banyan Crescent - Briarwood Neighbourhood
Municipal Buffer Strip MB14, Registered Plan No. 96S13326
(File No. CK. 4000-1)**

- RECOMMENDATION:**
- 1) that City Council give notice of its intention to consider the re-designation of a portion of Municipal Buffer Strip MB14, Registered Plan No. 96S13326, as shown on the attached Plan of Proposed Re-Subdivision; and
 - 2) that the City Solicitor be instructed to:
 - a) take all necessary steps to bring the intended re-designation forward; and
 - b) complete the buffer re-designation to public right-of-way should formal Council assent issue.

Councillor Paulsen excused herself from discussion and voting on the matter due to a conflict of interest and left the Council Chamber.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 29

A request has been submitted by Webster Surveys Ltd., on behalf of Dundee Development Corporation, for the re-designation of a portion of Municipal Buffer Strip MB14, Registered Plan No. 96S13326 (as shown on the attached plan) adjacent to Brairvale Road. The purpose of this proposal is to re-designate that portion of Buffer Strip MB14 as public right-of-way. A future subdivision application will connect this portion of the right-of-way with Banyan Crescent.

The Technical Planning Commission reviewed the proposal at its September 19, 2001 meeting, and all Civic Departments and utility agencies provided their consent.

A copy of the Plan of Proposed Re-Subdivision is attached setting out the detailed location of the cancellation.

ATTACHMENTS

1. Plan of Proposed Re-Subdivision.

IT WAS RESOLVED: 1) that City Council give notice of its intention to consider the re-designation of a portion of Municipal Buffer Strip MB14, Registered Plan No. 96S13326, as shown on the attached Plan of Proposed Re-Subdivision; and

2) that the City Solicitor be instructed to:

- a) take all necessary steps to bring the intended re-designation forward; and*
- b) complete the buffer re-designation to public right-of-way should formal Council assent issue.*

**A5) Street Name Change
Kenderdine Road (North of Attridge Drive) to Lowe Road
(File No. CK. 6310-1)**

RECOMMENDATION:

- 1) that City Council approve the proposed street name change of Kenderdine Road (North of Attridge Drive) to Lowe Road, as shown on the attached schedule 210-0069-002r002;
- 2) that the City Solicitor be requested to take all necessary action to effect the street name change; and

- 3) that all of the City's costs pertaining to the street name change be borne by the City.

ADOPTED.

While reviewing proposed subdivisions in the University Heights Suburban Centre, the Community Services Department determined that the street addressing scheme does not readily provide for the numbering of Kenderdine Road north of Attridge Drive. The first lot on Kenderdine Road south of Attridge Drive has the address 10 Kenderdine Road. This does not allow for addressing north of this site without designating a north and south for Kenderdine Road. Adding a north and south designation would require a change to all addresses on Kenderdine Road by adding "South" to all existing and future addresses south of Attridge Drive. Further, a north and south designation could be confusing due to the configuration of Kenderdine Road south of Attridge Drive.

The City of Saskatoon is the only landholder that will be affected by the proposed street name change. A memo, dated June 8, 2001, was sent to the Land Branch of the Community Services Department. The Land Branch has no objections to the proposal. The costs associated with the street name change are included in the Prepaid Services for this area. Since the majority of the signage has not yet been installed, there will be no additional cost.

The City's legal costs for this street name change will be borne by the City Solicitor's Office, with the estimated costs being \$150.

ATTACHMENTS

1. Plan showing location of proposed street name change.
2. Schedule of street name change.

A6) Naming of the Pocket Park in Arbor Creek (File No. CK. 4205-1)

RECOMMENDATION: that the parcel in Arbor Creek identified on Attachment 1 be named 'Beckett Green'.

ADOPTED.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 31

Under City of Saskatoon Policy C09-008, (Naming of Civic Property and Development Areas), the City Planning Branch, Community Services Department, after consultation with the Leisure Services and Parks Branches, shall select and recommend to City Council for approval, the appropriate name for each park, municipally-owned or controlled facility, neighbourhood or suburban development area in Saskatoon.

The recommended name in this report is for the new pocket park in Arbor Creek (please refer to Attachment 1). In accordance with Council policy, the City Planning Branch is recommending that the new pocket park be officially named 'Beckett Green'. This name was chosen so as to be consistent with the adjacent crescent and allow residents to locate the park easily. It was noted that another pocket park in Arbor Creek 'Budz Green' is adjacent to Budz Crescent.

The new pocket park is expected to be developed in late 2002.

The Community Services Department has notified the Arbor Creek Community Association, in writing, of the recommendation from the Community Services Department.

ATTACHMENT

1. Plan showing the location of Future Pocket Park in Arbor Creek

**A7) Naming of the Pocket Park in Silverspring
(File No. CK. 4205-1)**

RECOMMENDATION: that Parcel MR6, Registered Plan No. 98SA25046 be named 'Dave King Park'.

ADOPTED.

Under City of Saskatoon Policy C09-008, (Naming of Civic Property and Development Areas), the City Planning Branch, Community Services Department, after consultation with the Leisure Services and Parks Branches, shall select and recommend to City Council for approval, the appropriate name for each park, municipally-owned or controlled facility, neighbourhood or suburban development area in Saskatoon.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 32

The recommended name in this report is for the new pocket park in Silverspring (please refer to Attachment 1). In accordance with Council policy, the City Planning Branch is recommending that the new pocket park be officially named 'Dave King Park'. This name is in honor of Mr. Dave King from Saskatoon who coached the Canadian Olympic Hockey Team and is currently head coach of the Columbus Yellow Jackets of the National Hockey League (please refer to Attachment 2 for a brief biography of Mr. Dave King). The recommendation is consistent with the predominant Olympic theme which has been established for the Silverspring neighbourhood.

On February 21, 2001, Ms. Brenda Robinson, a resident of the Silverspring neighbourhood, wrote to the Community Services Department recommending the name of 'Nancy Brentnell' for the pocket park in Silverspring. The Community Services Department has notified both Ms. Robinson and the Silverspring Community Association, in writing, of the recommendation from the Community Services Department. The name 'Nancy Brentnell' will be kept permanently on file for future consideration for new parks in Saskatoon.

ATTACHMENTS

1. Plan showing the location of the Silverspring Pocket Park
2. Biography of Mr. Dave King

Section B - CORPORATE SERVICES

B1) 2001 Contract Negotiations Amalgamated Transit Union Local 615 (File No. CK. 4700-2)

- RECOMMENDATION:**
- 1) that City Council approve the proposed changes set out in the attached report dated September 25, 2001, with respect to the 2001 contract with the Amalgamated Transit Union, Local No. 615; and,
 - 2) that City Council authorize completion of the revised contract incorporating all the changes for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

ADOPTED.

Attached is a report dated September 25, 2001, detailing conditions agreed upon by the bargaining team of the City and the Amalgamated Transit Union Local 615.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 33**

The report is marked "Confidential Until Tabled at a meeting of City Council" and is only distributed to members of City Council. A wider distribution will be effected at 7:00 p.m. on Monday, October 9, 2001.

ATTACHMENT

1. Report dated September 25, 2001.

**B2) Canada/Saskatchewan Infrastructure Program
(File No. CK. 1860-1)**

RECOMMENDATION: that City Council approve the submission of the following projects for funding by the Federal/Provincial Infrastructure Program for the years 2002-2005:

- 2002 Circle Dr/22nd St Grade Separation
- 2003 a) Upgrade Preston
b) Regional Landfill
- 2004 a) Upgrade Warman Road
b) Circle Dr. (Miller to Northridge Dr.)
- 2005 a) Traffic Sound Attenuation
b) Regional Landfill

As City Council is aware, the Canada/Saskatchewan Infrastructure Program became effective 2001 and is scheduled to continue annually for a period of five years. One of the primary objectives of the program is that 50% of the available funds must be dedicated for green municipal infrastructure, 30 to 40% to transportation infrastructure, and 10 to 20% to cultural and recreational facilities.

While these objectives may succeed in attaining both Federal and Provincial goals, they may not meet the needs of individual local governments. Therefore, in 2000, your Administration joined with the other cities in Saskatchewan and, with the concurrence of the program administrators, provided a joint submission for the allocation of funding to each City. That submission reported the projects which each city would include in their application for funding and, while individually not necessarily meeting the Federal/Provincial distribution guidelines, those guidelines were met on a Provincial basis. This process worked well in 2000 for projects that were included in each city's 2001 capital budget.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 34**

In 2001, your Administration has once again met with the other civic administrations, as well as the administrators of the Canada/Saskatchewan Infrastructure Program, to discuss the distribution of funds for the last four years of the program. One of the concerns tabled was the fact that some municipalities may have projects that exceed their full funding eligibility in any one particular year, or they may have a project that cannot proceed until the latter part of the program. For example, a city may not have eligible projects within the first few years of the program, but wishes to have funding applied retroactively to a larger future project. At a meeting in August, approval was received for a joint four-year submission of capital projects. This submission would identify projects that each City would include as part of their future grant request. The requirement would be that the overall objectives of the program would be met on an annual basis. Similar to 2000, one city could apply for traffic infrastructure while a second could apply for a greening project. The funding available in any one year would be limited to the urban funding pool, meaning that some cities may have to interim finance some of their projects.

The ability to identify projects within a four-year window is beneficial from a financial planning perspective. For example, cities would know in advance that their selected projects have been confirmed as meeting the eligibility criteria. More importantly, for Saskatoon, each city would not need to be concerned about meeting the % allocation criteria should that not meet with local priorities.

In order to continue with this process, your Administration has identified the following projects that it would like to submit for funding from the Canada/Saskatchewan Infrastructure Program for the years 2002-2005:

- 2002 Circle Dr/22nd St Grade Separation (already approved)
- 2003 a) Upgrade Preston
b) Regional Landfill – Phased decommissioning of old cell and upgrades
- 2004 a) Upgrade Warman Road
b) Circle Dr. (Miller to Northridge Dr.)
- 2005 a) Traffic Sound Attenuation
b) Regional Landfill – First phase of new cell

Our discussions with the Federal/Provincial Program Administrators included a condition that any agreement for funding must include sufficient flexibility in our submission to take into account future changes in Council priorities. However, your Administration would like to obtain City Council's approval to submit these projects in its initial submission.

We have provided the above projects as preliminary information for purposes of determining whether there are sufficient "green" projects in the total mix of projects submitted by all cities in order to ensure Federal/Provincial objectives are met. The initial draft report suggests that to be the fact. A meeting is scheduled for October 11 with Federal and Provincial representatives to discuss the preliminary submissions.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 35

IT WAS RESOLVED: 1) that City Council approve the submission of the following projects for funding by the Federal/Provincial Infrastructure Program for the years 2002-2005:

2002 Circle Dr/22nd St Grade Separation

2003 a) Upgrade Preston

b) Regional Landfill

2004 a) Upgrade Warman Road

b) Circle Dr. (Miller to Northridge Dr.)

2005 a) Traffic Sound Attenuation

b) Regional Landfill; and

2) that the Federal Government be approached to accelerate and increase funding for cost sharing civic infrastructure projects, as a means of partially offsetting the effects of the economic downturn

B3) Communications to Council

**From: Ron Osika, Minister
Municipal Affairs and Housing**

Date: September 4, 2001

Subject: Submitting a copy of a letter sent to Mark Thompson, Chair, Saskatchewan Assessment Management Agency with respect to capital funding to redevelop the provincial computer assisted mass appraisal (CAMA) system and the convening of a meeting with SUMA, SARM and the SSTA to discuss the matter.

(Files CK. 277-1 and 1615-1)

RECOMMENDATION: 1) that City Council support, in principle, changes to the assessment process that achieves the goal of providing assessment values that reflect market values, as well as reducing the financial impact of tax shifts currently apparent in the four year assessment cycle; and,

2) that City Council support, in principle, the development of a new Computer Assisted Mass Appraisal (CAMA) system for Saskatoon and instruct the Administration to prepare the appropriate Capital Budget submission.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 36**

At its meeting of September 24, 2001, City Council received a copy of a letter from Ron Osika, Minister of Municipal Affairs and Housing, to Mr. Mark Thompson, Chair of the Saskatchewan Assessment Management Agency, and moved:

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

The September 4, 2001 letter from Minister Ron Osika responded to a written request from the Chair of the Saskatchewan Assessment Management Agency (SAMA), Mark Thompson. This response was in reply to Mr. Thompson’s letter dated August 17, 2001. Generally, Mr. Thompson’s letter had dealt with a funding request to Municipal Affairs and Housing, on behalf of SAMA, and included a request for both an increase in operational funding as well as for contributions towards financing the cost of a new Computer Assisted Mass Appraisal (CAMA) system as funding for the latter, from the Canada- Saskatchewan Infrastructure Program, had been denied earlier in the year.

Minister Osika in his letter to Mr. Thompson expressed concern over the requested funding as well as comments attributed to the City Assessors by Mr. Thompson in his original letter to the Minister.

It is important to note that Mr. Thompson’s reference to the City Assessors’ desires were taken out of context from correspondence directed to the CEO of SAMA, Mr. Murray Cooney. The City Assessors’ comments to Mr. Cooney were as a direct result of four specific questions asked by him to the City Assessors regarding their opinions of what was required to move forward with assessment reform in this province. The City Assessors met prior to responding to Mr. Cooney and drafted a joint response to him. This response was written and forwarded by the City Assessor of Saskatoon.

The City Assessors were quite clear in their correspondence that they were responding with their own opinions and were in fact in the process of drafting a report for each of their own Senior Administrations to gain their approval and the subsequent approval of each of the Cities’ Councils. The purpose of these Administrative reports was to receive approval prior to committing to reform, and determining what was required to move forward to the 2005 reassessment and beyond. Mr. Thompson had failed to mention these caveats and as such his comments to the Minister did not reflect the intent of the assessors from the cities.

The 2001 Capital Budget (Project 1988 – Provincial Assessment System), included \$100,000 in 2001 to fund, in part, the City’s share in the development of a needs analysis and to document the business case for a province-wide computer-assisted mass appraisal (CAMA) assessment system. As noted in that Capital Budget, upon completion of this phase, there would be a decision point before the project could move to the design, development and implementation stages. It was also noted that, should this project proceed to development and implementation, the City’s share of the capital cost would need to be determined and approved by City Council.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 37**

A further report went forward to City Council at its meeting on May 7, 2001, requesting agreement in principle on the development of a new provincial system and agreement to share in the funding of this province-wide system (an additional \$400,000 was identified and was to be included in the 2002 Capital Budget). Council approved both of these recommendations at the meeting held May 7, 2001.

The partners in this province-wide project were the cities of Regina, Prince Albert, Moose Jaw, North Battleford, Saskatoon, and the Saskatchewan Assessment Management Agency (SAMA), who undertake property assessments in the rest of the province.

Funding for the province-wide system was denied in the spring of this year and SAMA has, since that time, been attempting to obtain funding from an alternate source. They have been unsuccessful to date and any funding for SAMA for a new system, at least in the short term, is unlikely.

While the current CAMA system used by the City of Saskatoon is technically able to operate the existing assessment process, it does not have the capabilities to respond to anticipated changes in how assessments should, or will, be done in this province in the future. Saskatchewan is well behind the trends for other provinces, as well as jurisdictions in the United States, in how assessments are calculated. Property owners have continually identified two major issues that our current assessment process fails to address. First, while they understand the concept of market value, the current process of using "fair values" is not easily understood. Secondly, our current assessment cycle has resulted in property tax shifts that are unacceptable. Moving closer to a market value system will not, in and of itself, correct the impact of such shifts. Therefore, future processes must include the objective of introducing a reassessment cycle of no more than two years. Our current CAMA system cannot respond effectively to either change.

At a meeting of City Council earlier this year, it received the results of a questionnaire sent to the Commercial and Multi-Family Residential sector regarding the use of the income approach to valuing property. Responses were split and Council did not make any recommendations regarding this matter, but authorized its Administration to continue its pursuit of a change to the CAMA system with the understanding that it must be able to respond to changes in the future. In light of the new information provided in this report, your Administration wishes to reaffirm that decision.

While the City of Saskatoon was encouraging a joint approach to development, a province-wide system development with six partners, each with their own priorities, was also fraught with risk. This is borne out by what has taken place in recent months with problems such as funding, differing jurisdictional requirements for operating platforms, etc. In addition, key requirements for each jurisdiction do vary and the risks of bottlenecks creating time delays are very real.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 38**

The timeline for any successful purchase, customization and implementation of a province-wide CAMA system has passed as SAMA has struggled to find alternate sources of funding for their share of the project. In order for the system to be in place for the 2005 Reassessment, it must be completed by early 2003. Attachment 1, prepared by the City of Regina, highlights the issues that face the cities in light of recent events, and forms an integral part of this report.

The revised objective of your Administration is to acquire a “Commercial Off the Shelf CAMA System” with as little customization as possible in support of assessment functions that will improve service to all customers, provide modern tools to assessment staff, improve operational efficiency and permit Saskatoon to move to modern assessment practices. If practical, we will continue to seek partnership opportunities with the other jurisdictions within the Province that provide assessment services.

The overall goal is to have a new system implemented for Saskatoon for 2005, which means being operational by January 1, 2003, in order to operate for a full assessment year before actual implementation.

The system will:

- enable all approaches to valuation, including cost, income, sales, use, etc,
- be flexible to support additional approaches and new requirements,
- enable data sharing between all assessment agencies and related agencies (including Land Titles, Real Estate, Provincial Government Departments, Geomatics),
- enable improved practices and processes (business process review) to simplify the assessment function and improve efficiency;
- ensure accurate and equitable property assessments, more defensible assessments, and fewer appeals.

The City of Saskatoon’s share of the Saskatchewan Assessment System Project (SASP) was anticipated to be approximately \$500,000. This was based on the assumption that the majority of the cost of the system (approximately 2/3) would be funded by the Canada-Saskatchewan Infrastructure Program, with the City paying its proportionate share of the remainder. We are currently communicating with a number of vendors in order to find a system which meets our local needs in order to determine project costs. We are also continuing to work with the other cities to ensure that all partnership opportunities are examined. Based on some preliminary information received, it is estimated that total project costs may be in the \$1,000,000 to \$1,500,000 range. More refined estimates will be determined for inclusion in the 2002 Capital Budget.

In order for the City of Saskatoon, as well as other jurisdictions in the Province, to proceed with replacing their existing CAMA systems, continued co-operation between SAMA and the Cities will be required. Should we fail to reach agreement on some key issues, the timeliness of the project will be jeopardized and we would fail to meet our objectives of having a system in place for the 2005 reassessment. We will be holding discussions with both the Administration of SAMA, as

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 39**

well as the SAMA Board, to ensure that these issues are fully addressed and report back to City Council should we encounter any major difficulties.

ATTACHMENTS

1. Report on requirements of Major Saskatchewan Cities for 2005 reassessment and beyond.

**B4 2001 Yearend Projections
(File No. CK. 1704-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached for City Council's information, is a report projecting actual revenues and expenditures to December 31, 2001. This report reveals a projected year-end surplus of \$883,000 (a variance of approximately 0.5% against the budget). While every effort is made to ensure a high degree of accuracy in this process, Council is reminded that these estimates are based on actual revenues and expenditures for eight months (to August 31) and projections for the last four months of the year (the latter being subject to changes in weather patterns, etc).

General Revenue

As City Council is aware, all 2001 salary contingencies were budgeted globally. The projections, however, reflect all salary increases at the program level. Any other material program variances are identified in the balance of this report.

The variances for General Revenue are detailed on pages 1-4 of the attachment. Additional information on variances exceeding \$100,000 is provided below.

General Services: Taxation (\$308,300 unfavourable)

Of the total negative variance, \$186,000 is attributable to the change in taxable status of the new downtown education centre. The remaining variance reflects reduced local improvement levies, which are offset by reduced debt payments.

General Services: Grants in Lieu of Taxes (\$919,600 favourable)

This revenue source includes the franchise fee received from Sask Energy. It includes a positive variance totalling \$752,600 resulting from the increase in natural gas, which was effective the spring of 2001. The remaining variance of \$167,000 represents increased grants from the utilities resulting from increased metered revenues from both the Water and Sewage Utilities.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 40

General Services: Fines and Penalties (\$247,000 favourable)

A majority of this variance results from an increase in net revenue from traffic and bylaw violations. This is supported by a similar increase in the number of tickets issued.

Fiscal Earnings and Payments (\$71,800 favourable)

Within the reported variance is a positive variance of \$378,500 resulting from anticipated interest earnings that exceed budget. However, the projection also assumes that these earnings, consistent with past practice, will be transferred to the Interest Stabilization Reserve, thus having no impact on the General Revenue projection.

General Services: Corporate Services (\$165,400 unfavourable)

Planned expenditures include corporate advertising, corporate memberships and audit fees. In addition, the projections include a number of unplanned corporate expenditures (including grant payments on behalf of World University Summer Games and the Canada West Foundation).

General Services: General Payroll Expenditures (\$960,600 favourable)

As identified earlier in this report, actual salary increases are reflected in each of the programs, therefore contributing towards the favourable variance within this program budget. This is offset by increases in the departmental programs. In addition, an unbudgeted rebate of \$138,000 was received from Workers Compensation. Remaining payroll costs (including employment insurance, Canada Pension Plan, city pension plans, etc.) are projected to provide a favourable variance of \$247,000.

General Services: Transit Subsidies (\$233,800 unfavourable)

This expenditure includes both the Transit Special Needs program and the Transit System subsidy. The 2001 Special Needs budget included an additional service to address expanding existing eligibility criteria. This service will not begin until October, providing a \$73,600 favourable variance. This partially offsets the unfavourable variance relating to salary increases within the Transit System estimated at \$316,500.

Corporate Services: Corporate Information Services (\$285,600 unfavourable)

The unfavourable variance is due primarily to staff compensation adjustments.

Fire and Protective Services (\$333,700 favourable)

This department recruits new staff once a year (in the spring). While the budget tries to recognize planned vacancies, unplanned vacancies throughout the year (resignations, retirements, etc.) have resulted in an overall under expenditure related to staffing.

Infrastructure Services: Energy Management (\$158,000 favourable)

Due to lower energy costs resulting from milder winter months in early 2001, the projection for a mild fall, and lower electrical costs resulting from energy efficiency measures, a favourable variance is anticipated.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 41

Utility Services: Landfill (\$202,700 unfavourable)

The variance reflects a reduction in revenue (\$234,000). Since the Landfill was designated a Regional facility, the budget estimates have anticipated some revenue from regional garbage which has not materialized. In addition, the growing success of waste diversion efforts have reduced the chargeable tonnage entering the landfill.

Utilities

In addition to General Revenue, the City operates four utilities. Schedule 1 (pages 5-6) of the attached report contains the projections for each of the utilities. Three of the four utilities, Water, Sewage and Electrical, use the corporate utility billing system. Significant effort was expended in 2001 to eliminate deficiencies with the system, resulting in expenditures totalling \$320,800. Each of the three utilities have shared in this cost and it is reflected in the variances noted below.

Water Utility (\$738,300 favourable)

Overall, water revenues are expected to exceed budget by approximately 10%. This results in a net revenue (revenue less transfer to reserves, grant-in-lieu, and water treatment costs) of \$1,107,300.

Maintenance expenditures vary by program, depending upon the amount of unplanned or emergency work. Programs are monitored, and some are scaled back to offset over expenditures in other programs. Total expenditures, including staff compensation adjustments, reflect a net unfavourable variance of \$369,000. This includes \$96,200 relating to the utility billing system maintenance.

If the projected surplus is realized, it will be transferred, by policy, to the utility's Revenue Stabilization Reserve.

Sewage Utility (\$1,458,200 favourable)

Sewer revenues are directly related to water sales and reflect the above-noted increase. The incremental net revenue (revenue less transfer to reserves and grant-in-lieu) is estimated at \$1,518,000.

The remaining expenditure variances (excluding \$64,200 for the utility billing system maintenance) reflect a net favourable variance of \$4,400.

If the projected surplus is realized, it will be transferred, by policy, to the utility's Revenue Stabilization Reserve.

Electrical Utility (\$225,300 unfavourable)

The net impact of revenue less grant-in-lieu and the cost of power is projected to be \$6,100 less than budget.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 42**

The remaining expenditure variances, including staff compensation adjustments, reflect a net unfavourable variance of \$219,200. This includes \$160,400 relating to maintenance of the utility billing system.

This utility has a current balance of \$1,000,000 in its Revenue Stabilization Reserve, which would be sufficient to finance the projected deficit.

Transit Utility (\$22,700 unfavourable)

In addition to staff compensation adjustments, the transit utility is anticipating a \$22,700 deficit (0.27% of total costs). Revenues are projected to be favourable by \$41,800 (excluding the additional city contribution required to offset the above-noted increased staff compensation adjustments), which is the result of increased sales of semester passes, ticket and day sales, offset by reduced senior passes, monthly passes and cash fare revenue.

Expenditures (excluding salaries) project an unfavourable variance of \$64,500, consisting of a number of small variances throughout the utility.

This utility has a current balance of \$91,000 in its Revenue Stabilization Reserve, which would be sufficient to finance the projected deficit.

Additional Information

Not included in the projections at this time is a possible negative variance for Sask Place which may exceed their Revenue Stabilization Reserve by approximately \$150,000. This projected deficit arises from a weak concert market in 2001 brought on by high artist guarantees and reduced bookings as a result. Sask Place is also negotiating a major potential back billing from Sask Power due to an alleged meter problem.

Summary

Consistent with policy, any yearend surplus (currently projected at \$883,000) will be transferred to the Revenue Stabilization Reserve, which has an existing balance of \$2,369,218.

ATTACHMENTS

1. City of Saskatoon Projected Actuals/Variances for the Year Ended December 31, 2001

Section D - INFRASTRUCTURE SERVICES

**D1) South River Crossing – Property Acquisition
3105 Dieppe Street
(File No. CK. 4020-1)**

- RECOMMENDATION:**
- 1) that the Land Manager be authorized to purchase 3105 Dieppe Street at a total price of \$179,000 under the terms and conditions stipulated in the attached offer of purchase (Attachment 2);
 - 2) that the City Solicitor be authorized to prepare the necessary agreement to purchase documents; and
 - 3) that funding for the purchase be allocated from the Property Realized Reserve, with the funds being paid back to the Property Realized Reserve by the Circle Drive South project, once project funding becomes available.

ADOPTED.

The Executive Committee, at its meeting held on May 3, 2000, resolved in part,

“that the Administration be authorized to enter into negotiations with the owners of 3105 Dieppe Street, 3104 Dieppe Street, 3102 Caen Street, 3103 Caen Street, 3107 Caen Street, 1217 Dundonald Avenue and 1221 Dundonald Avenue for the purpose of purchasing these properties to accommodate the completion of Circle Drive;”

As City Council is aware, the Administration has been negotiating with a number of property owners adjacent to Dundonald Avenue in the Montgomery neighbourhood in order to obtain the required right-of-way for the extension of Circle Drive to a future south river crossing. This process began by retaining two private appraisal firms to conduct independent appraisals for each of the properties affected by the proposed right-of-way widening.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 44

After the appraisal, the Administration extended offers to purchase the affected properties. These offers included a purchase price based on the highest appraised value plus \$20,000 to cover all upset and costs expected to be incurred by the vendor. Additionally, the vendor was provided the right to lease back the property for a period of up to three years for \$200 per month plus GST. The property cannot be sub-let. The vendor would be responsible for property taxes and all normal upkeep of the property with the City responsible for major repairs. If major repairs exceed \$7,500, the City would reserve the right to cancel the lease. If the property were to be leased longer than three years, the vendor would be provided the first right to lease the property at market rent.

To date, four properties have been purchased: 1217 Dundonald Avenue, 1215 Dundonald Avenue, 3108 Caen Street, and 3103 Caen Street as shown on Attachment 3. The Administration has now received an acceptance letter from MacDermid Lamarsh, a law firm acting on behalf of Ken and Rhoda McCallen, owners of 3105 Dieppe Street (Attachment 1). The Administration would like to proceed with the purchase of the property under terms and conditions stipulated in a letter dated September 13, 2001 (Attachment 2), with the added provision that they be allowed to remove the existing workshop building located at the rear of the property, two existing storage sheds, and both the central vacuum unit and air-conditioning unit.

The purchase price of the property is \$179,000. As there is no dedicated project funding in place at this time, the only source of funding for the acquisition of the properties in question is from the Property Realized Reserve. As dedicated project funding becomes available, the Reserve will be repaid any funds withdrawn for this purchase(s).

ATTACHMENTS

1. Letter of Acceptance dated September 18, 2001
2. Offer to Purchase letter dated September 13, 2001
3. South River Crossing Study Property Requirements

D2) Proposed Lease of City Boulevard Saskatoon Prairieland Exhibition Corporation (File No. CK. 4070-2)

RECOMMENDATION: 1) that the City of Saskatoon enter into a Boulevard Lease Agreement with Saskatoon Prairieland Exhibition Corporation for the lease of 2839.85 square metres of boulevard at Lorne Avenue and Ruth Street; and

- 2) that the City Solicitor prepare a bylaw and lease agreement for the proposed Boulevard Lease at the Prairieland Exhibition Grounds.

ADOPTED.

Infrastructure Services has received an application for Lease of City Boulevard from Saskatoon Prairieland Exhibition Corporation for the lease of City Boulevard at Lorne Avenue and Ruth Street. The applicant plans to develop a Plaza Entry onto the exhibition grounds.

The proposed leased area, shown on Plan No. 241-0055-001r001 (Attachment 1), is adjacent to the NE ¼ 17 36 5 W 3rd and is zoned as AG. The land area available to be leased is 2839.85 square metres.

The cost to lease the boulevard area on Lorne Avenue and Ruth Street is \$1.00 per year plus GST. Infrastructure Services is in agreement to lease the boulevard for a term of 25 years. The area to be leased is 2839.85 sq. metres which includes Parcel C. A 12-month written notice will be given to cancel the lease by Infrastructure Services, if the land is required for future road development.

This proposed lease is acceptable, subject to the following conditions:

1. The use of plant material immediately adjacent to the Idylwyld Drive Overpass structure cannot be approved for two reasons. Firstly, snow removal on the upper traffic structure may result in snow dumping onto the trees from above as well as salt spray. Secondly, a five-metre access area along the length of the upper structure is required for maintenance of the overpass structure.
2. All planting of trees shall conform to planting detail standards of the Parks Branch.
3. All development shall conform to City Infrastructure construction Standards.
4. A continuous direct walking surface from Ruth Street and Lorne Avenue to the park gates must be provided.
5. A pedestrian sidewalk ramp must be provided with texturing at the corner of Lorne Avenue and Ruth Street to provide barrier-free access to wheelchair users.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 46

6. The proposed loading area concept on Lorne Avenue is acceptable. It must be constructed in accordance with the City's construction standard as well as have provision for appropriate signage. Prairieland Exhibition will be responsible for all associated construction costs.
7. No event signage is permitted within the leased portion of right-of-way.

The applicant has agreed that these conditions are acceptable.

ATTACHMENT

1. Plan No. 241-0055-001r001

**D3) Proposed Design Build Engineering Agreement
Pedestrian Overpass Structure over Circle Drive near Attridge Drive
(File No. CK. 6050-2)**

- RECOMMENDATION:**
- 1) that the Administration be authorized to enter into a Design Engineering Agreement with Earth Tech Canada Ltd. for \$18,540 and a Construction Contract with Graham Industrial Services Ltd. for \$341,578.90 for the design and construction of a pedestrian overpass structure across Circle Drive; and,
 - 2) that the City Solicitor be instructed to prepare the necessary contract documents for execution by the Mayor and the City Clerk.

ADOPTED.

On July 16, 2001, City Council authorized the Administration to negotiate a design build engineering agreement with Earth Tech Canada and Graham Industrial Services for the design and construction of a pedestrian overpass structure across Circle Drive to an upset limit of \$325,000. This estimate was arrived at with no firm drawings or details. Since that time, the details of the structure's requirements have developed, and the upset limit of \$325,000 is approximately 11% under the required funding level of \$360,575. The Administration is requesting that:

- 1) The upset limit be increased by 11% to \$360,575.
- 2) One agreement be entered into with Earth Tech Canada for a net cost of \$18,540.
- 3) One agreement be entered into with Graham Industrial Services for a net cost of \$341,578.90.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

TUESDAY, OCTOBER 9, 2001

PAGE 47

There is funding allocated within approved Capital Project 1520 - Circle Drive/Attridge Drive Grade Separation, to allow this project to proceed this year.

ATTACHMENT

1. Administrative Report No. 13-2001 adopted by City Council at its meeting on July 16, 2001

Section F - CITY MANAGER

**F1) Gathercole Building and Former School Board Property
(File No. CK. 4130-2)**

- RECOMMENDATION:**
- 1) that the Gathercole Building be maintained in a heated and secured condition until June 30, 2002, for an estimated cost of \$160,000.00, as outlined in Option A of the Infrastructure Department Summary Report on the Gathercole Building, and that this be funded from the 2001 Operating Budget; and
 - 2) that the Administration take the necessary steps as outlined in this report, to determine the economic feasibility of adaptive re-use of the Gathercole Building at an estimated cost of \$100,000.00 and that this be a capital project in the 2002 Capital Budget.

ADOPTED.

BACKGROUND

Under an Agreement for Sale between the City and the Board of Education amended October 20, 2000, the City purchased the School Board Lands (see map Attachment #1) for a total price of \$3,115,000.00. The City has paid a deposit of \$240,000.00 and is to remit the balance of the purchase price (\$2,875,000.00) and take possession of the site and the Gathercole Building November 15, 2001.

By Memorandum of Sale between the City and Princeton Developments dated April 28, 2000, the City has agreed to sell the School Board Lands to Princeton with a closing date of June 30, 2002. Princeton has paid a deposit of \$240,000.00 and upon completion of the purchase conditions, including the balance of the purchase price, the construction portion of the purchase price (vehicle parkade) and the development portion of the purchase price (specified structure), the sale will close June 30, 2002.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 48**

The City will take possession of the School Board Lands including the Gathercole Building on November 15, 2001. The Princeton Agreement does not close or terminate until June 30, 2002. The City, therefore, will be responsible for the property and the Gathercole Building for a seven and one-half month period including the winter months.

REPORT

Given the possibility that Princeton Developments may fail to meet the conditions of its Memorandum of Agreement to purchase the School Board Lands, your Administration believes it prudent, as the possible owner of the building after June 30, 2002, to assess its potential for economically viable re-use options. Our due diligence must necessarily start with our vision for this unique riverbank site.

Framework for Planning Decisions

Given the previous plans for the area including The Mayor's Task Force on South Downtown Development and the plan proposed by Princeton Developments, there are certain unique site decisions necessary to create a framework for development:

1. Should 2nd Avenue be extended directly to the river?
2. Should there be a right of way left to allow Spadina Crescent access under the Idylwyld bridge to connect Friendship Park to Victoria Park?
3. What is the size, configuration and location of the social, cultural and recreational components of the proposed public activity area?

All three of the above points must be answered however, the extension of 2nd Avenue directly to the riverbank is critical as it means that at least the west wing of the Gathercole building must be demolished. Future work will include:

- Preparation of a riverbank and public activity area plan
- Preparation of a design plan for the whole property
- Preparation of cost estimates for public activity area construction and site servicing
- Preparation of a marketing strategy for the saleable parcels
- If required, preparation of a tender for building demolition
- Preparation of the necessary capital budgets

To accomplish this a full-time coordinator is recommended to ensure that the proposed strategy is properly implemented in a logical and timely manner. The coordination of the project will be the subject of a future report.

Adaptive Re-Use Terms of Reference

Retention of all, or part of, the Gathercole building, even if there is heritage value, must take into account the feasibility of economic re-use. Without an economically viable use, there is no long-term security for a heritage structure. To assist Council to determine the economic feasibility of the building, it is recommended that an independent adaptive re-use assessment be completed. If it is undecided if 2nd Avenue will be extended directly to the river, then two adaptive re-use scenarios are required for the building:

1. The whole building be assessed.
2. The building assessed with the west wing removed.

Further, both of the above scenarios require three redevelopment options:

1. Office/commercial space.
2. Residential use.
3. Ground floor and basement office/commercial and second floor residential.

It is expected that the assessment would take three to five months and include the following:

- A description of the existing building
- An architectural evaluation of the existing building
- A list of any features that should be retained
- A structural evaluation of the building
- A mechanical evaluation
- An electrical evaluation
- A building code analysis
- Proposed redevelopment options
- A description of the work required
- Development cost estimates for each option
- Financial and market feasibility
- Conclusions and recommendations

While an adaptive re-use assessment is in progress, an immediate decision is required with respect to the management of the building. The Facilities Branch of the Infrastructure Services Department has completed a summary of the potential operating impact of the Gathercole Building from November 15, 2001, to June 30, 2002, (Attachment #2) and offers two options. The options do not include use of the building for this period, as there is insufficient time before winter to bring the building to an occupancy standard, satisfactory to the Fire Marshall (Attachment #3). Both options include boarding up the main floor windows, securing all entrances and providing security checks.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 50**

Option A - \$160,000

Maintain a heated building. This option allows for the greatest amount of flexibility for re-use, however results in high utility and security costs.

Option B - \$60,000

“Mothball” the building. This option involves draining and winterising all heat and water lines. There would be some permanent damage to the mechanical system and structure as a result of the freeze/thaw cycles. It is the least costly option and, although it would be possible to still renovate the building, it would probably be more costly to do so than if the building was kept heated. Implementation of this option would, in all likelihood, initiate a plan for demolition. It is not feasible to retain the building facades and demolish the balance of the structure.

The Facilities Branch has estimated the renovation costs for the 107,000 square foot Gathercole Building at \$11.95 million (\$111.68/ft²) for a basic office building with improvements being the responsibility of the tenant. There has been no cost estimate completed for other uses.

Heritage Evaluation

City Council adopted Clause 3, Report No. 23-1991 of the Planning and Development Committee on July 15, 1991, (Attachment #4). The City’s position with regard to the heritage status of the Gathercole Building was stated, as follows:

1. that the Technical Collegiate (Gathercole Centre) not be placed on Schedule A of Bylaw 6770 (A bylaw of the City of Saskatoon to Deny a Permit for the Demolition of Certain Property); and
2. that City Council strongly encourage the Saskatoon Public School Board, when and if the Gathercole Centre is demolished, to consider:
 - a) salvaging and incorporating the following features of the Gathercole Centre into a future development within the South Downtown area:
 - the patterned brick work on the east façade
 - the central tower on the east façade, and
 - the exterior bricks on the original building
 - b) taking a photographic inventory of the Gathercole Centre and developing an interpretive centre in any future administration building that might be constructed to replace the Gathercole Centre.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 51**

Since 1991 the City has updated its evaluation criteria and the Administration could re-evaluate the Gathercole Centre under the new criteria. Undoubtedly, the Gathercole Centre has heritage value. It is important to note however, that the City's evaluation process is only intended to address heritage merit and does not address the need of the property owner to have a cost feasible use for the building.

ATTACHMENTS

1. South Downtown Development Base Plan
2. Gathercole Building Report by Infrastructure Services Department
3. Memo from Fire and Protective Services Department
4. July 15, 1991, Council Report

Moved by Councillor Heidt,

THAT the hour of the meeting be extended beyond 10:30 p.m.

CARRIED.

LEGISLATIVE REPORT NO. 14-2001

Section B - OFFICE OF THE CITY SOLICITOR

**B1) Limousine Service for the Disabled
(File No. CK. 7305-3)**

RECOMMENDATION: that City Council consider Bylaw No. 8061.

ADOPTED.

City Council at its meeting held on September 10, 2001 considered Report No. 2-2001 of the Administration and Finance Committee dealing with limousine services for the disabled. This Office was instructed to bring forward appropriate bylaw amendments:

- (a) to limit the number of licenses for private limousine services for the disabled in the City to 5 licenses;
- (b) to establish fares for private limousine services for the disabled; and
- (c) to provide that any new (incremental) licenses for private limousine services for the disabled be issued by public tender.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 52**

In accordance with Council's instructions, we have prepared the appropriate amendments to the License Bylaw and we are pleased to submit Bylaw No. 8061 containing the requested amendments.

ATTACHMENT

1. Proposed Bylaw 8061.

REPORT NO. 13-2001 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor T. Paulsen, Chair
Councillor D. Atchison
Councillor O. Fortosky
Councillor G. Penner
Councillor P. Roe

**1. Central Avenue Earth and Rubble Fill Site
(File No. CK. 6320-1)**

- RECOMMENDATION:**
- 1) that the Central Avenue fill site be closed indefinitely; and
 - 2) that the Administration report further with respect to developing a comprehensive strategy for the management of its earth and rubble fill sites.

Attached is a copy of a report of the General Manager, Infrastructure Services Department dated September 25, 2001, with respect to the above-noted matter.

Your Committee has reported to City Council previously on this matter with the understanding that a further report would be submitted once your Committee has had an opportunity for further review. In light of recent developments, as detailed within the General Manager's report, your Committee supports the above-noted recommendations.

Pursuant to earlier resolution, Item AAll of Communications was brought forward and considered.

IT WAS RESOLVED: 1) that the Central Avenue fill site be closed indefinitely; and

2) that the Administration report further with respect to developing a comprehensive strategy for the management of its earth and rubble fill sites.

**2. 2000 Traffic Characteristics Report
(File No. CK. 425-1 and 6320-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a copy of a report of the General Manager, Infrastructure Services Department dated September 11, 2001, with respect to the above-noted matter. Members of City Council and the Administration are requested to bring with them the attachment to this report, namely the Traffic Characteristics Report 2000, which was distributed previously as an attachment to the October 2, 2001, Planning and Operations Committee agenda.

Your Committee has reviewed the Report and forwards the information to City Council. Your Committee advises that copies of the report have been forwarded to the Traffic Safety Committee as information.

**3. Five Year Land Development Program
(File No. CK. 4110-1)**

RECOMMENDATION: that the Five Year Land Development Program 2002 - 2006 be approved.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Community Services Department dated September 20, 2001, forwarding the Five Year Land Development Program 2002 - 2006, with members of your Administration and supports the above-noted recommendation.

**4. Year 2002 Local Program Priorities - Saskatchewan Lotteries Trust Fund for Sport, Culture, and Recreation Community Grant Program
(File No. CK. 1860-19)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a copy of a report of the General Manager, Community Services Department dated September 19, 2001, which is provided to City Council as information.

Your Committee advises that, following its review of the matter, approval was provided for:

- a) the year 2002 local priorities for allocating Saskatoon's portion of the Saskatchewan Lotteries Trust Fund Community Grant Program and the City of Saskatoon Cultural Participation as indicated in Attachments 1 and 2 of the report of the General Manager, Community Services Department dated September 19, 2001; and
- b) the funding limits for project applications as they were in 2001, a minimum of \$500 and a maximum of \$5,000 for each project for the year.

**5. Dedication of Undeveloped Municipal Reserve Land
in University Heights as a Soccer Park
(File Nos. CK. 4125-1 and 4205-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has considered the attached copy of a report of the General Manager, Community Services Department dated September 20, 2001, with respect to the above-noted matter. During your Committee's review, your Administration advised that the report informed of a possibility with respect to future development of a soccer park, but that it did not preclude other sport park development options at this location.

REPORT NO. 13-2001 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor R. Sternberg, Chair
Councillor M. Heidt
Councillor P. McCann
Councillor L. Swystun
Councillor K. Waygood

1. Communications to Council

**From: Robert G. Richards, Q.C.
MacPherson Leslie & Tyerman**
Date: August 20, 2001
**Subject: Canadian Blood Services - Property Tax Exemption
(File No. CK. 1965-1)**

DEALT WITH EARLIER. SEE PAGE NO. 9.

**2. Planning for Economic Downturn
(File No. CK. 3500-1)**

RECOMMENDATION:

- 1) that the Saskatoon Regional Economic Development Authority be requested to develop a strategy of options for action to mitigate the impending economic downturn in the City and surrounding area following September 11th; and
- 2) that this matter also be referred to the Social Policy Development Round Table for consideration.

ADOPTED.

Councillor Peter McCann asked that the Administration and Finance Committee consider taking steps to explore what can be done by the City of Saskatoon to help mitigate the circumstances of the economic downturn following the September 11, 2001, attack on the United States, to ensure economic development continues.

Your Committee believes that this is a significant concern and one that requires some forward planning and decision-making. Your Committee therefore recommends further study by those groups outlined in the recommendation.

3. Communications to Council

From: Scott Suppes, Manager, Blueline Taxi
Wayne Soroka, Manager, Saskatoon Radio Cab
Roger Belfour, Owner, Quality Cab
Date: June 18, 2001
Subject: Request for a Meter Rate Increase
(File No. CK. 307-2)

- RECOMMENDATION:**
- 1) that the following meter rate increase be approved for the taxi industry:

\$2.90 start (includes first 75 meters)
\$0.10 for each additional 75 meters
\$0.10 for each fifteen seconds of waiting time
Hourly driving - \$35.00 per hour with a sixteen kilometer limit
- Extra kilometers at \$1.33 per kilometer; and
 - 2) that Council consider Bylaw No. 8063

ADOPTED.

Attached is a copy of the above-noted communication requesting a taxi meter rate increase of approximately 9%. Your Committee has met with representatives of the taxi industry to review this request, and has determined that it is required to off-set the increased fuel and garage costs, and PST charges. The representatives indicated that they have talked to customers and they believe this increase will be absorbed without a detrimental effect on their business. Also attached is a copy of Bylaw No. 8063.

**4. Tax Policy - Tax Deferment Plan
(File Nos. CK. 1920-1 & 1965-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is an excerpt from the minutes of the City Council meeting held on March 5, 2001, at which time City Council resolved, in part:

- 2) that the matter of a tax deferment program be referred to the Administration for a report to the Administration and Finance Committee on feasible options; and

- 3) that the Administration consult with the thirteen Cities in the Province and with the Saskatchewan Urban Municipalities Association regarding their support for tax deferment legislation, and include information on the results of this consultation in its report to the Administration and Finance Committee.

Attached is a copy of the report of the General Manager, Corporate Services Department dated September 19, 2001, in response to the above-noted resolutions. Your Committee has reviewed this matter with the General Manager, Corporate Services Department and has determined that the Administration will undertake a further review of tax deferral options if the Province determines that it is not in a position to deliver such a program provincially.

REPORT NO. 12-2001 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship the Mayor, Chair
Councillor D. Atchison
Councillor O. Fortosky
Councillor M. Heidt
Councillor P. McCann
Councillor T. Paulsen
Councillor G. Penner
Councillor P. Roe
Councillor R. Steernberg
Councillor L. Swystun
Councillor K. Waygood

**1. Request for Tax Abatement
Hitachi Canadian Industries Ltd.
(File No. CK. 3500-13)**

RECOMMENDATION: that the application from Hitachi Canadian Industries Ltd. for a five-year tax abatement on the expanded portion of their business located at 826 - 58th Street East be approved as follows:

100% in year 1
80% in year 2

70% in year 3
60% in year 4
50% in year 5.

ADOPTED.

Your Committee has considered and supports the attached tax incentive application from Hitachi Canadian Industries Ltd.”

Moved by Councillor Swystun, Seconded by Councillor Heidt,

THAT the Committee of the Whole be adopted.

CARRIED.

ENQUIRIES

Councillor O. Fortosky
Threat of Biological Terrorism
(File No. CK. 270-1)

With the recent concerns that have arisen in terms of terrorism, what is our City’s preparedness in regards to the threat of biological terrorism.

Would the Administration please report back.

Councillor L. Swystun
Public Consultations - Casino Gaming
(File No. CK. 4110-23)

Would the Administration please report on how public consultations on casino gaming in Saskatoon may be conducted (including format and cost).

MOTIONS

REPORT OF THE CITY CLERK:

“Councillor Fortosky gave the following Notice of Motion:

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

“THAT Council change its present procedure of not allowing debate on deferred motions to a procedure of full and open debate on deferred motions.””

Report of the City Clerk:

“Section 51 of *The Council Procedure Bylaw* states that a motion to postpone to a certain time can neither be amended nor debated.

Bourinot's Rules of Order of Parliamentary Procedure states that questions properly before a meeting should be resolved one way or another. Motions to postpone are admissible, but are uncommon in Canadian practice. If circumstances should arise to make it desirable to defer consideration of an issue, a motion may be so made, it must be seconded, and it is debatable. *Robert's Rules of Order* also provides that motions to defer to a certain time are debatable. In both instances, the debate is only on the deferral motion, not on the main motion.

Rules of order are intended to help facilitate progress while protecting majority and minority rights. They are not intended to impede progress, waste time, stifle creativity or unreasonably constrain discussions. The rules should enable members to participate in discussions and decision making on an ‘even playing field’, with each member having the same opportunity to speak and influence the outcome.

The provision in *The Council Procedure Bylaw* regarding motions to postpone to a certain time not being debatable has been in place since at least 1976. One can't be sure of Council's motives at the time, but likely it was felt that Council should find out right away whether an item will be deferred, and not spend unnecessary time in debate.

In dealing with the above motion, one of the things that Council should consider is whether continuing to not allow debate on a deferral motion (not debate on the matter itself) is an infringement on the rights of the minority.”

Moved by Councillor Fortosky, Seconded by Councillor Penner,

- 1) that the Council Procedure Bylaw be amended so as to allow debate on motions to defer; and*
- 2) that the City Solicitor be requested to prepare the appropriate bylaw amendment.*

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 8060

Moved by Councillor Swystun, Seconded by Councillor Heidt,

THAT permission be granted to introduce Bylaw No. 8060, being “The Buffer Strip Redesignation Bylaw, 2001 (No. 1)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Swystun, Seconded by Councillor McCann,

THAT Bylaw No. 8060 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Swystun, Seconded by Councillor Sternberg,

THAT Council go into Committee of the Whole to consider Bylaw No. 8060.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 61**

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

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

That while in Committee of the Whole, Bylaw No. 8060 was considered clause by clause and approved.

Moved by Councillor Swystun, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Swystun, Seconded by Councillor Penner,

THAT permission be granted to have Bylaw No. 8060 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Swystun, Seconded by Councillor Paulsen,

THAT Bylaw No. 8060 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 8061

Moved by Councillor Swystun, Seconded by Councillor Heidt,

THAT permission be granted to introduce Bylaw No. 8061, being "The License Amendment Bylaw, 2001 (No. 2)" and to give same its first reading.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 62**

The bylaw was then read a first time.

Moved by Councillor Swystun, Seconded by Councillor McCann,

THAT Bylaw No. 8061 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Swystun, Seconded by Councillor Steernberg,

THAT Council go into Committee of the Whole to consider Bylaw No. 8061.

CARRIED.

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

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

That while in Committee of the Whole, Bylaw No. 8061 was considered clause by clause and approved.

Moved by Councillor Swystun, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Swystun, Seconded by Councillor Penner,

THAT permission be granted to have Bylaw No. 8061 read a third time at this meeting.

CARRIED UNANIMOUSLY.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 63**

Moved by Councillor Swystun, Seconded by Councillor Paulsen,

THAT Bylaw No. 8061 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 8063

Moved by Councillor Swystun, Seconded by Councillor Heidt,

THAT permission be granted to introduce Bylaw No. 8063, being "The License Amendment Bylaw, 2001 (No. 3)" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Swystun, Seconded by Councillor McCann,

THAT Bylaw No. 8063 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Swystun, Seconded by Councillor Sternberg,

THAT Council go into Committee of the Whole to consider Bylaw No. 8063.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 64**

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

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

That while in Committee of the Whole, Bylaw No. 8063 was considered clause by clause and approved.

Moved by Councillor Swystun, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Swystun, Seconded by Councillor Penner,

THAT permission be granted to have Bylaw No. 8063 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Swystun, Seconded by Councillor Paulsen,

THAT Bylaw No. 8063 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 THE REGULAR MEETING OF CITY COUNCIL
TUESDAY, OCTOBER 9, 2001
PAGE 65**

Moved by Councillor Swystun,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 11:15 p.m.

Mayor

City Clerk