

Council Chambers  
City Hall, Saskatoon, Sask.  
Monday, January 7, 2002  
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, Paulsen, Penner, Roe,  
Stearnberg, and Swystun;  
City Manager Richards;  
General Manager, Community Services Gauthier;  
General Manager, Corporate Services Veltkamp;  
General Manager, Infrastructure Services Uzelman;  
A/General Manager, Utility Services Hildebrandt;  
General Manager, Fire and Protective Services Hewitt;  
City Solicitor Dust;  
City Clerk Mann;  
A/Councillors' Assistant Long.

*Moved by Councillor Penner, Seconded by Councillor Heidt,*

*THAT the minutes of the regular meeting of City Council held on December 3, 2001 and the special meeting of City Council held on December 21, 2001 be approved.*

*CARRIED.*

### **HEARINGS**

- 2a) Request to Purchase a Portion of Nutana Kiwanis Park  
for Seniors Complex  
(File No. CK. 4215-1)**
- 

#### REPORT OF THE CITY CLERK:

“Attached is a copy of Clause 4, Report No. 9-2001 of the Planning and Operations Committee which was adopted by City Council at its meeting held on August 11, 2001.

Council, at this meeting, is to consider granting its permission to sell land which was dedicated as park land.

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The following is a report of the City Solicitor dated January 2, 2002:

- RECOMMENDATION:**
- a) that Council approve the sale of a portion of Nutana Kiwanis Park (as shown on the map in Attachment 1) to The Ukrainian Orthodox Senior Citizens Society for the sum of \$26,200 plus G.S.T. and all other related costs; and
  - b) that the funds from the sale of the land be placed in the Dedicated Lands Account and reserved to make improvements to the easterly portion of Nutana Kiwanis Park that is bordered by Porter Street and Arlington Avenue.

City Council at its meeting held on August 11, 2001, resolved that the City Solicitor, in accordance with s. 168 of *The Urban Municipality Act, 1984*, advertise Council's intention to sell a portion of Nutana Kiwanis Park to The Ukrainian Orthodox Senior Citizens Society. The *Act* requires that a municipality must publish a notice of its intention to sell park lands in a newspaper circulating in the municipality once a week for two consecutive weeks prior to authorizing the sale. Notice of Council's intention was advertised in the Saskatoon Star Phoenix on December 22 and 29, 2001. A copy of the Notice is attached to this report.'

*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 Heidt, Seconded by Councillor Atchison,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Penner, Seconded by Councillor Steernberg,*

- 1) *that Council approve the sale of a portion of Nutana Kiwanis Park (as shown on the map in Attachment 1) to The Ukrainian Orthodox Senior Citizens Society for the sum of \$26,200 plus G.S.T. and all other related costs; and*

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- 2) *that the funds from the sale of the land be placed in the Dedicated Lands Account and reserved to make improvements to the easterly portion of Nutana Kiwanis Park that is bordered by Porter Street and Arlington Avenue.*

*CARRIED.*

**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. REQUESTS TO SPEAK TO COUNCIL**

- 1) **Boyd Clark, Executive Director**  
**Saskatoon Society for the Prevention of Cruelty to Animals Inc., dated December 18**

Requesting permission to address Council with respect to the provisions for transfer payment for the Saskatoon SPCA. (File No. CK. 151-15)

**RECOMMENDATION:** that Boyd Clark be heard.

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

*THAT Boyd Clark be heard.*

*CARRIED.*

*Mr. Boyd Clark, Executive Director, Saskatoon Society for the Prevention of Cruelty to Animals Inc., advised that he was present in order to answer any questions that Council may have with respect to the provision for transfer payment. He indicated that the SPCA is prepared to look at a three-year contract for animal control.*

*Moved by Councillor Penner, Seconded by Councillor Atchison,*

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

*CARRIED.*

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**2) Terry Boucher**  
**4-1910 Main Street, dated December 20**

Requesting permission to address Council with respect to back alley trash pickup. (File No. CK. 7830-3)

**RECOMMENDATION:** that Terry Boucher be heard.

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

*THAT Terry Boucher be heard.*

*CARRIED.*

*Mr. Terry Boucher, 4-1910 Main Street, spoke with respect to back alley garbage pickup. He provided Council with a summary of his presentation.*

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

*THAT the information be received.*

*CARRIED.*

**3) Joe Bailey**  
**119 Costigan Road, dated December 21**

Requesting permission to address Council with respect to a casino in downtown Saskatoon. (File No. CK. 4110-23)

**RECOMMENDATION:** that Joe Bailey be heard.

*Moved by Councillor Roe, Seconded by Councillor Paulsen,*

*THAT Joe Bailey be heard.*

*CARRIED.*

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*Mr. Joe Bailey, 119 Costigan Road, spoke in opposition to a casino in Saskatoon, outlining some of the problems caused by gambling.*

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

*THAT the information be received.*

*CARRIED.*

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

**1) Lanny Morry, Director, Regulatory Affairs  
Canadian Broadcasting Corporation, dated December 4**

Advising Council that the Canadian Broadcasting Corporation has filed an application for a new FM Broadcasting undertaking. (File No. CK. 150-1)

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

*Moved by Councillor Penner, Seconded by Councillor Roe,*

*THAT the information be received.*

*CARRIED.*

**2) Patti Gera, Executive Officer  
Saskatoon Home Builders' Association, dated December 11**

Recommending that Dave Hepburn be appointed to the Committee on Economic Growth, as the representative of the Saskatoon Home Builders' Association, to replace Patti Gera. (File No. CK. 225-1)

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**RECOMMENDATION:** that Dave Hepburn, President, Saskatoon Home Builders' Association, be appointed to the Committee on Economic Growth to replace Patti Gara.

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

*THAT Dave Hepburn, President, Saskatoon Home Builders' Association, be appointed to the Committee on Economic Growth to replace Patti Gara.*

*CARRIED.*

**3) Norma Radke**  
**2514 Richardson Road, dated December 11**

Submitting comments with respect to a proposed addition to Sarcan Recycling. (File No. CK. No. 355-1)

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

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

*THAT the information be received.*

*CARRIED.*

**4) J. Korobejko**  
**335 Winnipeg Avenue South, dated December 13**

Submitting comments with respect to tax bills. (File No. CK. 1920-1)

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

*Moved by Councillor Penner, Seconded by Councillor Fortosky,*

*THAT the information be received and referred to the Administration to respond to the writer.*

*CARRIED.*

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**5) Dorothy Ross, President  
Pleasant Hill Community Association, dated December 12**

Asking that City Council support the continuation and possible expansion of the Operation Help Program. (File No. CK. 5000-1)

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

*Moved by Councillor Fortosky, Seconded by Councillor Roe,*

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

*CARRIED.*

**6) Dwayne Mayes  
15-230 W. 14<sup>th</sup> Street, North Vancouver, B.C., dated December 17**

Submitting comments with respect to employment opportunities as a Transit Operator for the City of Saskatoon. (File No. CK. 150-1)

**RECOMMENDATION:** that the information be received and referred to the Administration.

*Moved by Councillor Atchison, Seconded by Councillor Swystun,*

*THAT the information be received and referred to the Administration.*

*CARRIED.*

**7) Ron Luciuk, Chair  
Board of Revision, dated December 19**

Submitting the 2001 Annual Report of the Saskatoon Board of Revision. (File No. CK. 430-1)

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

*Moved by Councillor Paulsen, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

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**8) Boyd Clark, Executive Director**  
**Saskatoon Society for the Prevention of Cruelty to Animals Inc., dated December 10**

Recommending that Richard Rance, Supervisor of Animal Control Services, be appointed to the Advisory Committee on Animal Control as a representative of the SPCA. (File No. CK. 225-9)

**RECOMMENDATION:** that Mr. Richard Rance be appointed to the Advisory Committee on Animal Control for 2002, as a representative of the SPCA.

*Moved by Councillor Heidt, Seconded by Councillor Swystun,*

*THAT Mr. Richard Rance be appointed to the Advisory Committee on Animal Control for 2002, as a representative of the SPCA.*

*CARRIED.*

**9) Trans Canada Yellowhead Highway Association, dated December 12**

Submitting an invoice with respect to the 2002 Municipal Membership to the Trans Canada Yellowhead Highway Association. (File No. CK. 155-5)

**RECOMMENDATION:** that the 2002 Membership fee for the Trans Canada Yellowhead Highway Association be paid in the amount of \$19,364.70.

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

*THAT the 2002 Membership fee for the Trans Canada Yellowhead Highway Association be paid in the amount of \$19,364.70.*

*CARRIED.*

**10) Mary Smillie, President**  
**Saskatchewan Coalition for Tobacco Reduction, dated December 12**

Submitting a copy of the Saskatchewan Coalition for Tobacco Reduction's newsletter "Cross Canada Update".



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

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

*THAT the information be received.*

*CARRIED.*

**11) Murray Cooney, Chief Executive Officer  
Saskatchewan Assessment Management Agency, dated December 17**

Submitting notice of the Saskatchewan Assessment Management Association annual meeting to be held on Thursday, April 11, 2002 at the Centennial Auditorium in Saskatoon. (File CK. 180-11)

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

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

*THAT the information be received.*

*CARRIED.*

**12) William D. Bishopp, President  
Nordic Ski Club, Saskatoon, dated December 19**

Submitting comments with respect to a proposed skateboarding facility in Kinsmen Park. (File No. CK. 610-8)

**RECOMMENDATION:** that the information be received and referred to the Administration.

*Moved by Councillor Atchison, Seconded by Councillor Swystun,*

*THAT the information be received and referred to the Administration.*

*CARRIED.*

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**13) Ida Willems  
412 325 Keevil Crescent, dated December 8**

Submitting comments with respect to a proposed new casino in Saskatoon. (File No. CK. 4110-23)

**14) Saskatoon Inner City Council of Churches, dated December 11**

Expressing opposition to further expansion of gambling facilities within Saskatoon. (File No. CK. 4110-23)

**15) Pastor Boyd Molder  
Zion Evangelical Lutheran Church, dated December 19**

Submitting a petition with approximately 115 signatures requesting that Council consult with the Citizens of Saskatoon before any further expansion of gambling is considered. (File CK. 4110-23)

**16) Rev. Jim McKay  
St. Andrew's Presbyterian Church, dated December 19**

Submitting a petition with approximately 63 signatures requesting that the question of an expansion of casino gambling be put to a public vote. (File No. CK. 4110-23)

**RECOMMENDATION:** that the information be received and joined to the file.

*Moved by Councillor Roe, Seconded by Councillor Penner,*

*THAT the information be received and joined to the file.*

*CARRIED.*

**17) Donna Pitchko  
446 Avenue T South, dated December 18**

Submitting comments with respect to the proposed new skateboard facility, new bus mall and detoxification centre. (File No. CK. 150-1)

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

*Moved by Councillor Penner, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

**18) Pat Hyde, President/Business Manager  
International Brotherhood of Electrical Workers, Local 319**

Advising that this year's recipient of the annual joint scholarship awarded by the City of Saskatoon and the International Brotherhood of Electrical Workers Local Union No. 319 is Marina Forester. (File No. CK. 150-5)

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

*Moved by Councillor Atchison, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**19) V.N. Karwacki, Chair  
Saskatoon Condo Owners Association, dated December 27**

Indicating the Saskatoon Condo Owners Association support for a proper technological system in order to achieve fair and equitable tax assessment for all residents, and providing Council with a copy of a brief which was presented to the Saskatchewan Assessment Management Agency on December 3, 2001. (File No. CK. 1616-1)

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

*Moved by Councillor Paulsen, Seconded by Councillor Atchison,*

*THAT the information be received.*

*CARRIED.*

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**20) Joanne Sproule, Secretary  
Saskatoon Development Appeals Board, dated December 18**

Submitting notice of Development Appeals Board hearing on property located at 110 - 31<sup>st</sup> Street West. (File No. CK. 4352-1)

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

*Moved by Councillor Swystun, Seconded by Councillor Heidt,*

*THAT the information be received.*

*CARRIED.*

**21) Frances Berscheid  
801 241 5<sup>th</sup> Avenue North, dated December 17**

Submitting a copy of a prayer for policemen. (File No. CK. 150-1)

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

*Moved by Councillor Penner, Seconded by Councillor Fortosky,*

*THAT the information be received.*

*CARRIED.*

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

**1) Raylene Stromberg  
238 Postnikoff Crescent, dated December 6**

Requesting a crossing light on McCormack Road. (File No. CK. 6150-3) **(Referred to the Planning and Operations Committee.)**

**2) Merv Buhl  
349 Mowat Crescent, dated December 27**

Submitting concerns with respect to the audible signal located adjacent to 349 Mowat Crescent. (File No. CK. 6150-3-1) **(Referred to the Planning and Operations Committee.)**

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**3) Glenn Ross  
71 Grosvenor Crescent, dated December 30**

Submitting concerns with respect to parking on Grosvenor Crescent. (File No. CK. 6120-4)  
**(Referred to the Planning and Operations Committee.)**

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

*Moved by Councillor Heidt, Seconded by Councillor Swystun,*

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

**1) Joy E. Daku, Development Coordinator  
Gymnastics Saskatchewan, dated December 13**

Requesting that Council proclaim the week of March 10 to 17, 2002 as Gymnastics Awareness Week in Saskatoon. (File No. CK. 205-5)

**2) Joanne Reilly, Acting Executive Director  
Saskatchewan Organization for Heritage Languages, dated December 17**

Requesting that Council proclaim February 21, 2002 as Heritage Languages Recognition Day in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:**

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

*Moved by Councillor Penner, Seconded by Councillor Swystun,*

*1) that City Council approve all proclamations as set out in Section C; and*

- 2) *that the City Clerk be authorized to sign the proclamations on behalf of City Council.*

*CARRIED.*

**REPORTS**

General Manager, Community Services Gauthier presented Section A, Administrative Report No. 1-2002;

General Manager, Corporate Services Veltkamp presented Section B, Administrative Report No. 1-2002;

General Manager, Infrastructure Services Uzelman presented Section D, Administrative Report No. 1-2002;

City Clerk Mann presented Section A, Legislative Report No. 1-2002; and

Councillor Heidt, Chair, presented Report No. 1-2002 of the Land Bank Committee.

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

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

- a) Administrative Report No. 1-2002;*
- b) Legislative Report No. 1-2002; and*
- c) Report No. 1-2002 of the Land Bank Committee;*

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

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

*Committee arose.*

*Councillor Penner 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. 1-2002**

**Section A - COMMUNITY SERVICES**

- A1) Easement Requirement – SaskTel  
Silverspring Neighbourhood  
Part of Municipal Buffer MB7, Plan 96S22416  
Project: Saskatoon Garvie Road/Central Avenue  
(File No. CK. 4090-3)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskTel as outlined on the attached plan; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal, the appropriate agreement as prepared by the City Solicitor.

*ADOPTED.*

Heather Duncanson, on behalf of SaskTel’s Land Branch, has requested the City’s approval for an easement over part of Municipal Buffer MB7, Plan 96S22416, as shown outlined on the attached plan. The purpose of this easement is to provide service to a housing project.

Subdivision Application No. 43/95 was approved by City Council at its meeting held on February 26, 1996. The proposed easement was not required at the time of subdivision.

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

**ATTACHMENT**

1. Municipal Buffer MB7, Plan 96S22416

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**A2) Easement Requirement – SaskTel  
Silerspring Neighbourhood  
Part of Municipal Buffer MB8, Plan 96S22416  
Project: Saskatoon Garvie Road/Central Avenue  
(File No. CK. 4090-3)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskTel as outlined on the attached plan; and
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal, the appropriate agreement as prepared by the City Solicitor.

*ADOPTED.*

Heather Duncanson, on behalf of SaskTel's Land Branch, has requested the City's approval for an easement over part of Municipal Buffer MB8, Plan 96S22416, as shown outlined on the attached plan. The purpose of this easement is to provide service to housing projects.

Subdivision Application No. 43/95 was approved by City Council at its meeting held on February 26, 1996. The proposed easement was not required at the time of subdivision.

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

**ATTACHMENT**

1. Municipal Buffer MB8, Plan 96S22416

**A3) Easement Requirement – SaskPower  
Arbor Creek Neighbourhood  
Part of Municipal Buffer MB39, Plan 01SA26311  
Order No. 20031451  
(File No. CK. 4090-3)**

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



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- 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's Land Department, has requested an easement over part of Municipal Buffer MB39, Plan 01SA26311, as shown outlined on the attached plan. The purpose of this easement is to provide service to the residential properties in Wright Crescent.

When the property in the Arbor Creek Replotting Scheme was considered by City Council on May 21, 1996, the approval did not include the granting of easements. The City now has title to the Municipal Buffer over which SaskPower requires an easement.

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

**ATTACHMENT**

1. Part of Easement Plan 01SA28020

**A4) Proposed Re-designation of Part of Municipal Buffer Strip  
Lowe Road – University Heights Suburban Centre  
Municipal Buffer Strip MB1, Registered Plan No. 99SA37157  
(File No. CK. 4075-1)**

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- RECOMMENDATION:**
- 1) that City Council give notice of its intention to consider the re-designation of a portion of Municipal Buffer Strip MB1, Registered Plan No. 99SA37157, as shown on the attached Plan; 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.

*ADOPTED.*

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A request has been submitted by Webb Surveys on behalf of The Saskatoon Co-operative Association Limited, for the re-designation of a portion of Municipal Buffer Strip MB1, Registered Plan No. 99SA37157 (as shown on Attachment No. 1) adjacent to Lowe Road. The purpose of this proposal is to re-designate that portion of Buffer Strip MB1 as public right-of-way. A Subdivision Application, No. 66/01, has been submitted to re-designate that portion of Municipal Buffer Strip MB1 as part of Lowe Road.

The public right-of-way will provide vehicle access to Parcel X. Parcel X is the site of a Co-op Market Place currently under construction.

The Technical Planning Commission reviewed the proposal at its November 28, 2001 meeting, and all Civic Departments and utility agencies provided their consent.

**ATTACHMENT**

1. Plan Showing that part of Municipal Buffer Strip MB1, Registered Plan No. 99SA37157 to be re-designated as Lowe Road.

**A5) Proposed Re-designation of Part of Municipal Buffer Strip  
Arbor Creek Neighbourhood  
Municipal Buffer Strip MB57, Registered Plan No. 96S28728  
(File No. CK. 4000-1)**

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- RECOMMENDATION:**
- 1) that City Council give notice of its intention to consider the re-designation of Municipal Buffer Strip MB57, Registered Plan No. 96S28728, as shown on the attached plan showing the Proposed Buffer Re-designation (Attachment No. 1);
  - 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 should formal Council assent issue;
  - 3) that, after the re-designation is completed, City Council instruct the City Solicitor to transfer the parcel in the name of Dundee Development Corporation and Westland Properties Ltd; and

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- 4) that in lieu of monies received from the transfer, City Council accept a land exchange of Buffer MB56A as shown on the attached plan showing the Proposed Buffer Re-designation.

*ADOPTED.*

A request has been submitted by Dundee Development Corporation, for the re-designation of a portion of Municipal Buffer Strip MB57, Registered Plan No. 96S28728 (as shown on Attachment No. 1) in Arbor Creek. This request results from the amendments made to the Arbor Creek Neighbourhood Concept Plan and approved in September, 2000.

Based on the amendments to the Concept Plan, a rezoning application is currently in progress to change the zoning in the subject area from R1A to RMTN (Parcels J1 and J2 on Attachment No. 1). The existing Buffer MB57 was, prior to the amended Concept Plan, a result of a subdivision that contained single family housing. The Buffer is now redundant for newly designed parcels in a rezoned to RMTN (townhouse) development. The Development Services Branch supports the rezoning from R1A to RMTN.

In accordance, an application has been filed with Development Services to re-subdivide Parcel J, Registered Plan No. 96S28728 as parcel J1 and Buffer MB56A. In addition to the re-subdivision, Dundee Development Corporation and Westland Properties Ltd. wish to exchange proposed Municipal Buffer MB56A (approximately 1.05 hectares) for Municipal Buffer MB57, Registered Plan No. 96S28728 (approximately .06 hectares). Please see the attached plan showing the Proposed Buffer Re-designation (Attachment No. 1). The Technical Planning Commission reviewed the application at its November 28, 2001 meeting, and all Civic Departments and utility agencies provided their consent. The re-subdivision leaves the City with a larger buffer area to establish and maintain than previously. Dundee Development Corporation and Westland Properties Ltd. have reached an agreement with the Parks Branch that requires the said developer to contribute to the landscaping and maintenance of the larger buffer.

The decrease in property tax revenue due to the larger buffer is thought to be minimal. The subject land exists in the shadow of an overpass and is not considered developable for housing.

**ATTACHMENTS**

1. Plan showing the Proposed Buffer Re-designation
2. Plan of Proposed Re-subdivision of Part of Parcel J, Registered. Plan No. 96S28728

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**A6) Land-Use Applications Received by the Community Services Department  
For the Period Between December 7 and December 27, 2001  
(For Information Only)  
(File Nos. CK. 4000-5)**

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

*ADOPTED.*

The following applications have been received and are being processed:

Condominium

- Application No. 10/01: 815 Kristjanson Road  
Applicant: Webb Surveys  
Legal Description: Part Parcel FF, Plan No. 96S22416  
Current Zoning: M2  
Neighbourhood: Silverspring  
Date Received: December 7, 2001

Subdivision

- Application No. 71/01: Attridge Drive/Heal Avenue (no civic address)  
Applicant: Webb Surveys  
Legal Description: Part of Parcel X, Plan No. 00SA23484  
Current Zoning: B4  
Neighbourhood: University Heights Suburban Centre  
Date Received: December 7, 2001

**ATTACHMENTS**

1. Site Plan for Condominium No. 10/01
2. Plan of Proposed Subdivision No. 71/01

**ADDENDUM TO ADMINISTRATIVE REPORT 1-2002**

**A7) Request to Extend Option to Purchase Agreement for City-owned Property  
Lot 5, Block 428, Plan 00SA01739, Auto Mall  
Her Majesty The Queen in Right of Canada  
(File No. CK. 4215-1)**

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**RECOMMENDATION:** that the Option to Purchase Agreement dated November 29, 1999, between the City of Saskatoon and Her Majesty The Queen in Right of Canada be extended to December 31, 2002, with the condition that the purchase price be \$634,750.00 plus GST, payment of an option fee by Canada in the amount of \$25,390.00 which shall be applied to the Purchase Price if the Option is exercised, payment by Canada in the amount of \$30,235.68 for direct expenses to date as well as projected property tax revenue for 2002.

Lot 5, Block 428, Plan 00SA01739 located in the Auto Mall was optioned to Her Majesty The Queen in Right of Canada for the selling price of \$555,001.00 by Option to Purchase agreement dated November 29, 1999. The option fee was \$1.00 and the option was to expire April 1, 2000.

In March of 2000, City Council approved an extension of the option agreement to April 1, 2001. The Federal Government paid a non-refundable fee of \$21,000.00 for the extension.

In January of 2001, City Council approved a further extension of the option agreement to October 31, 2001, under the terms that the Federal Government pay a non-refundable option fee of \$25,000.00 and that no further extensions will be granted.

In October 2001, City Council approved a further extension to the option agreement to December 28, 2001 with a condition that the balance of the purchase price is forwarded to the City within 21 days of the option being exercised.

The Federal Government is now requesting a further extension to the option agreement to December 31, 2002. We have been advised that while the Government is still extremely desirous of acquiring the property, it will be approximately six to twelve months before this item will be placed at the top of the Treasury Board's agenda given the priority and number of other expenditure approvals being considered and related to national security. In making this request, it was acknowledged by the Government that adjustments to the purchase price might be justified.

The original purchase price of \$555,001.00 (\$128,770 per acre) was based on pre-paid servicing rates established in 1999. Applying the increases in pre-paid service rates in 2000, 2001 and estimates for 2002, a purchase price of \$634,750.00 (\$147,274 per acre) would now be required. This is comparable to three recent sales we have had for lands in the North Industrial Area

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(Faithfull Avenue) as well as sales we have had for adjacent lands within the Auto Mall based on new servicing rates. An option fee of 4% of the adjusted purchase price amounts to \$25,390.00.

Additionally, as a condition of granting the extension, it is recommended that the Federal Government pay a total of \$30,235.68 which includes direct costs for installation of a water and sewer connection (\$21,585.68), the installation of an emergency access gate to Circle Drive (\$650.00), and compensation for revenues (\$8,000.00) that the City would have collected as grant-in-lieu of taxes for 2002.

The above-noted adjustment to the purchase price; the option fee and the payment for direct costs incurred and recovery of revenues were presented to the Federal Government, subject to Council's approval. The Government has advised us that the proposed adjustments to the purchase agreement are acceptable and that a cheque in the amount of \$55,625.68 will be forwarded to the City upon execution of an amending agreement.

If the above request for extension is not acceptable, City Council may wish to direct the A/Land Manager to sell the properties by public tender. In this case, a reserve bid of \$634,750.00, would be appropriate.

**ATTACHMENTS**

1. Plan showing Lot 5, Block 428 optioned to Her Majesty The Queen in Right of Canada

*IT WAS RESOLVED: that the matter be referred to the Land Bank Committee for a report.*

**A8) Request to Extend Closing Date of Purchase Agreement for City-owned Property  
Lot 12, Block 428, Plan 01SA03393, Auto Mall  
Vaughn Wyant Investments Ltd.  
(File No. CK 4215-1)**

**RECOMMENDATION:** that the Sale Agreement dated May 2, 2001 between the City of Saskatoon and Vaughn Wyant Investments Ltd. be amended by extending the Closing Date to June 30, 2002, by revising the purchase price to \$351,754.71 plus GST and by requiring the purchaser to pay compensation in-lieu of property taxes commencing January 1, 2002.

Lot 12, Block 428, Plan 01SA03393 located in the Auto Mall was sold to Vaughn Wyant Investments Ltd. (VWI) for a purchase price of \$335,000.00 plus GST with a deposit of \$15,000.00 and the balance of the purchase price to be paid on or before the closing date of January 2, 2002. On December 27, 2001, the purchaser requested a six-month extension to the closing date and indicated that it would be prepared to discuss any additional terms the City may wish to impose.

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The original purchase price of \$335,000.00 (\$125,000 per acre) was based on pre-paid servicing rates established in 2000. Applying the increase in the 2001 pre-paid service rate, a purchase price of \$351,754.71 (\$131,251 per acre) would now be required. Additionally, it would be prudent in this case to require the purchaser to pay compensation in-lieu of 2002 property taxes estimated at \$417.00 on a monthly basis.

The above-noted adjustment to the purchase price and the payment of compensation in-lieu of property taxes were presented to the purchaser, subject to City Council's approval. The purchaser has since advised that the proposed adjustments to the purchase agreement are acceptable. The purchaser has further indicated that the requested extension is due primarily to the delay in placing long-term financing on their new auto mall facility on Lots 1 & 2 and that they have plans for the construction of a building on Lot 12, which they hope to confirm by March 2002.

It should be noted that the Land Branch has received an offer from another local auto dealer for Lot 12. The offer made was for an amount less than \$351,754.71 and had an expiry date of noon on January 7, 2002. The prospective purchaser has been advised of the discussions held with Vaughn Wyant Investments Ltd. (VWI), that as a result of these discussions the administration is submitting a report recommending an extension to the Sale Agreement with VWI and, that until City Council has dealt with the administration's report, we are unable to deal with other offers for the property. The prospective purchaser has been further advised, that in the event the extension to VWI is not granted by City Council, the administration will recommend the property be sold by public tender.

Accordingly, if the above request for the extension to the Sale Agreement with Vaughn Wyant Investments Ltd. is not acceptable, City Council may direct the A/Land Manager to sell the property by public tender. In this case, a reserve bid of \$351,754.71 would be recommended.

**ATTACHMENTS**

1. Plan showing Lot 12, Block 428 under sale agreement with Vaughn Wyant Investments Ltd.

*IT WAS RESOLVED: that the matter be referred to the Land Bank Committee for a report.*

**Section B - CORPORATE SERVICES**

**B1) 2001 Contract Negotiations  
Saskatoon Civic Middle Management Association  
(File No. CK. 4720-8)**

- RECOMMENDATION:**
- 1) that City Council approve the terms and conditions for the Saskatoon Civic Middle Management Association (SCMMA) as outlined in the Memorandum of Agreement; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to sign the Collective Agreement.

*ADOPTED.*

On October 30, 2001, bargaining commenced between the City and the Saskatoon Civic Middle Management Association (SCMMA) and an agreement was reached on December 18, 2001. The SCMMA membership ratified the Agreement on December 20, 2001.

The term of the agreement is three years: January 1, 2001, through December 31, 2003, with the following salary increase:

January 1, 2001 - 3%  
January 1, 2002 - 3%  
January 1, 2003 - 3%

This increase will cost \$224,575 for 2001, \$231,312 for 2002, and \$238,252 for 2003.

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, January 7, 2002.

**ATTACHMENT**

1. Memorandum of Agreement.



**B2) Assessment Reform in Saskatoon and Saskatchewan  
(File No. CK. 1615-1)**

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- RECOMMENDATION:**
- 1) that the following report be received as information;
  - 2) that City Council support, in principle, the shared common goal of market value assessments, using the appropriate methodologies (direct comparison approach, income approach or cost approach), for commercial and residential properties by 2009;
  - 3) that City Council support, in principle, assessment methodology and legislative reform in Saskatchewan that will provide the assessor the flexibility to provide more accurate, fair and equitable assessment and taxation for 2005, in preparation for market value assessment in 2009; and,
  - 4) that City Council accept this report as meeting the criteria set forth in the December, 2001, Capital Budget for the CAMA (Computer Assisted Mass Appraisal) System (Project 1796) thereby releasing the capital funds to allow the CAMA System Project to proceed.

*ADOPTED.*

On October 9, 2001, City Council received a report from the City Administration dealing with assessment reform in Saskatchewan and the need for a new CAMA system for Saskatoon. At that meeting, City Council supported, in principle, “changes to the assessment process that achieves the goal of providing assessment values that reflect market values.” City Council also agreed to support, in principle, a new CAMA (Computer Assisted Mass Appraisal) system for Saskatoon. In December, 2001, a capital project was approved by City Council for the development of the new CAMA system subject to confirmation of assessment reform in Saskatchewan. It is important to again mention that SAMA has already begun the process of procuring a CAMA system for its own use, apart and separate from the cities initiatives.

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Since October, your Administration has been meeting with officials from the other three major Cities (Regina, Moose Jaw and Prince Albert) to discuss options for moving forward with assessment reform in Saskatchewan. On October 26, 2001, the Senior Administrations from the four Cities made a presentation to the SAMA Board (Saskatchewan Assessment Management Agency). This presentation dealt with the move to a market value assessment system for 2009 and changes for 2005 allowing flexibility for the four major Cities that would provide for more accurate, fair and equitable assessments. This flexibility will enable the Cities to ready themselves to meet the shared goal of market value assessments in 2009.

On December 21, 2001, after considerable analysis by the Cities and SAMA, a motion went forward to the SAMA Board.

The motion read as follows:

“Whereas:

1. SAMA and the Cities share a common goal to get to market value assessments for residential and commercial properties by 2009;
2. all parties agree that this move to market value assessments will take considerable effort and is best done in phases if possible; and
3. SAMA recognizes the need for jurisdictions to move forward towards the long term goal of market value assessments as resources and requisite market conditions allow;

Therefore be it resolved that the SAMA Board endorse, in principle, the concept of allowing the option for the Cities of Saskatoon, Regina, Prince Albert and Moose Jaw to utilize:

1. the sales comparison approach for residential;
2. the Marshall and Swift cost manual for residential and/or commercial properties with the provision that this option will be in place for the purposes of preparing assessment rolls for the years 2005 to 2008;

Provided that:

1. the affected Cities complete impact studies on the effect of selecting the alternative valuation methodologies;
2. the Cities and SAMA develop acceptable manual procedures and legislation to allow the required method flexibility while preserving fairness and equity;
3. the province agrees to implement legislative changes if legislative changes are required;
4. opportunities be provided for the Board to consider impacts and proposed manual procedures;

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Be it further resolved that the SAMA Board instruct its Administration to work with the Cities of Saskatoon, Regina, Prince Albert and Moose Jaw to develop methods to improve the application of the MAF adjusted cost approach for commercial property using either existing procedures in the Manual or the addition of new procedures in the manual.”

The SAMA Board, at its December 21, 2001, meeting, adopted this resolution with one change. Due to concerns expressed by the Cities of Saskatoon and Regina, Option # 2 above was changed to read;

“...this option will be in place for the purposes of preparing assessment rolls for the years 2005 and beyond;”

Your Administration continues to work with SAMA towards these goals and is readying itself, in incremental steps, for a market value assessment system in Saskatchewan for 2009.

In addition to working on the methodology to be used, legal and assessment representatives of SAMA and the four Cities are meeting with government officials from Municipal Affairs and Housing, Education, and Justice to determine the required legislative changes to make this move. This committee is known as the Legal and Legislative Review Committee.

In early 2001, legislative changes were drafted which would allow for the income approach to move forward. These legislative changes were put on hold at that time at the request of the 13 City Mayors to allow for consultation with the public and a number of other issues to be addressed. In Saskatoon, these consultations were held in the spring of 2001 with the results of these consultations coming before City Council on March 19, 2001. City Council received the results of those consultations as information and requested the Administration to continue its work investigating the alternate approaches.

The Legal and Legislative Review Committee met in December, 2001, and will meet again in mid-January, 2002, to discuss legislative changes required both for the income approach and for the added flexibility for assessors as stated in the SAMA Board motion above.

In summary, the recommended legislative changes include the following:

- Provides for the combined valuation of land and improvements, single value reporting on assessment rolls and consistency of application within municipalities, school divisions and in appeals;
- Enable the use of alternative cost approach manuals other than the SAMA cost manual, the direct comparison approach and future introduction of the income approach;
- Amendments that expand current provisions regarding collection of information, particularly information necessary for the income approach;
- Amendments regarding non-compliance and confidentiality related to the provision of the above-mentioned information.

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In addition to meeting with legal and assessment representatives from around the province, your Administration has continued to consult within the Saskatoon community. This includes, but is not limited to, such groups as the Saskatoon Real Estate Board (SREB), Saskatchewan Rental Housing Industry Association (SHRIA), the Saskatoon District Chamber of Commerce, the North Saskatoon Business Association (NSBA), and the Building Owners and Managers Association (BOMA). These meetings and consultations have been continued to ensure a full understanding of a move forward in assessment methodology as well as to gain their support financially to help implement this move. This support has been gained.

Finally, the Capital Budget approved by City Council on December 17, 2001, contained funds for the purchase and implementation of a new CAMA System for Saskatoon, subject to confirmation to proceed once certain issues have been addressed. The motion passed by the SAMA Board at its December 21, 2001, meeting provides the direction to move forward with assessment reform in this province. The draft legislative changes provide a framework for this reform to proceed. Saskatoon must now ready itself to move forward with these changes and approval to move forward with the CAMA System project is now needed in order that changes can be accomplished for 2005 that assist in arriving at a market value assessment system by 2009.

**Section D - INFRASTRUCTURE SERVICES**

**D1) Removal of No Parking Restriction  
12<sup>th</sup> Street between Clarence Avenue and MacKinnon Avenue  
(File No. CK. 6120-2)**

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**RECOMMENDATION:** that the existing “No Parking, 0800-1700 Monday to Friday,” restriction be removed from the south side of 12th Street, between Clarence Avenue and MacKinnon Avenue.

*ADOPTED.*

Infrastructure Services has received a request from the Albert Community Centre Management Committee to remove the parking restriction from the south face of 12<sup>th</sup> Street between Clarence Avenue and MacKinnon Avenue (Attachment 1). The Committee feels that removal of this parking restriction to allow public parking at any time will open additional and much needed parking space for their patrons. Currently, there is a shortage of the on-street parking supply.

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The existing parking restriction on this block remains from the time when the site was an elementary school. (Its primary purpose was to maintain visibility for motorists and students during school hours.) Infrastructure Services recent parking study has shown that the Albert Community Centre parking lot is frequently congested, especially during the pick-up and drop-off daytime hours. During the time when activities are being held at the centre, visitors occupy all available on-street parking space on 11<sup>th</sup> Street and seek parking on 12<sup>th</sup> Street. The Albert Community Centre is in the process of constructing a new entrance on the north side of the building, which will create additional demand for parking on 12<sup>th</sup> Street. To accommodate this parking demand, it is recommended that the existing part time parking prohibition, between the hours 0800 - 1700 Monday to Friday, be removed from the south side of 12<sup>th</sup> Street between Clarence Avenue and MacKinnon Avenue. This will result in increased opportunities for patrons of the Albert Community Centre to find a parking space, and will also mitigate the congestion and nuisance to residents on 11<sup>th</sup> Street. Traffic flow on 12<sup>th</sup> Street will not be negatively impacted by this change.

**ATTACHMENT**

1. Plan No. 210-0047-005r001

**D2) Enquiry - Councillor Atchison (October 16, 2000)  
Design Options - Circle Drive and Clancy Drive  
File No. CK. 6001-1**

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

*ADOPTED.*

Councillor Atchison made the following enquiry at the meeting of City Council held on October 16, 2000:

“Would the Administration please report on what will be happening at Circle Drive and Clancy Drive, with options.”

As part of the design of the interchange at Circle Drive and 22<sup>nd</sup> Street, changes to the intersection of Circle Drive and 18<sup>th</sup> Street/Clancy were necessary. The design approved by City Council included the following changes at Circle Drive/Clancy Drive.

1. 18<sup>th</sup> Street, east of Circle Drive, has been closed permanently.
2. Clancy Drive will remain open forming part of a new channelized t-intersection. The new intersection will operate in a similar manner as the existing intersection of Circle Drive and Laurier Drive. This work will be completed in 2002.

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3. A pedestrian underpass is under construction just to the south of the Circle Drive/Clancy Drive intersection. This will replace the at-grade crossing and provide a safe crossing of Circle Drive for pedestrians.

City Council will recall that other options were considered during the debate leading up to the adoption of the current design. One option was to leave 18<sup>th</sup> Street open; the other was to construct a separate structure so that 18<sup>th</sup> Street/Clancy Drive could fly-over Circle Drive. The advantages and disadvantages of each option have been presented previously to City Council.

The Administration will be reviewing further the impact of the changes once the interchange is operational next year. Of particular interest is the intersection of Clancy Drive and Fairmont Drive. This intersection is currently controlled by stop signs. As a result of the changes at Circle Drive/Clancy Drive, there may be a need to change traffic control devices. Once the interchange and all associated roadways are complete, the traffic control requirements at this intersection will be reviewed.

In the long term, when a south bridge is in place, Circle Drive is expected to operate as a freeway with limited access points. At that time, it is anticipated that Clancy Drive would be closed. The intent is to allow evenly spaced access points in order for Circle Drive to operate at its optimum efficiency and safety. Alternate access points to the Fairhaven/Parkridge area would have to be considered. No work in this respect would occur until the south bridge and corridor planning and design starts in earnest.

**LEGISLATIVE REPORT NO. 1-2002**

**Section A - OFFICE OF THE CITY CLERK**

- A1) Enquiry - Councillor O. Fortosky**  
**Council Debates**  
**(File No. CK. 255-1)**

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

The following enquiry was made by Councillor Fortosky at the meeting of City Council held on December 17, 2001:

“Would the City Clerk please report on the possibility of having Council debates change in regards to speaking to a motion, with the motion presenter speaking twice, once to introduce the motion and once to close the debate.”

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The *Council Procedure Bylaw* states as follows:

“No member shall speak more than once to the same question, without leave of the Council, except in explanation of a material part of his speech which may have been misconceived, and in doing so is not to introduce a new matter. A reply is allowed to a member who has moved an order of the day, an amendment or an instruction to a Committee. No member without leave of the Council, shall speak to the same questions, or in reply, for longer than five minutes.”

While the above provision recognizes that the mover of the motion is entitled to reply, it does not state that this reply will close the debate. *Bourinot's Rules of Order*, which is the parliamentary procedure source for *The Council Procedure Bylaw*, states that the reply of the original mover closes debate.

In order to clarify the existing provision regarding replies, and to bring City Council's rules of order in line with those of *Bourinot's* and other jurisdictions, Council may wish to amend *The Council Procedure Bylaw* so as to provide for the mover of a motion to close debate with a reply.

**IT WAS RESOLVED:** *that the matter be referred to the Executive Committee for a report.*

**2. Enquiry - Councillor Swystun  
Possibility of Creating Youth Model City Council  
(File No. CK. 205-1)**

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

The following enquiry was made by Councillor Swystun at the meeting of City Council held on September 24, 2001:

“Would the Administration (Community Development Branch perhaps) investigate and report back to Council, with input and cooperation of the school boards, on the potential of creating a mock City Council session for high school and/or middle year students, to participate first hand in the dealings of municipal government.

This could be modeled on something similar in structure to Youth Parliament. Such an event may involve the City Administration and City Council, along with the school boards, hosting a one or two day (or evening) series of mock Council sessions that mirrors the current topics/issues facing the actual City Council. Such sessions that may include sessions involving mock standing committees may provide invaluable insight to future municipal administration, community-minded citizens and indeed, politicians, to name a few!!”

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A Youth Council, called "Civics 100" was held in October, 1982. This was a project of the Century Saskatoon Business, Government and Labour Committee, and involved many hours of planning and implementation by civic administration and the School Boards.

While the benefits of a Youth Council are inarguable, unfortunately the Administration does not have the resources necessary to coordinate a project of this magnitude. The City Clerk's Office would have to play a large role in the project, and would not be able to do so with existing staffing and workload.

Should a similar proposal come forward, to be headed by the School Boards or another agency, we would be happy to consider how we could contribute.

*IT WAS RESOLVED: that the matter be referred to the Executive Committee for a report.*

**REPORT NO. 1-2002 OF THE LAND BANK COMMITTEE**

Composition of Committee

Councillor M. Heidt, Chair  
Councillor D. Atchison  
Councillor G. Penner  
Councillor R. Steernberg  
Councillor K. Waygood

**1. Request to Lease City-Owned Property  
Portion of Parcel C, Block 231, Plan G826  
Arco Graphics Inc.  
(File No. CK. 4225-1)**

- RECOMMENDATION:**
- 1) that the part of Parcel C, Block 231, Plan G826 that abuts Lot F, Block 231, Plan 69S20304 be leased to Arco Graphics Inc. for parking purposes under the terms and conditions outlined in this report; and
  - 2) that the City Solicitor be instructed to prepare the necessary documentation for execution by His Worship, the Mayor and the City Clerk.

*ADOPTED.*



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Your Committee has reviewed the following report of the General Manager, Community Services Department dated October 16, 2001 with the Administration, and supports the lease of this property as outlined therein:

**“BACKGROUND**

A request has been received from Arco Graphics Inc. to lease that part of Parcel C, Block 231, Plan G826 that abuts Lot F, Block 231, Plan 69S20304 for extra parking for their business. Parcel C is a former spur line right-of-way that is no longer used or required for that purpose and is not saleable as a separate parcel. The current lease expired May 31, 2001. Arco has leased this parcel of land since 1986.

**REPORT**

Arco Graphics Inc. has requested renewal of their lease under the previous terms and conditions. Land Branch staff has evaluated the proposed rate for the prospective lease and based on an estimated value of surrounding, similar lands, your staff feels the proposed lease rate reflects an accurate valuation of the leaseable land. Land Branch staff has reviewed the request and are recommending approval of the lease with the following terms and conditions:

- 1) That the annual lease rate be \$450.00 plus G.S.T. and property taxes.
- 2) That no construction is to take place on the site.
- 3) That the term of the lease be five years commencing June 1, 2001.
- 4) That there be a 90 day termination notice by either party.
- 5) That Arco Graphics Inc. carry a minimum \$2,000,000.00 of liability insurance.

**ATTACHMENTS**

1. Plan showing part of Parcel C, Block 231, Plan G826.”

*Moved by Councillor Penner, Seconded by Councillor Heidt,*

*THAT the Committee of the Whole be adopted.*

*CARRIED.*

**ENQUIRIES**

**Councillor P. Roe  
Garbage Pickup - Holiday Season  
(File No. CK. 7830-3)**

Could the Administration please report on the success or failure of the back lane garbage pickup system over the holiday season (2001). If we are advertising garbage pick up weekly over the holiday period and garbage is not picked up weekly, how can we more appropriately prepare the public for what service level will be available.

**Councillor L. Swystun  
Naming of Streets and other Civic Properties  
(File No. CK. 6310-1)**

Given the nature of a recent Star Phoenix article, would the Administration please report to City Council on the possibility of striking a Committee, and what is involved in doing this, (perhaps similar in nature to that of the City of Regina) to deal with the naming of streets, sub-divisions, buildings and other civic properties.

*Moved by Councillor Penner,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 8:35 p.m.

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Mayor

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City Clerk