

Council Chambers  
City Hall, Saskatoon, Sask.  
Monday, October 3, 2005  
at 6:00 p.m.

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

**PRESENT:** His Worship the Mayor, in the Chair;  
Councillors Alm, Birkmaier, Dubois, Fortosky, Heidt, Hnatyshyn,  
Neault, Paulsen, Penner, and Wyant;  
City Manager Richards;  
General Manager, Corporate Services Bilanski;  
General Manager, Community Services Gauthier;  
General Manager, Fire and Protective Services Bentley;  
General Manager, Infrastructure Services Uzelman;  
General Manager, Utility Services Totland;  
City Clerk Mann; and  
Council Assistant Mitchener.

*His Worship the Mayor thanked the Saskatoon Symphony for playing several selections in Council Chamber prior to the meeting in conjunction with Symphony Week, September 25 – October 1, which was proclaimed by City Council at its meeting held on July 18, 2005.*

*Moved by Councillor Penner, Seconded by Councillor Birkmaier,*

*THAT the minutes of meeting of City Council held on September 19, 2005, be approved.*

**CARRIED.**

*Moved by Councillor Penner, Seconded by Councillor Dubois,*

*THAT Council go into Committee of the Whole to consider the reports of the Administration and Committees.*

**CARRIED.**

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

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

*Committee arose.*

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

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

**“REPORT NO. 8-2005 OF THE MUNICIPAL PLANNING COMMISSION”**

Composition of Commission

Mr. Jack Billinton, Chair  
Mr. Brad Sylvester, Vice-Chair  
Councillor Bev Dubois  
Mr. Dieter André  
Mr. Gord Androsoff  
Mr. Roy Ball  
Mr. Michael Chyzowski  
Mr. John Waddington  
Ms. Karen Thogersen  
Mr. Vern Waldherr  
Mr. Randy Warick  
Mr. John McAuliffe  
Mr. Jim Zimmer

- 1. Proposed Rezoning from R2 to R1A District  
and R1A to R2, RMTN and RM3 Districts  
37<sup>th</sup> Street West, McClocklin Road, Hampton Gate South,  
Hampton Circle, East Hampton Boulevard, Denham Crescent  
Lots 11, 12, and 13, Block 450, Plan 61S17572; Portion of Lot B,  
Block 450, Plan 84S26865; Block N, Plan 61S17572; Portion NE 1-37-6 W 3<sup>rd</sup>  
and Portion NW 6-37-5 W3<sup>rd</sup>  
Applicant: City of Saskatoon and Dundee Developments  
(File No. CK. 4351-1)**
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**RECOMMENDATION:**

- 1) that City Council approve the advertising respecting the proposal to rezone the lands adjacent to McClocklin Road, Hampton Circle, East Hampton Boulevard, Denham Crescent, and 37<sup>th</sup> Street, as shown on the location plan from an R1A District to R2, RMTN, and RM3 Districts, and from an R2 District to an R1A District;
- 2) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendments;

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- 3) that the City Solicitor be requested to prepare the required bylaw; and,
- 4) that at the time of the public hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed Zoning Bylaw Amendment be approved.

*ADOPTED.*

Attached is a copy of the report of the General Manager, Community Services Department dated September 9, 2005 with respect to the above-proposed amendments.

Your Commission has discussed the report with the Administration and Mr. Don Armstrong, Dundee Development Corporation. The Commission's review included comments under the communication plan with respect to the issue of the relocation of the Saskatoon Gun Club and the possible impact on future development, and the timing of the construction for the Claypool Drive connection to Airport Drive. Your Commission also determined from Mr. Armstrong that there are currently no houses directly to the south of the proposed RMTN District in the area north of 37<sup>th</sup> Street. When that area is developed, it would be with the awareness of the RMTN District. There would also be a lane separating the developments.

Following review of the matter, the Commission is supporting the recommendations of the Administration with respect to approval for advertising the proposed amendments and preparation of the required bylaw. The Commission is also recommending that City Council, at the time of the public hearing, consider the Commission's recommendation for approval of the proposed Zoning Bylaw Amendments.

**2. Blairmore Suburban Centre Concept Plan**  
**(File No. CK. 4110-32)**

**RECOMMENDATION:** that the information be received and considered with Clause 1, Report No. 14-2005 of the Planning and Operations Committee.

*ADOPTED.*

Attached is a copy of the report of the General Manager, Community Services Department dated September 8, 2005, with respect to the Blairmore Suburban Centre Concept Plan dated September 1, 2005.

Your Commission has reviewed the concept plan with the Administration, including issues relating to the multi-district site, pedestrian access across 22<sup>nd</sup> Street, the location of 30 km school zones, and other roadway and traffic provisions.

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Following consideration of this matter, your Commission is supporting the recommendation of the Administration with respect to approval, in principle, of the Blairmore Suburban Centre Concept Plan dated September 1, 2005.

This matter is also being reported on under Clause 1, Report No. 14-2005 of the Planning and Operations Committee.

**ADMINISTRATIVE REPORT NO. 18-2005**

**Section A – COMMUNITY SERVICES**

**A1) Communications to Council**

**From: Ruth McCague**

**Date: May 30, 2004**

**Subject: Noise and Parking Problems Surrounding the Preston Avenue Daycare  
(File No: CK. 4355-1, PL. 4005)**

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

*ADOPTED.*

**BACKGROUND**

During its June 7, 2004 meeting, City Council considered a letter submitted by Ruth McCague regarding noise and parking problems surrounding Preston Avenue Daycare. City Council resolved:

“that the matter be referred to the Administration to report back to Council.”

**REPORT**

In a letter to City Council dated May 30, 2004, Ms. Ruth McCague expressed concerns over excessive daytime noise and parking problems caused by Preston Avenue Daycare. The daycare is located at 1529 Preston Avenue, which is next door to Ms. McCague. In her letter, Ms. McCague indicated the daycare had recently adjusted its outdoor play schedule without consulting with the neighbours. With the exception of short breaks for lunch and rest, children were outside from 9:30 a.m. to 6:00 p.m., Monday through Friday. Ms. McCague also expressed concern about the loss of property value due to the noise and parking problems caused by the daycare.

Staff from the Development Services Branch met with representatives from Preston Avenue Daycare to discuss the concerns raised by Ms. McCague. Due to the number of issues that were raised by both Preston Avenue Daycare and the adjacent property owners, it was mutually decided that some form of mediation was required. In the fall 2004, staff from the Development

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Services Branch, representatives of the daycare, and the adjacent property owners held a series of meetings to discuss these issues with the aid of a mediator.

The meetings identified the issues and discussed possible means to resolve each issue. The end result has been improved communications between the daycare and its neighbours, and some site improvements to reduce the impact of the daycare on the adjacent properties. The daycare also adjusted its play schedule and its parking plan to address the concerns raised by Ms. McCague in her letter to City Council. No further mediation is planned at this time.

In June 2005, Development Services Branch staff again met with representatives from Preston Avenue Daycare to discuss some outstanding issues. Although satisfied that the issues had been adequately resolved, the Development Services Branch decided to monitor the site during the summer months (when the children would be outside) before reporting to City Council.

In September 2005, the Development Services Branch staff spoke with Ms. McCague to determine whether the noise and parking problems had been resolved. Ms. McCague indicated that she noticed an improvement in the level of noise from the site, and that the parking situation has been resolved. The Development Services Branch is satisfied the major issues have been resolved, and commends the various parties for their willingness to work through the process in a cooperative manner.

**PUBLIC NOTICE**

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

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**A2) Land-Use Applications Received by the Community Services Department  
For the Period Between August 29, 2005 and September 23, 2005  
(For Information Only)  
(File Nos. PL. 4132, 4355)**

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

*ADOPTED.*

**Condominium**

- Application No.9/05: 407 Nelson Road  
Applicant: Webb Surveys for Milbrandt Homes Ltd.  
Legal Description: Lot 3, Block 436, Plan 01SA04536  
Current Zoning: M3  
Neighbourhood: University Heights Suburban Centre  
Date Received: September 9, 2005
- Application No.10/05: 3809 Luther Place  
Applicant: Mike McNinch for St. Lawrence Condo Corp.  
Legal Description: Lot 7, Block 651, Plan 68S18727  
Current Zoning: RM4  
Neighbourhood: College Park  
Date Received: September 19, 2005
- Application No.11/05: 208 Lindsay Place  
Applicant: Mike McNinch for 0725316 BC Ltd.  
Legal Description: Lot 4, Block 486, Plan 65S12620  
Current Zoning: RM4  
Neighbourhood: Greystone Heights  
Date Received: September 19, 2005

**Subdivision**

- Application No.57/05: 930 Idylwyld Drive  
Applicant: Peters Surveys for Her Majesty the Queen  
Legal Description: Part of Parcel J, Plan EM 5380  
Current Zoning: M3  
Neighbourhood: Central Industrial  
Date Received: September 3, 2005
- Application No.58/05: Claypool Drive (No civic address)

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Applicant: Murray Marien for Her Majesty the Queen  
Legal Description: Part of Parcel A, Plan 73S24023 in SW ¼ 8-37-5-W3M  
Current Zoning: AG  
Neighbourhood: Airport Management Area  
Date Received: September 19, 2005

- Application No. 59/05: 1706 Preston Avenue  
Applicant: Webster Surveys for Preston Crossing Properties Inc.  
Legal Description: Parcel J, Plan 101850825  
Current Zoning: DCD3  
Neighbourhood: U of S Management Area  
Date Received: September 21, 2005

**PUBLIC NOTICE**

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

**ATTACHMENTS**

1. Plan of Proposed Condominium No. 9/05
2. Plan of Proposed Condominium No. 10/05
3. Plan of Proposed Condominium No. 11/05
4. Plan of Proposed Subdivision No. 57/05
5. Plan of Proposed Subdivision No. 58/05
6. Plan of Proposed Subdivision No. 59/05

**A3) Purchase of:  
405 Avenue B South  
River Landing Phase I  
(File No. LA 4020-05-11; CK. 4130-2)**

**RECOMMENDATION:**

- 1) that City Council approve the purchase of the property located at 405 Avenue B South from Bernice and Richard Philpow at a purchase price of \$47,500.00;
- 2) that the City Solicitor be requested to prepare the necessary purchase agreements and that His Worship the Mayor and City Clerk be authorized to execute the agreements; and
- 3) that this purchase be financed by a withdrawal from the Property Realized Reserve in the amount of \$47,500.00 plus other legal costs and disbursements.

*ADOPTED.*

## **REPORT**

The River Landing Phase II Concept Plan includes 12 privately-owned properties located on Avenue B South and Avenue C South (Attachment No. 1), one of which being the subject property. In preparation for the development of this area, the City will need to purchase and demolish all of these existing properties before redevelopment can be fully implemented.

### **Property Description**

Civic Address: 405 Avenue B South  
Legal Description: Lot 18, Block 31, Plan E5618  
Lot 43, Block 31, Plan 101381026  
Site Size: 487.66 m<sup>2</sup> (5,250 square feet)  
Frontage: 11.43 metres (37.5 feet)  
Depth: 42.67 metres (140 feet)  
Zoning: DCD1  
Improvements: 861 square foot one-storey, single-family residence.

Terms and conditions applicable are as follows:

1. Purchase Price  
Purchase price is \$47,500.00. Purchaser is a GST registrant and therefore Seller shall not collect GST.
2. Conditions Precedent  
The approval of City Council by October 4, 2005, authorizing the purchase of the subject property.
3. Legal Costs and Disbursements  
Each party shall be responsible for its own legal costs.
4. Closing Date  
October 31, 2005.
5. Possession Date  
November 1, 2005. Vacant possession upon the closing date.

The funding source for the purchase of this property is the Property Realized Reserve in the amount of \$47,500.00 plus legal fees and related disbursements.

## **PUBLIC NOTICE**

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Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

1. Map showing subject properties.

**Section B – CORPORATE SERVICES**

- B1) Contract Awards  
May 1, 2005 to August 31, 2005  
(File No. 1000-1)**

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

*ADOPTED.*

In accordance with Policy C02-003, Purchase of Goods, Services and Work, your Administration is required to report three times a year on the award of contracts and requests for proposals between \$50,000 and \$100,000. The attached report has been prepared detailing the contract awards for the period May 1, 2005 to August 31, 2005.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

1. Contract Award Report May 1, 2005 to August 31, 2005.

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**B2) Automated Meter Reading  
(File No. 1550-1)**

**RECOMMENDATION:** that the Administration prepare an Automated Meter Reading System Capital Budget submission for the 2006 Capital Budget Plan.

*ADOPTED.*

**BACKGROUND**

The City currently reads its utility meters manually using staff from the City Treasurer's Office and the two utilities in certain cases. Reads are used for the purposes of billing, and to start and finalize utility accounts.

A fixed-network automated meter reading (AMR) system will deploy wireless technology to transmit reads from the meters to collector stations throughout the city. These stations will then transmit all gathered reads to the main system at City Hall where the data will be used for billing and analysis of consumption or energy used. An automated system means meters will not require manual reading.

With the assistance of a utility consultant, the Administration completed a study and has prepared a detailed business case on the implementation of a fixed-network automated meter reading system for the City's water and electrical meters. The study, completed in May 2005, was overseen collaboratively by a Project Committee and a Steering Committee, comprised of representatives from the Office of the City Treasurer, Saskatoon Light & Power, the City's water utility and Corporate Information Services.

The objectives of the study were:

- a) to determine the feasibility of implementing an AMR system for the City of Saskatoon; and
- b) if feasible, determine the most appropriate AMR system for the City of Saskatoon.

**EXECUTIVE SUMMARY**

The consultant, Ms. Carolyn Kinsman of Automated Communication Links, concluded that a strong business case exists for the City of Saskatoon to implement an AMR system. The total cost of the project is estimated to be approximately \$30 million, and can be funded without impacting utility rates or the mill rate. The business case concludes that there is a significant increase in water revenue expected from the recapture of unbilled water consumption. In addition, cost savings are available in the water and electrical utilities as well as the City Treasurer's Office.

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While most of the gains may come from the water utility, the business case suggests that it does not make sense to implement one utility without the other (i.e. Electric) from either the City or the customers' perspective. Instead, it concludes that there are sufficient funds available from the expected benefits, to repay a \$30 million capital loan in seven to ten years.

In addition to the financing issue, it would be more difficult to offer many of the customer service options available with this technology if the services could only be offered for one of our consumption-based utilities.

The study reviewed the current AMR systems available and recommended a fixed network AMR system using radio frequency as the most suitable for the City's unique situation resulting from the fixed electrical franchise area. This AMR technology fits the objectives of your Administration whereby stand-alone water meters (i.e. those water meters outside the City's electrical franchise area) and all electrical meters could be read with the same technology.

At the conclusion of the implementation in four to five years, about \$5.2 million in combined annual cost savings and increased revenues will benefit the City's utilities. These benefits will be used to repay the loan without the need to raise utility rates or the mill rate.

With the potential to significantly recapture water revenues lost through the replacement of the City's aging water meters, the potential savings of about 22 full-time equivalent positions, and the enhancement of customer service, your Administration supports the business case for this project. The Administration will prepare a detailed capital budget submission for the 2006 Capital Budget Plan upon approval of the recommendation contained in this report.

**JUSTIFICATION**

Water losses reported by the City's water utility (i.e. the variance between water pumped from the Treatment Plant and the amount of water sold) has been estimated at 17%. This is due to aging water meters that do not register as accurately as new meters and water losses through the water distribution system. Approximately 20,000 of the total water meter population are greater than 20 years old. The consultant concluded that at least five percentage points of the 17% loss could be recovered by replacing the existing meters. These replacements translate into an annual recapture of approximately \$3.2 million in revenue from lost water sales and related sewer and infrastructure revenue.

To confirm the consultant's estimates, the City's water utility has performed a random sampling of recently replaced water meters and conducted tests. The results have shown losses on average between 4.5% and 6% on actual water flows through the meters. This is consistent with the consultant's estimates.

Another potential benefit that has been identified is the reduction of lost water in the City's water distribution system through the use of master metering. This process allows the City to place master water meters at strategic locations and obtain real time reads on meters downstream

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at the same time intervals to determine if there are variances in the water flows. Using this process to narrow down possible problems can lead to the recapture of water losses provided the City chooses to set up a program to monitor losses and repair failing infrastructure. An additional five percentage points of the 17% unaccounted for water loss could be recaptured through these means. While this does not translate into additional revenue, it does have the ability to reduce operational costs since less treated water is required for the same water needs.

While Saskatoon Light & Power (SL&P) electrical meters do not have the same type of energy loss issue, the utility is facing an aging meter population. SL&P is coming to a point where large meter populations will need to be changed out. This replacement comes at an opportune time as AMR electric meters could be installed.

The significant cost components include meter replacement, AMR transmission units, installation, and the communication network. The expected cost to replace both water and electrical meters with AMR transmission capabilities is about \$29 million. The communication network cost is expected to be about \$500,000. The remaining costs are estimated financing costs from the issuance of debentures (based on a 5.5% interest rate).

The replacement of meters with an attached AMR transmission unit and the installation of the fixed wireless network will provide an opportunity for not only increased revenues but additional savings and a significant enhancement in customer service.

AMR will also result in a reduction to staffing costs. Meter reading staff would no longer be required to go door-to-door to obtain reads for billing purposes. As well, reads required to start and stop service requests would no longer be manually obtained except in situations where the service needs to be physically turned off or on. Replacing manual meter reads with automated meter reads for billing purposes would result in the elimination of about 22 positions from the two utilities and the City Treasurer's Office. The business case identified that four positions from remaining staff, will be required to operate the new AMR system and perform daily maintenance calls for potential problems.

However the most significant benefit, while less quantifiable but certainly one of the key reasons for implementing an AMR system, is the customer service enhancement.

With an AMR system, reads from meters can be obtained through a short radio frequency transmission at a minimum of four times per day. Currently, City residential utility customers are billed on estimates for two months before an actual meter read, obtained by a city employee, is used for billing. The customers' accounts are "trued up" with the variance being billed or credited in the third month. With an AMR system, utility customers can be billed to an actual reading every billing period. This means every bill is based on actual usage. Many of the complaints received by the Treasurer's Office customer service section are attributed to over or under estimating of utility bills. This is particularly an issue when an actual reading is obtained that generates a large bill after two months of under-estimating. This large billing impacts

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negatively on the customer as it can present a financial hardship and may raise doubts in the customer's mind on the accuracy of the reads and/or the estimates generated by the system.

It is expected that incoming customer service calls will decrease over time after the implementation of the AMR system. In addition, the need for billing staff to enter customer card reads, or calculate billing adjustments will be eliminated. This will present an opportunity for providing more pro-active customer service such as investigation of sudden changes in actual consumption patterns. Further, leak detection monitoring may be another service that could be provided for customers.

Commercial and industrial customers have been requesting more detailed profiling of their energy and water usage. This is more important with demand electrical customers as their monthly bill is based on the peak demand. With the use of actual meter reads on a real time basis, customers can curb their demand loads and reduce their bills. While this may potentially result in revenue reduction for the City, it does provide the ability to level out the peaks. This means less capacity is needed on the City's electrical grid resulting in a reduced capital outlay to build for high capacity periods.

Additional benefits include the elimination of regular access into private homes and businesses to obtain reads. This also eliminates issues related to customer contact on private property and the elimination of an inventory for access keys to many buildings.

### Selection of AMR technology

The selection of the appropriate AMR technology was a key component of the consultant's business case study. It was concluded that, due to the City of Saskatoon's limited electrical franchise area, the use of a power-line carrier would not be an option without reliance on another electrical utility. This would mean loss of control for the City plus ongoing transmission costs.

The use of telephone lines was also considered, however similar arguments regarding ongoing costs and reliance on other utilities was a concern. In addition, there were problems identified with maintenance of phone numbers and the reduction of landlines since more people are switching to cellular phones.

The most suitable option, which is also the most accepted in the AMR industry at this time, is the use of wireless technology. Two possible options exist – one being drive-by and the other a fixed network solution.

Van drive-by is where a computer and transmission unit are installed in a van and on a monthly basis the van drives through all the routes in the city. Reads are gathered and used for billing. A separate van is used to gather turn-on and turn-off reads since these are throughout the city.

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A fixed network system is where the meters have a transmission unit attached and send reads at a minimum of four times per day. These reads are gathered at computer collection units throughout the city and then transmitted to the main computer system at City Hall.

While the consultant reviewed both options, the benefits of the fixed network far out-weighed those of van drive-by. Drive-by could only be done once a month, unless more vans are deployed to increase the read rates although this adds to the cost. Four reads per day from every meter in the city could never be achieved under such a system. Technically, the use of drive-by limits the use of the reads to billing only. A fixed network system could provide a wider range of customer service including on-demand reading, instant turn-on and turn-offs, customer profiling, leak detection, reduced operational costs, and the ability to establish time of use rates.

*Implementation Strategy*

The main benefits will come from the change out of the City's water meters. Therefore, the strategy will focus on the change out of about 33,500 of the total 59,500 water meters over a two-year period. Since the city has been changing out meters over the past number of years, not all water meters will need replacement; however, all 59,500 meters will require the transmission units to be attached.

The change out of the city's 56,600 electrical meters will subsequently take another two years for a total four-year implementation period.

*Human Resource Strategy*

It is the increased revenue and customer service enhancements that are the key drivers of the business case. There is, however, certainly a human resource impact as about 22 positions will be affected.

The City's Management met with union representatives of the International Brotherhood of Electrical Workers (IBEW) and CUPE 47 as well as CUPE 59 in June 2005 to inform them of the plan to proceed with an AMR project. Immediately following this meeting, all staff that are potentially affected were informed in separate meetings of the intent to proceed with this initiative.

The City has made it clear to the union executive and affected staff that it will undertake every effort through transfer, retraining, and other means to ensure no permanent employee suffers as a result of the transition to AMR. Towards this, the City will develop a workplace adjustment plan. This plan could contemplate, amongst others, considerations such as placement to vacancies, counselling, severance pay, and retiring allowances. An additional cost component may be required for severance pay and retiring allowances when these options are implemented. To this end, the City's Human Resources staff will be working with the affected unions and their representatives.

*Collaboration with other utilities*

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The City has been in communication with SaskEnergy and SaskPower and the possibility exists to provide a service to these utilities if they desire. However, any benefits to the City of Saskatoon as a result of providing this service, have been excluded in the business case. The Administration believes the business case must stand on its own without the reliance on other utilities.

**FINANCIAL IMPACT**

Debentures would be issued on a 7 to 10 year term and repaid through the increased revenue and cost savings. This has no impact on the mill rate or utility rates.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**Section D – INFRASTRUCTURE SERVICES**

**D1) Enquiry – Councillor B. Dubois (August 15, 2005)  
Feasibility of Permanently Closing Rossmo Road  
at Forest Drive and Spruce Drive  
(File No. 6295-1)**

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

*ADOPTED.*

**BACKGROUND**

The following enquiry was made by Councillor Dubois at the meeting of City Council held on August 15, 2005:

“Would the Administration please report on the feasibility of permanently closing off Rossmo Road at Forest Drive and Spruce Drive.”

**REPORT**

Rossmo Road is a minor collector street and is used as a transit route through the Forest Grove neighbourhood.

Infrastructure Services undertook a traffic volume and speed measurement on Rossmo Road near its intersection with Forest Drive and Spruce Drive. This measurement was conducted between

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August 27 and September 2, 2005. During that period, Rossmo Road had an average daily traffic volume of 837 vehicles per day and 85<sup>th</sup> percentile speed of 52 km/h. The 85<sup>th</sup> percentile speed is at which 85 percent of the traffic is travelling at or less and is normally within 5% of the posted speed limit on a street.

There have been six collisions on Rossmo Road between Kellins Crescent and Spruce Drive/Forest Drive since 1988. None of these collisions resulted in injuries or fatalities.

These measures indicate that this street is, in fact, serving a minor collector street function and that it is operating in a reasonable manner.

Permanently closing a portion of Rossmo Road at Forest Drive and Spruce Drive would cause the existing street users to find alternate routes on neighborhood streets. It would also cause the existing transit route to be relocated to other neighborhood streets.

Considering that the traffic volume and speed on Rossmo Road is reasonable for a collector street and that its closure would cause a relocation of traffic to other neighborhood streets, Infrastructure Services is proposing that a permanent street closure not be pursued at this location.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**D2) School Signing Revisions  
(File No. 6280-3)**

**RECOMMENDATION:** that the school signing revisions, as set out in the following report, be approved.

*ADOPTED.*

Infrastructure Services has been requested to revise the signing at the following schools:

- St. Michael School
- Silverwood Heights School

Consultations with the principals, representatives of the school boards, and a member of Infrastructure Services have resulted in the preparation of new school signing plans (using the School Signing Guidelines) to address the particular needs of the facility. The following changes have been reviewed and approved by Infrastructure Services, the school board, and the schools' principals.

The recommended signing changes are described below and shown on the attached plans:

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St. Michael School Plan No. 212-0030-002r003 (Attachment 1)

Extend the 'SCHOOL BUS LOADING ZONE 0800-1700 M-F' (RB-58L) northward on Ontario Avenue.

Silverwood Heights School Plan No. 212-0001-001r003 (Attachment 2)

Extend the 'PARKING 5 MIN. 0800-1700 M-F' (RB-53B) northward on Silverwood Road.

Extend the 'DISABLED PERSONS LOADING ZONE' (RB-58G) northward on Silverwood Road.

As a part of this review, Infrastructure Services inspected all signing within the school areas.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENTS**

1. Plan No. 212-0030-002r003
2. Plan No. 212-0001-001r003

**D3) Flood Protection Program Update  
June 29, 2005 Severe Storm Event  
(File No. 7820-1)**

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

*ADOPTED.*

**BACKGROUND**

At its meeting of August 15, 2005, City Council approved the development and implementation of a program requiring the mandatory installation of backflow prevention devices in those homes that experienced sewer backups and flooding during the June 29, 2005 storm event. The report below provides an update to this program.

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**REPORT**

The Flood Protection Program was launched on August 16, 2005 to reduce the risk of future flooding to houses that experienced sewer and plumbing related flooding during the severe rainstorm on June 29. The program covers the costs of installing backflow prevention devices, disconnecting weeping tile from the sanitary sewer, installing a sump pit and sump pump, as well as costs associated with concrete cutting and replacement, pipes, electrical connections, and other work directly related to these installations. The objective of this installation work is to have all eligible homes upgraded to the latest building code standards for protective plumbing (February 1997 standard) and weeping tile connections (January 2004 standard).

- Homes that reported sanitary sewer flooding received a letter on August 23 informing them of the program and informing homeowners that an investigation of their home would be required.
- 874 potentially eligible homes were investigated as of September 27. The majority of these investigations (90%) were completed by September 16.
- Following the home investigations, a hydraulic analysis of areas affected by basement flooding was completed, and 407 homes were approved for the program. Approximately 200 homes required additional analysis to determine their eligibility for the program.
- An open house with plumbing contractors was held on September 26 to discuss the standards associated with the Flood Protection Program.
- On September 30, those homeowners approved for the program will receive a detailed information package outlining the program requirements and administrative procedure for receiving reimbursement.
- It is the intent that all homeowners investigated for the program will receive confirmation or denial of their eligibility for the Flood Protection Program by October 14.
- Public open houses to discuss the Flood Protection Program and other matters related to the strategies for reducing the risk of flooding are scheduled for October 11, 12, and 13.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required at this time.

**Section F – CITY MANAGER**

**F1) Maple Leaf Foods  
(File No. CC. 3500-1)**

- RECOMMENDATION:**
- 1) that City Council approve the attached agreement between Maple Leaf Foods Inc. and The City of Saskatoon; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the agreement.

*ADOPTED.*

**BACKGROUND**

On July 7, 2005, Maple Leaf Foods announced a proposed major relocation and expansion of its facilities within the City of Saskatoon. Maple Leaf Foods' proposal is to relocate its hog slaughter and pork-cutting facilities from their existing locations in the Holiday Park Industrial area to a new location on 71st Street in the Marquis Industrial area. The new plant will be a state-of-the-art facility.

The approximate cost of the new plant is \$100 million. Maple Leaf Foods plans to begin construction in the spring of 2006, and expects to be fully operational at the new facility by the end of 2008. They have undertaken to vacate their existing site by January, 2010, in any event.

Maple Leaf Foods has also committed to spending a further \$30 million in Saskatoon on value-added meat processing. This investment will be either an expansion of an existing facility or the construction of a new facility. It is scheduled to likely occur in 2012.

It is anticipated that as a result of Maple Leaf Foods investment of \$130 million, a minimum of 200 new jobs will be created in Saskatoon.

Maple Leaf Foods has been in negotiations with the City regarding the above. The City is interested in retaining and expanding Maple Leaf Foods' operations in Saskatoon. In addition, the move by Maple Leaf Foods to the new site is a benefit to the City.

Attached to this report is the Agreement which has been negotiated with Maple Leaf Foods (Attachment 1). Its main terms and provisions are as follows:

1. The City will buy the 11th Street site (20 acres) for \$2.4 million at the same time as Maple Leaf Foods buys the 71st Street site (35 acres) for \$4.2 million. In addition, Maple Leaf Foods will have two options to purchase: one for a further 15 acres for a minimum of \$1.8 million, and a second for a further 15.1 acres for a minimum of \$1.81 million.

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2. The City will invest a maximum of \$3.5 million on the demolition of the existing buildings at 11th Street and Maple Leaf Foods will pay the cost of demolition beyond that amount.
3. Maple Leaf Foods will receive a tax exemption on the 11th Street site during the transition to the new site.
4. The City will contribute infrastructure capital costs on the new site of \$2.5 million for a primary treatment plant (which reduces the load on the City's sewage treatment plant) and \$300,000 towards an electrical substation.
5. The City has negotiated a 15-year "cap" on Maple Leaf Foods' sewer surcharge on the condition that certain discharge parameters are met by Maple Leaf Foods during that time.
6. Maple Leaf Foods will receive a tax exemption during construction on the 71st Street site and the value-added site. Each site will also receive the standard 100% five-year tax abatement provided that 100 new full-time equivalent jobs are created for each tax abatement.

**FINANCIAL IMPACT**

Tax Incentive Value (estimated) Taxes Abated

Existing 11 <sup>th</sup> Street Plant (\$557,000/yr for 3 yrs)	\$1.67M
New Hog Slaughter/Pork Cutting Plant (5 years)	\$6.75M
Potential McLeod Avenue Plant Expansion (5 years)	<u>\$2.40M</u>
Total Tax	\$10.82M

Infrastructure Contribution Costs

Purchase of existing Mitchell's site	\$2.40M
Demolish building	\$3.50M
On site pre-treatment facility	\$2.50M
Electrical substation	<u>\$0.30M</u>
Total Infrastructure	\$8.70M

Sewer Subsidy Value (estimated) for 15 years \$1.5M

The City can expect to receive \$4.2 million from Maple Leaf for the purchase of 35 acres of land for their new plant, and potentially another \$3.61 million from the options to purchase. In addition, there are other benefits that will accrue to the City as a result of Maple Leaf relocating to a new site.

The south river crossing project can now explore new roadway alignments that not only produce a superior design, but also will likely result in some cost savings. It appears from a rather

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cursory review of new alignments, that at least one overpass structure can be eliminated, resulting in potentially \$5 million in project savings.

There are other benefits, albeit less quantifiable at this point, that will result. The existing Mitchell's plant utilizes a tremendous amount of sanitary sewer capacity and by relocating to Marquis Industrial, this capacity is 'freed up' and can be utilized to complete servicing of the Montgomery extension and the Blairmore sector (West Sector). The Administration will continue to work on quantifying these benefits and report further.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

1. Agreement between Maple Leaf Foods Inc. and the City of Saskatoon.

**LEGISLATIVE REPORT NO. 15-2005**

**Section B – OFFICE OF THE CITY SOLICITOR**

- B1) The Council and Committee Procedure Amendment Bylaw, 2005 (No. 2)  
(File No. CK. 255-2)**
- 

**RECOMMENDATION:** that Council consider Bylaw No. 8444.

*ADOPTED.*

City Council, at its meeting held on September 6, 2005, considered a report from the Office of the City Clerk, and resolved that the City Solicitor be requested to prepare an amendment to Bylaw No. 8198, The Council and Committee Procedure Bylaw, 2003 to provide for the dates that City Council will meet in 2006. Bylaw No. 8444, The Council and Committee Procedure Amendment Bylaw, 2005 (No. 2) provides for the dates in 2006.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

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Proposed Bylaw No. 8444, The Council and Committee Procedure Amendment Bylaw, 2005 (No. 2).

**B2) The Storm Water Management Utility Amendment Bylaw, 2005  
(File No. CK. 7820-1)**

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**RECOMMENDATION:** that Council consider Bylaw No. 8448.

City Council at its meeting held on August 15, 2005, resolved that a temporary levy be initiated in the amount of \$3.00 per water meter for a period of one year in order to off-set the cost of the back-flow prevention program and infrastructure upgrades associated with the June 29, 2005 rain event.

We are submitting Bylaw No. 8448, The Storm Water Management Utility Amendment Bylaw, 2005, for Council's consideration. The amendment provides for an infrastructure upgrade charge in the amount of \$3.00 per meter per month. It is our understanding that this charge is to be for one year only. It is our intention to bring in a bylaw amendment in the fall of 2006 that will repeal this charge as of October 3, 2006.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

1. Proposed Bylaw No. 8448, The Storm Water Management Utility Amendment Bylaw, 2005.

***IT WAS RESOLVED: that the matter be considered with Item 9a) of Unfinished Business.***

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**B3) Communications to Council**

**From: Colleen Duncan, Christy Barlund, Jim McClements  
Dawn Friel-Hipperson, Mark and Zoe Stiglitz and  
Joan Arnold**  
**Subject: Off-Leash Areas for Dogs  
and**  
**Enquiry: Councillor B. Dubois (November 15, 2004)**  
**Subject: Off-Leash Areas for Dogs  
and  
Animal Services Program  
(File No. CK. 151-7)**

---

**RECOMMENDATION:** that City Council consider Bylaw No. 8443.

*ADOPTED.*

At its meeting held on June 29, 2005, City Council resolved:

- “1) that the following areas be designated as public space where dog owners are permitted to have their dogs off-leash:
  - a) Chief Whitecap Park area as outlined on the map in Attachment 1;
  - b) riverbank area and uplands adjacent to the east end of Silverwood Golf Course with a southerly border as discussed at the meeting, and north to City Limits; and
  - c) the City-owned riverbank area and uplands on the east side of the river, north of the Circle Drive Bridge, and west of the University of Saskatchewan Research Farm; (Also to be included, is a triangle of City-owned property further north along the east riverbank. These areas are identified on the map in Attachment 3.)
- 2) that the Administration be instructed to approach any other land owners in the riverbank and uplands area near those noted in 1(c) above, to obtain their permission to add their land to the area where off-leash privileges are made available. The objective would be to establish an off-leash area that incorporates all of the land identified on the map in Attachment 4;
- 3) that the City Solicitor be instructed to amend The Animal Control Bylaw to establish space outlined in Recommendations 1(a), (b) and (c) above, as off-leash areas; and,

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- 4) that application be made to the R.M. of Corman Park requesting that Chief Whitecap Park, which is currently zoned D-Conservation 1 District, be designated to permit discretionary use in the form of passive recreational use.”

At its meeting on June 29, 2005, City Council passed a Resolution instructing the City Solicitor to amend The Animal Control Bylaw, 1999 to establish three additional off-leash areas. Since that meeting, it has been determined that the Chief Whitecap Park area and the area near Sutherland Beach cannot be established as off-leash areas at this time.

Chief Whitecap Park is owned by the City but is located in the R.M. of Corman Park. Therefore, the R.M. of Corman Park must agree before that Park can be designated as an off-leash area by the City. Discussions are currently underway; however, approval has not been given by the R.M. of Corman Park at this time.

The proposed off-leash area near Sutherland Beach includes property owned by parties other than the City, namely, the University of Saskatchewan, the Province of Saskatchewan and several private individuals. In order to designate this area as an off-leash area, it is necessary to obtain the consent of each of these property owners. It is likely that, in the event these parties are prepared to consent to the designation of their property as an off-leash area, they will require the City to provide an appropriate Indemnification. The Administration is currently involved in discussions with the property owners in this regard.

There are no outstanding issues with respect to the third proposed off-leash area which is located in the Marquis Industrial Area, just north of Silverwood. Accordingly, we have prepared a bylaw to establish the Marquis off-leash area only at this time.

The Animal Services Program Coordinator has requested that the City amend its current Animal Control Bylaw to not just include additional off-leash areas but also to include rules for using such areas. The current bylaw does not include such rules. Council has not previously approved this proposed amendment. In drafting the amendments, including the rules, we have consulted with Calgary and Edmonton who have experience in this area.

The rules set out in the Bylaw include:

1. Dogs that have been deemed dangerous and female dogs in heat are both prohibited from off-leash areas.
2. The owner of a dog must not permit the dog to become a nuisance to other people or animals in an off-leash area. In order to prevent a dog from becoming a nuisance, the owner of such dog must be present in the off-leash area with the dog and must carry a leash with them. The Bylaw includes the following non-exhaustive list of dog behaviours which constitute a nuisance:

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- (a) running at such a distance from its owner so as to be incapable of responding to voice or sight commands;
- (b) doing any act that injures a person or another animal;
- (c) chasing or otherwise threatening a person or another animal;
- (d) biting, barking at, or chasing stock, bicycles or motor vehicles;
- (e) excessive barking or howling or otherwise disturbing any person; or
- (f) causing damage to property.

If a dog becomes a nuisance, the owner is required to immediately restrain the dog by placing the dog on a leash and removing it from the off-leash area. If the owner fails to restrain and remove the dog upon it becoming a nuisance, the dog may be seized and impounded.

- 3. The penalties for contravening the off-leash provisions of the Bylaw are set out in Subsections (d) to (h) in Schedule No. 7. We have set the amount for each of these off-leash area offences at \$50.00 for the first offence, \$100.00 for the second offence and \$250.00 for subsequent offences. We have set these penalties to be the same as the current penalties for the offence of running at large because, in our opinion, they are similar offences. However, Council may determine that another amount is more appropriate.
- 4. The general provisions of The Animal Control Bylaw pertaining to licensing, displaying a valid license tag or micro-chipping and removal of defecation apply in all off-leash areas.

We are pleased to enclose Bylaw No. 8443, which enacts the necessary changes to Bylaw No. 7860, in particular, the establishment of the Marquis off-leash area and the rules for using the City's off-leash areas.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

- 1. Proposed Bylaw No. 8443.”

*Moved by Councillor Alm, Seconded by Councillor Penner,*

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

**CARRIED.**

*His Worship the Mayor assumed the Chair.*

### **PRESENTATION**

*His Worship the Mayor, on behalf of the City of Saskatoon and Mr. Bruce Siemens, International Association of Fire Fighters, Local 80, presented the 2005-2006 Budz-Guenter Memorial Scholarship to Mr. Mitchell Thorarinson.*

### **PUBLIC ACKNOWLEDGEMENT**

*His Worship the Mayor acknowledged that Ms. Janice Mann, City Clerk, had participated in a fundraiser for breast cancer research and expressed his congratulations to her.*

### **HEARINGS**

- 4a) Discretionary Use Application  
Legalizing Existing Secondary Suite – Type II in a OUD  
Lot 3, Block 5, Plan G76  
ISC Surface Parcel No. 119013544 – North Park Neighbourhood  
1205 – 8<sup>th</sup> Avenue North  
Applicant: Dustin Friesen  
(File No. CK. 4355-1)**
- 

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

“The purpose of this hearing is to consider the above-noted discretionary use application.

The City Planner has advised that the necessary notification posters have been placed on site and letters have been sent to all adjacent landowners within 75 metres of the site.

Attached is a copy of a report of the General Manager, Community Services Department dated August 24, 2005, recommending that the application submitted by Dustin Friesen requesting permission to use Lot 3, Block 5, Plan G76, (1205 - 8<sup>th</sup> Avenue North) for the

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purpose of a one-unit dwelling with a secondary suite - type II be approved subject to the following:

- a) the final plans submitted for the proposed one-unit dwelling with a secondary suite - type II being substantially in accordance with those plans submitted in support of this discretionary use application;
- b) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) prior to the use of this site for the purpose of a one-unit dwelling with a secondary suite; and,
- c) the applicant providing two parking spaces (2.7 metres by 6.7 metres each) in the rear yard of the site.

Attached is a copy of a report of the Municipal Planning Commission dated September 19, 2005, advising that the Commission supports the above-noted recommendation.

Attached is a letter from David Simmons, Operations Manager, Allied Crowchild Holdings Ltd. dated September 27, 2005, advising he has no objections to the discretionary use application.”

*His Worship the Mayor opened the hearing.*

*Mr. Randy Grauer, Community Services Department, expressed the Department's support of the discretionary use application.*

*Councillor B. Dubois, member, Municipal Planning Commission, expressed the Commission's support of the discretionary use application.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Heidt, Seconded by Councillor Wyant,*

*THAT the submitted correspondence be received.*

**CARRIED.**

*Moved by Councillor Birkmaier, Seconded by Councillor Dubois,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Neault, Seconded by Councillor Penner,*

*THAT the application submitted by Dustin Friesen requesting permission to use Lot 3, Block 5, Plan G76, (1205 - 8<sup>th</sup> Avenue North) for the purpose of a one-unit dwelling with a secondary suite - type II be approved subject to the following:*

- a) the final plans submitted for the proposed one-unit dwelling with a secondary suite - type II being substantially in accordance with those plans submitted in support of this discretionary use application;*
- b) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) prior to the use of this site for the purpose of a one-unit dwelling with a secondary suite; and,*
- c) the applicant providing two parking spaces (2.7 metres by 6.7 metres each) in the rear yard of the site.*

*CARRIED.*

**4b) Discretionary Use Application  
Special Needs Housing – Addition of 45 Dwelling Units  
120 LaRonge Road – Condominium Plan 01SA03198, Ext 1  
ISC Surface Parcel 140571873  
Lawson Heights Suburban Centre Neighbourhood  
Applicant: Saskatoon Mennonite Care Services Inc.  
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted discretionary use application.

The City Planner has advised that the necessary notification posters have been placed on site and letters have been sent to all adjacent landowners within 75 metres of the site.

Attached is a copy of a report of the General Manager, Community Services Department dated August 23, 2005, recommending that the application submitted by Saskatoon

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Mennonite Care Service Inc. requesting permission to use Condominium Plan 01SA03198, Ext 1 (120 LaRonge Rd) for an addition of 45 dwelling units to the existing special needs housing be approved subject to:

- a) the applicant obtaining a development permit and all other relevant permits and licenses prior to the use of this proposed addition; and,
- b) the applicant install a water and sewer connection to Pinehouse Drive that has adequate capacity for the expansion. All costs associated with the connections are the sole responsibility of the applicant.

Attached is a copy of a report of the Municipal Planning Commission dated September 19, 2005, advising that the Commission supports the above-noted recommendation.”

*His Worship the Mayor opened the hearing.*

*Mr. Randy Grauer, Community Services Department, expressed the Department's support of the discretionary use application.*

*Councillor B. Dubois, member, Municipal Planning Commission, expressed the Commission's support of the discretionary use application.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Heidt, Seconded by Councillor Dubois,*

*THAT the hearing be closed.*

**CARRIED.**

*Moved by Councillor Birkmaier, Seconded by Councillor Alm,*

*THAT the application submitted by Saskatoon Mennonite Care Service Inc. requesting permission to use Condominium Plan 01SA03198, Ext 1 (120 LaRonge Rd) for an addition of 45 dwelling units to the existing special needs housing be approved subject to:*

- a) *the applicant obtaining a development permit and all other relevant permits and licenses prior to the use of this proposed addition; and,*
- b) *the applicant install a water and sewer connection to Pinehouse Drive that has adequate capacity for the expansion. All costs associated with the connections are*

*the sole responsibility of the applicant.*

*CARRIED.*

- 4c) Discretionary Use Application  
Residential Care Home Type II (Up to Ten Residents)  
2107 Lorne Avenue – Lot 4, Block 3, Plan G517  
Surface Parcel 119926570 – Exhibition Neighbourhood  
Applicant: Ryan Stadnick  
(File No. CK. 4355-1)**

**REPORT OF THE CITY CLERK:**

The purpose of this hearing is to consider the above-noted discretionary use application.

The City Planner has advised that the necessary notification posters have been placed on site and letters have been sent to all adjacent landowners within 75 metres of the site.

Attached is a copy of a report of the General Manager, Community Services Department dated August 24, 2005 recommending that the application submitted by Ryan Stadnick requesting permission to use Lot 4, Block 3, Plan G517 (2107 Lorne Avenue) for the purpose of a Residential Care Home - Type II for up to ten residents be approved subject to:

- a) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses; and,
- b) the applicant being solely responsible for any costs associated with the installation of a two-inch water connection to accommodate any required sprinkler system.

Attached is a copy of a report of the Municipal Planning Commission dated September 19, 2005, advising that the Commission supports the above-noted recommendation.”

*His Worship the Mayor opened the hearing.*

*Mr. Randy Grauer, Community Services Department, expressed the Department’s support of the discretionary use application.*

*Councillor B. Dubois, member, Municipal Planning Commission, expressed the Commission’s support of the discretionary use application.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

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*Moved by Councillor Heidt, Seconded by Councillor Dubois,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Birkmaier, Seconded by Councillor Alm,*

*THAT the application submitted by Ryan Stadnick requesting permission to use Lot 4, Block 3, Plan G517 (2107 Lorne Avenue) for the purpose of a Residential Care Home - Type II for up to ten residents be approved subject to:*

- a) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses; and,*
- b) the applicant being solely responsible for any costs associated with the installation of a two-inch water connection to accommodate any required sprinkler system.*

*CARRIED.*

- 4d) Proposed Development Plan Amendment  
From 'Low Density Residential' to 'Medium Density Residential District'  
Lots 36 and 37, Block 117, Plan B1856  
703 Temperance Street  
Applicant: Meridian Development Corp.  
Proposed Bylaw No. 8439  
(File No. CK. 4351-1)**
- 

**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider proposed Bylaw No. 8439, a copy of which is attached.

Attached is a copy of a report of the General Manager, Community Services Department dated August 11, 2005, recommending that the proposed amendment to the City's Development Plan to redesignate Lots 36 and 37, Block 117, Plan B1856 (703 Temperance Street) from 'Low Density Residential District' to 'Medium Density Residential District' be approved.

Attached is a copy of a report of the Municipal Planning Commission dated September 19, 2005, advising the Commission supports the above-noted recommendation, as well as a copy of the notice that appeared in the local press under dates of September 10 and 17,

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2005.

Attached is a copy of a letter dated September 23, 2005, from Ken Achs, President and CEO, The Mid-West Group of Companies, expressing support of the proposed Development Plan and Zoning Bylaw amendments.”

*His Worship the Mayor opened the hearing.*

*Mr. Randy Grauer, Community Services Department, indicated that this change is required to permit the existing structure to be renovated in a manner that will maintain and enhance the building’s character and expressed the Department’s support of the proposed Development Plan Amendment.*

*Councillor B. Dubois, member, Municipal Planning Commission, expressed the Commission’s support of the proposed Development Plan Amendment.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Hnatyshyn, Seconded by Councillor Alm,*

*THAT the submitted correspondence be received.*

**CARRIED.**

*Moved by Councillor Wyant, Seconded by Councillor Dubois,*

*THAT the hearing be closed.*

**CARRIED.**

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

*THAT Council consider Bylaw No. 8439.*

**CARRIED.**

- 4e) Proposed Zoning Bylaw Amendment  
From R2 to RM2 by Agreement  
Lots 36 and 37, Block 117, Plan B1856  
703 Temperance Street**

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**Applicant: Meridian Development Corp.  
Proposed Bylaw No. 8440  
(File No. CK. 4351-1)**

**REPORT OF THE CITY CLERK:**

“The purpose of this hearing is to consider proposed Bylaw No. 8440, a copy of which is attached.

Attached is a copy of a report of the General Manager, Community Services Department dated August 11, 2005, recommending that the that the proposed amendment to the City’s Zoning Bylaw to rezone Lots 36 and 37, Block 117, Plan B1856 (703 Temperance Street) from an R2 District to an RM2 District subject to a Zoning Agreement be approved. (See Attachment 4d)

Attached is a copy of a report of the Municipal Planning Commission dated September 19, 2005, advising the Commission supports the above-noted recommendation. (See Attachment 4d)

Attached is a copy of the notice that appeared in the local press under dates of September 10 and 17, 2005.

Attached is a copy of a letter dated September 23, 2005, from Ken Achs, President and CEO, The Mid-West Group of Companies, expressing support of the proposed Development Plan and Zoning Bylaw amendments. (See Attachment 4d)”

*His Worship the Mayor opened the hearing.*

*Mr. Randy Grauer, Community Services Department, indicated that the proposed Zoning Bylaw Amendment is to bring the site in to a fully conforming use and expressed the Department’s support.*

*Councillor B. Dubois, member, Municipal Planning Commission, expressed the Commission’s support of the proposed Zoning Bylaw Amendment.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Wyant, Seconded by Councillor Penner,*

*THAT the submitted correspondence be received.*

**CARRIED.**

*Moved by Councillor Dubois, Seconded by Councillor Birkmaier,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Paulsen, Seconded by Councillor Hnatyshyn,*

*THAT Council consider Bylaw No. 8440.*

*CARRIED.*

**MATTERS REQUIRING PUBLIC NOTICE**

- 5a) Harry Bailey Aquatic Centre  
AND  
Construction of Phase II Recreation Facilities at West Sector Integrated Site  
(File No.: CK. 4110-32 and 613-2, LS 4110-9)**

**REPORT OF THE CITY CLERK:**

“The following is a report of the General Manager, Community Services Department dated September 23, 2005:

- “RECOMMENDATION:**
- 1) the Administration proceed with the construction of a competitive pool (50 metres by 25 metres), a leisure pool with water slide, connecting public corridor, associated commons area with food services, walking track, and support spaces (washrooms, change rooms, storage spaces, mechanical spaces) as Phase II of the indoor civic recreation services in the West Sector Integrated Multi-District Park;
  - 2) the schedule related to the construction referred to in 1) above be:
    - i) Design in 2006
    - ii) Construction 2007/2008
    - iii) Open – fall 2008;

- 3) the source of funding in an amount of up to \$18.9 million be borrowed starting in 2006 with repayment from the reallocation of the dedicated assessment growth;
- 4) the source of funding for any amount in excess of \$18.9 million be the proceeds from the adaptive re-use of Harry Bailey Aquatic Centre, sponsorships, partnership cost-sharing negotiations, and other sources determined by City Council once final construction costs are finalized;
- 5) the source of funding in an amount of \$900,000 to complete construction of Phase I of the indoor civic recreation (gymnasium, servery, weight room, childminding, administration, and public washrooms) be funded from Reserve for Capital Expenditures as a priority allocation in the 2006 Capital Plan; and
- 6) that the City Solicitor be requested to draft the appropriate bylaw.

#### **EXECUTIVE SUMMARY**

Based on feasibility studies, the development of new regulations for hosting aquatic competitions and the development of a new competitive aquatic sport (synchronized diving) means Harry Bailey Aquatic Centre no longer meets national or international standards to host competitions in the sports of speed swimming, synchronized swimming, synchronized diving, or water polo.

A new facility could not be built on the existing site given the space limitations on land currently owned by Saskatchewan Property Management (SIASST Kelsey Campus). Given the timing of planning for the West Sector Multi-District Park/school site, it was determined that a new competitive aquatic facility would be considered for construction in the West Sector development and this program component is included in the concept design for the civic leisure and recreation facility.

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Your Administration and SIAST officials have been exploring the adaptive re-use of the Harry Bailey Aquatic Centre 50-metre pool. Through these discussions, opportunities for adaptive re-use of Harry Bailey by SIAST will help address their acute training and space shortage at Kelsey Campus. SIAST anticipates the adapted re-use of the 50-metre pool to include a gymnasium, fitness/weight room, and other types of health and wellness space would occur in the next three to five years. SIAST also proposes to operate the leisure pool (25 metre) for use by the public and as a teaching facility for their program.

During their June 13, 2005 meeting, City Council approved the concept plan for the West Sector Multi-District Park/school site. (See Attachment 1.) They also approved the program components to be built as part of the civic leisure and recreation facility for the West Sector park/school site. (See Attachment 3.)

Throughout the summer, the West Sector Planning Committee (comprised of the Public School Division, Saskatoon Catholic Schools, Saskatoon Public Library, and the City of Saskatoon) developed a more detailed master plan concept for the site. An integral part of the integrated facility is the connecting corridor that links both schools and provides access by all parties to shared indoor program and service areas. The shared program components that the committee has tentatively agreed to are: gymnasium, weight room/fitness, foyer common areas and connecting corridor, multi-purpose space, and servery/cafeteria.

Tommy Douglas Collegiate and Bethlehem High School are scheduled to open September 2007 and are located on the west and east end of the proposed integrated civic recreation complex. The civic recreation facility, the future library, and connecting corridor will fill “the gap” between the two schools and are integral in connecting the complex as envisioned in the concept plan. The 2005 Capital Budget/2006-2009 Capital Plan included a proposed schedule for start of construction of the competitive aquatic centre for 2009. A facility of this magnitude requires 2.2 to 2.5 years to complete, including all phases of design and construction. The Saskatoon Public Library Board has confirmed their intent to build a regional library on this site but there is no committed construction timeline identified for the future.

This reports identifies that direction is required from City Council regarding the completion of the concept plan as envisioned for the site. Decisions regarding construction timing and phasing of the program components to be build as part of the recreation facility affect the overall design of the complex. The two schools require certainty regarding the program components to be built in each phase and timing of construction to complete the total complex. To prepare tender documents and detailed design for the collegiate and high school, the Architectural consultants have advised that the civic leisure and recreation facility footprint must be finalized by mid- September in order for the schools to proceed

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to meet their design and construction tenders deadlines required to ensure opening their school facilities in September 2007.

Your Administration is recommending that, in order to meet the concept plan for the West Sector Multi-District Park/School site, the City of Saskatoon proceed with the construction of the competitive pool (50 metres by 25 metres), a leisure pool with water slide, connecting corridor, associated commons area with food services, walking track, and support amenities (washrooms, change rooms, storage space, and mechanical space) as Phase II of the indoor civic recreation facility.

The construction schedule for Phase II is recommended as design in 2006 and construction in 2007/2008. This construction timeline would facilitate opening the civic recreation complex in 2008.

The total cost to construct Phase II (Aquatic Component Without the Walking Track) of the civic recreation facility is currently estimated at a range of \$24.5 million to \$26.5 million dollars based on the current schematic design provided by AODBT Architecture. This estimate is based on construction costs increasing at an annual inflation rate of 10 percent per year. Your administration is recommending that the source of funding in the amount of up to \$17 million dollars be borrowed with repayment of the annual loan payment at five percent over a 15-year period of \$1,637,800 to be funded from the dedicated assessment growth. The addition of a walking track (estimated construction cost of \$1.9 million) would increase the borrowing requirement from \$17 to \$18.9 million. The debt financing for the additional \$1.9 million at five percent over a 15-year period is estimated at \$1,820,800 (versus \$1,637,800).

Allocating a portion of the dedicated assessment growth will result in no mill rate impact. Allocating a portion of these funds will not jeopardize funding for either River Landing Phase I and II or the Mendel Art Gallery as currently projected in the Capital Plan. The source of funding for any amount in excess of \$18.9 million will be the proceeds from the adaptive re-use of Harry Bailey Aquatic Centre, sponsorships, partnership cost share negotiations, and other sources determined by City Council once final construction costs are finalized.

City Council approved \$6.2 million dollars in June 2005 to fund Phase I of the civic recreation facility. Based on a detailed schematic design developed by AODBT Architects, there is a funding shortfall of \$900,000 to complete Phase I. Your Administration is recommending the source of funding to finance the shortfall for construction of Phase I be the priority allocation from the Reserve for Capital Expenditures in the 2006 Capital Budget.

**BACKGROUND**

Harry Bailey Aquatic Centre opened in 1975 with a 50-metre pool, platform diving tower, diving springboards, and associated amenities and was able to meet all competitive and recreation aquatic needs of the day. In 1989, the facility was expanded to include a 25 metre warm-up/leisure pool, a fitness room, a classroom, and a new staff room for the Canada Summer Games.

Harry Bailey Aquatic Centre has been operating for 29 years and has a new replacement value of \$11.5 million. The City and Saskatchewan Property Management share in the equity of this facility. The City's share of the total equity is \$7.2 million. It is a competitive aquatic facility that has regularly held both provincial and national championships, including the Canada Games in 1989. In 2000, Swimming/Natation Canada (SNC) and the Federation Internationale de Natation (FINA) made revisions to the facility requirements for hosting National and International speed swimming competitions. With these new facility requirements, the depth of the shallow end in the 50-metre tank at Harry Bailey Aquatic Centre no longer complies with the regulations.

In early 2002, Cochrane Engineering Ltd. was contracted to complete a study into the feasibility of upgrading the pool basin at Harry Bailey Aquatic Centre to meet the minimum standards of SNC for swimming pools. At that time, Cochrane Engineering also completed a brief study into the feasibility of upgrading the pool basin at Harry Bailey for the World University Games (FINA regulations). Cochrane Engineering determined it was possible to meet the new depth requirement for speed swimming competitions within the existing footprint of the facility and that existing mechanical systems could be upgraded/expanded to meet the demands of the increased pool depth. Cochrane Engineering also determined that it was not possible to increase the pool width within the constraints of the existing footprint to meet the FINA regulations. Therefore, a new facility would need to be constructed to hold international level swimming events.

After the 2002 feasibility study was completed, subsequent changes were made to the facility regulations for hosting aquatic competitions as well as the development of a new competitive aquatic sport (synchronized diving). The impact of these new regulations means Harry Bailey Aquatic Centre no longer meets national or international standards to host competitions in the sports of speed swimming, synchronized swimming, synchronized diving, or water polo.

As part of the 2003 Capital Budget, City Council approved \$50,000 for a full facility audit of Harry Bailey Aquatic Centre. This audit was to determine the future long-term program direction for Harry Bailey Aquatic Centre, in light of the facility shortcomings.

Throughout 2003, several meetings were hosted with user groups of Harry Bailey and a public open house was held in November 2003 to collect input from community residents and patrons of the facility. At the conclusion of the public consultation process, Vic Davies Architect Ltd., was retained to provide options for possible facility renovations/modifications that could be made to Harry Bailey Aquatic Centre. The recommendations for modification, put forward by Vic Davies Architect Ltd., were designed based on the feedback received from existing user groups and during the public consultation process. Based on this information, the Administration prepared four options regarding the long-term program direction for Harry Bailey Aquatic Centre and the future of competitive aquatics in Saskatoon. See Attachment 6.

If the City of Saskatoon were to proceed with all renovations/modifications identified, Harry Bailey Aquatic Centre would have design improvements that meet many of the community program needs and would meet regulations to host provincial and national speed swimming events in addition to those type of events it is capable of hosting in its present condition. These modifications, however, would still not render the facility capable of hosting national and international level events in the sports of synchronized swimming, water polo, and synchronized diving. See Attachment 7 for details.

### **DISCUSSION**

If the City of Saskatoon were interested in providing a competitive aquatic facility that met all FINA regulations and was capable of hosting national and international level swimming events, a new facility would need to be constructed. As the realities of the Harry Bailey Aquatic Centre situation became known, your Administration concluded that given the space limitations on the land currently owned by Saskatchewan Property Management (SIASST Kelsey Campus), such a facility could not be constructed on the existing site where Harry Bailey Aquatic Centre is located. Given that the City was in the initial stages of planning a multi-district park/school site at the time the consultant study was received, the Administration suggested that a new facility could be considered for construction in the new West Sector development.

City Council, as part of the 2005 Capital Budget review, approved the request from Community Services Administration for \$200,000 for the initial stages of planning within the West Sector Multi-District Park/school site. The approved capital funds funded the cost of the development of a concept plan that would facilitate the integration of municipal reserve land and land owned and operated by Saskatoon Catholic Schools and the Saskatoon Public Schools.

In November 2004, the West Sector Planning Committee comprised of representatives from the City of Saskatoon, Saskatoon Public Schools, Saskatoon

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Catholic Schools, Saskatoon Public Library and the Province (Saskatchewan Learning Division) began the public consultation process for the development of the West Sector Multi-District Park/school site.

The most common suggestions from all public input, included the following: create a destination centre at this development, provide for an indoor leisure facility (pool, fitness/wellness space, gymnasiums, multipurpose space), provide for outdoor active and passive recreation opportunities (pathways, benches, sports fields, open green space), a performing arts theatre, a public library, address parking, transportation and pedestrian issues, and ensure the integrated community centre is inclusive and considers the cultural diversity of the West Sector suburban centre.

This initial concept plan was presented at a joint meeting for the elected officials from the four partner organizations on April 13, 2005. The elected officials from all four partners subsequently approved the following recommendation:

“That the concept plan be accepted, in principle, as a foundation for the partners to proceed with their respective planning process.”

The concept plan was then presented to the public for review and comment at a public open house on April 19, 2005. The vast majority of the 260 people who attended strongly supported the concept plan and are very anxious to see the plan come to fruition.

At the conclusion of the above-noted consultations and the public open house, the West Sector Planning Committee began the process of developing a more detailed master concept plan. The facility and site concept plan is intended to more specifically address the desired level of integration by the partners and is integral to the next level of the detailed facility planning. The facility and site concept plan includes: the appropriate site area for each partner’s facility footprint; identifies the connecting relationships (entry and exit) to the shared program areas, and defines connecting relationships to independent program areas of each partner. (See Attachments 1 and 2.)

The West Sector Planning Committee submitted the West Sector facility and site concept plan (Attachments 1 and 2) for endorsement as the basis to proceed with the planning for the development of this site as an integrated use facility at the regular meeting of City Council on June 13, 2005. More specifically, City Council resolved:

“1) That the Administration proceed with planning for the development of the integrated use of the West Sector Multi-District Park, as represented in the facility and site concept plan in Attachment 1 of this report;

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- 2) that the functional program components listed in Attachment 3 of this report be approved;
- 3) that City Council borrow \$6.2 million, in the year 2007, to finance the capital costs listed in Chart 1 of this report”

Attachment 3 identifies the functional program components approved by City Council on June 13, 2005. In summary, the outdoor recreation components include: sports fields, pathways, open green space development, a basketball court, a special event hosting site, and a future skateboard park. The indoor recreation components include: a competitive pool, a leisure pool, a gymnasium/multipurpose room, an indoor track, a fitness/weight room, a youth centre, a child minding area, cafeteria, and a foyer with sitting area.

With the facility and site concept plans approved, the partners began to work on the details of the program amenities/components for the indoor facilities. On June 13, 2005, City Council also resolved “that the Administration be authorized to commence expenditures on the professional consulting costs starting immediately.”

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Chart 1 referenced in recommendation 3) above is shown below.

<b>Project Scope</b>	<b>Estimated</b>
Building Costs (commons area, connecting corridor, servery, weight room, child minding, youth centre, administration area, public washrooms, mechanical space, storage space) approximately 2300 m <sup>2</sup> in size	\$3,600,000
Gymnasium (includes design)	\$960,000
Furniture and Equipment	\$600,000
Parking – front parking lot, 270 stalls	\$350,000
Main Service Road and Access Road – 1/3 of the total cost	\$145,000
Soft Landscaping (around building entrance and parking lot only)	\$95,000
Contingency on cost at 5%	\$250,000
Contingency on space at approximately 5% of 2300 m <sup>2</sup>	\$200,000
<b>Total</b>	<b>\$6,200,000</b>

**JUSTIFICATION**

Throughout the summer, your Administration has facilitated a series of meetings with the West Sector Planning Committee (committee members are comprised of the Public School Division, Saskatoon Catholic Schools, Saskatoon Public Library, and the City of Saskatoon – Community Services). Based on program needs identified through the public consultation process, the committee has worked with Architecture Consultants to prepare an integrated conceptual design that includes a collegiate, high school, library, and civic recreation facility. The civic recreation facility includes the functional program components approved by City Council at its regular meeting of June 13, 2005. An integral part of the overall project is to build an integrated facility that will have a number of common areas connected by a corridor. In order to make this corridor more people friendly and to increase safety through “natural surveillance”, the partners are considering a number of shared program and service areas along this corridor. The shared indoor program and service areas components that the committee has tentatively agreed to are:

- Gymnasium Space
- Weight Room/Fitness Room Space
- Foyer/Commons Areas and Connecting Corridor
- Multipurpose Space
- Servery/Cafeteria

There has always been general agreement on sharing outdoor parking and service roads on site. The committee has reached a critical phase in the process whereby the City of Saskatoon must provide the consultants with specific direction regarding the following:

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- Certainty and timing of construction for all the program components that will be ultimately included in this facility;
- What will be built in Phase I versus what will be built in the future phase(s); and
- The financial commitment for the overall City components and connecting corridor.

The main reasons for requesting this direction at this time are as follows:

1. Fulfilling the original concept plan – The collegiate and high school are scheduled to open September 2007. The schools are located on the west and east end of the intended integrated complex. The civic recreation amenities, the future library, and connecting corridor will fill “the gap” between the two schools and complete the integrated complex envisioned in the concept plan. Until the civic recreation components and the future library are built, the distance between the two schools will be approximately 100 metres (this is the length of Taylor Football Field or two Harry Bailey Aquatic Centre’s placed end to end) of open field. This magnitude of open space will be a very visible reminder that the concept plan has yet to be achieved.
2. Need to finalize school building footprints in immediate future - The Saskatoon Public School Division and Saskatoon Catholic Schools have indicated, that in order to open the school by the fall of 2007, the construction tender must be issued by December 2005/ January 2006 (public school) and February/March 2006 (Catholic school). To prepare design schematics for the school buildings, the final school footprints and the location of those footprints on the land parcel must be finalized. The final footprints and location of the two schools cannot be finalized until City Council provides certainty as to what the City of Saskatoon will ultimately build on this site and how that will integrate with the school facilities. The Library Board has confirmed their intent to build a regional library on this site albeit at some unspecified date into the future. The consultants have advised the Committee that this information must be finalized as close to mid-September 2005 as possible. To prepare tender documents, detailed design schematics must be completed between September and November 2005.
3. Construction Phasing – Phase I construction will commence in the spring of 2006, which includes the construction of the two school buildings. As the parties begin to reach consensus on integrated and shared spaces, a number of options arise regarding what should be built in Phase I versus what should be built in Phase II. Again, certainty is required in order to properly consider these options.

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In general the options fall into two broad categories:

- a) Some shared activity spaces (e.g. multipurpose room, child minding, servery/cafeteria) should be deferred to Phase II as these spaces are best located in that part of the integrated complex;
  - b) Some support service spaces (e.g. change rooms, showers, public washrooms, customer service and access control areas, administration areas) that must be built (at least in part for Phase I) should be fully built out to ultimately serve both Phase I and II program and service areas. Economies of scale and reduced disruption during Phase II construction rationalize those decisions.
4. Construction Costs – The Architecture Consultants have advised the Planning Committee that construction costs are increasing at an annual inflationary rate of ten percent. Consequently, delay in construction of any of the integrated complex components result in higher construction costs without any gain in services provided.

In 2002, consultants associated with the University Heights project estimated the cost to build a competitive swimming pool/leisure facility was \$15 million. Based on the current schematic design prepared by AODBT, the Architects estimate the competitive/leisure pool facility and support amenities including connecting corridor, entrance, and circulation areas range in cost from \$26.4 to \$28.4 million (including the walking track estimated at \$1.9 million). This estimate represents 100 percent of the space allocated to the City of Saskatoon for design and construction of the connecting corridor, entrance and circulation areas. The partners are in discussion on the cost-share arrangements for capital and operating costs associated with these areas.

Your Administration is still in discussions with FINA and Swim Canada to determine the required support amenities to have this facility qualify for sanctioned competitive events. These discussions may have a further impact on the construction costs.

During their June, 2005 meeting, City Council approved \$6.2 million be borrowed to fund construction (2006/2007) of the weight room, servery, common area, child minding, administration, public washrooms and mechanical as part of Phase I of the civic recreation facility. AODBT has now completed a more detailed design of the program space to be built as part of Phase I. Based on their estimate, the project requires an additional \$900,000 to complete all the program components identified for Phase I above.

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5. Adaptive Re-use of Harry Bailey Aquatic Centre by SIAST - Given the current demand and usage levels at Harry Bailey Aquatic Centre, the City of Saskatoon would not be able to support the operation of two full-size competitive aquatic centres. To this end, your Administration entered into preliminary discussions with SIAST – Kelsey Campus officials about the prospect of decommissioning or modifying the 50-metre portion of Harry Bailey Aquatic Centre and incorporating it into their operations. This would help offset the mill rate impact of operating a new competitive facility in the West Sector. Your Administration was pleasantly surprised to become aware from SIAST officials that the current Kelsey campus is in a dire shortage of space and they were looking for opportunities to acquire more space to accommodate their program needs. They immediately saw a potential to convert the 50-metre pool space at Harry Bailey to a gymnasium, a fitness/weight room, and administrative spaces. As discussions continued, officials expanded their vision and wished to explore the possibilities of acquiring the entire facility and use it as a teaching and employment training facility to support their various academic and technical programs. Throughout these discussions, your Administration stressed the importance of continuing to provide recreation services to the residents surrounding this facility. Based on preliminary conceptual plans, SIAST officials plan to convert the pool to a gymnasium, fitness/weight room, and other types of health and wellness spaces. SIAST officials have a desire to provide the public access to these additional spaces. Attachment 4 identifies an understanding to date on a schedule of recreation services to be provided by SIAST to the general public as a condition of sale should current discussions lead to a successful conclusion. This understanding represents a leisure pool schedule allowing community access to public swim and swim lessons. We are not in a position to provide any schedule details for the proposed converted pool space.

SIAST has indicated they will be completing a preliminary feasibility study and cost estimates within the next three months. Then within the first half of 2006, they will be making a decision on whether or not to proceed. If the decision were to proceed, the anticipated construction timeline would be three to five years.

**OPTIONS**

The feasibility study and subsequent program audit have confirmed that Harry Bailey Aquatic Centre cannot be renovated to meet regulations to host national and international competitive aquatic events, and there is no other facility in Saskatoon that is able to host these competitions. The City of Saskatoon is now at the point of considering what, if any, role it should play in the provision of a competitive aquatic centre. The options presented for consideration, will determine the long-term program direction for Harry Bailey Aquatic Centre and the future of competitive aquatics in Saskatoon. It will also have significant implication for the finalization of the design and construction plans for the West Sector Multi-District Park site and the scope and integration of education and recreation services on that site.

The options are:

- 1) Leave Harry Bailey Aquatic Centre as is and continue to operate as a sport training facility and community recreation facility. This option has no capital financial implications.
- 2) Renovations to the facility to enhance public programming (e.g. leisure toys and recreation components to existing warm-up pool, additional deck space, pool insert system, expansion/modification of fitness, meeting and dry land training rooms) and support services (e.g. expansion/modification of administration spaces, family change rooms) at this facility. These modifications/expansions would also allow for some training and sanctioned competitions as described in Attachment 7. The capital cost for these expansions modifications range from \$1,400,000 to \$3,400,000 (2003 estimate).

Options 1) and 2) above will require major redesign work on the West Sector Multi-District Park plans developed to date plus there are significant implications for both school boards locating at this site. The implications identified by both school boards are as follows:

- The Public School Division has indicated that proceeding with a major civic recreation facility in timely fashion is essential to ensure that the vision of an Integrated Community Centre, both as a physical 'hub' of community activity and as an educational program provider, is developed for citizens of all ages. In addition, if the civic recreation facility component of the integrated site does not precede the potential range of services, cost efficiencies, enhanced accessibility and convenience that such facilities provide will be seriously impacted. If the City of Saskatoon chose not to construct an aquatic centre and

connecting corridor within the West Sector Multi-District Park, there would need to be considerable redesign work completed by all parties, which may add additional expense to the overall project.

- The concept plan for Bethlehem Catholic High School is based on a linked facility design with the City of Saskatoon and Saskatoon Public Schools. Specifically, the concept plan identifies a link between our Practical Arts and Athletic area adjacent to the aquatic centre. Saskatoon Catholic Schools would question their participation in a multi-district development without a significant City of Saskatoon presence at the site. In addition, the Saskatoon Catholic Schools believe that the delayed development of a civic facility will have a significant impact on the intent of this development. They encourage and need the City of Saskatoon to walk with them to move this project forward.
- 3) Build a new competitive aquatic centre that would meet the needs of the competitive aquatic groups as well as cater to the needs of the community at large. The facility would be built to meet Federation Internationale de Natation (FINA) regulations, which renders it capable of hosting provincial, national, and international level aquatic competitions for the sports of speed swimming, synchronized swimming, spring board diving, platform diving, synchronized diving, and water polo. The primary components of this new facility would include a 50-metre by 25-metre competitive pool, bulkhead(s), a warm-up/leisure pool, a water slide, springboards, platform tower boards, spectator seating, meeting rooms, and fitness rooms. The primary benefits to this option include incentive for local organizers to secure all levels of sport competitions; support for local and provincial groups to provide programs in all aquatic sports in Saskatoon; allows elite athletes to train in Saskatoon; a prestigious facility for promoting Saskatoon and Province; and economic impact of competitions secured. It is the intent to locate this new competitive aquatic facility within the West Sector Multi-District Park site, as per previously adopted concept plans. In order to be feasible, this option must be accompanied by an adaptive re-use of the Harry Bailey Aquatic Centre facility.

### **POLICY IMPLICATIONS**

While there are no direct policy implications flowing from this request, a bylaw will be required in order for the City to borrow the money.

### **FINANCIAL IMPACT**

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As City Council is aware, it has always been your Administration's position that the pay-as-you go philosophy is appropriate for projects that tend to repeat on a regular basis or that are the result of a need for major, but ongoing, infrastructure replacements. There are a number of recreational and cultural projects identified in the City's 2005 Capital Budget/2006-2009 Capital Plan that do not meet these criteria, including River Landing Phase I and II, the expansion of the Mendel Art Gallery, and the construction of a competitive aquatic centre. Accordingly, during the 2005 Capital Budget review process, City Council adopted three recommendations to assist in funding these major recreational and cultural projects, including:

- “1. That \$3,000,000 of the Sinking Fund Surplus be transferred to capital, dedicated to major recreational and cultural projects;
2. That the City's annual contribution to capital from assessment growth be dedicated to funding of, or the repayment of debt incurred for, the construction of major recreational and cultural facilities; and
3. That the 2004 and 2005 GST incremental rebate be dedicated to the funding of, or the repayment of debt incurred for, the River Landing project.”

The 2005 Capital Budget/2006-2009 Capital Plan included a competitive aquatic centre in 2009. Your Administration is recommending the following timeframe for construction of the unfunded functional program components approved by City Council on June 13, 2005:

- a) Design - 2006
- b) Construct - 2007
- c) Open - 2008

The rationales for advancing the initial construction timeline are to:

- Accommodate the immediate planning requirements of the school boards;
- Allow discussions regarding the adaptive re-use of Harry Bailey Aquatic Centre to proceed within a context of authority and reality;
- Provide clarity and transparency to the public as to what will be built in the West Sector Multi-District Park and when it will be available;

Based on the recent schematic design, the cost estimate for Phase I and Phase II are identified in Chart 2 below.

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Chart 2 - West Sector Project Cost Estimates

<b>Phase I Construction - Recreation Component</b>	<b>Cost Estimate</b>
<b>Estimated Project Cost Phase I</b>	\$5,800,000
Phase I components built during Phase II	\$700,000
Total Construction Cost Estimate 2006	\$6,500,000
City Council Approved Funding June 2005	(\$5,600,000)
<b>Funding Shortfall to be financed from the 2006 Reserve for Capital Expenditures</b>	<b>\$900,000</b>

<b>Phase II Construction – Aquatic Component Without Walking Track</b>	<b>Min Cost Estimate</b>	<b>Max Cost Estimate</b>
<b>Construction Cost Estimate 2007 <sup>1</sup></b>	\$24,000,000	\$26,000,000
Additional Facility Features <sup>2</sup>	\$500,000	\$500,000
Total Construction Cost Estimate 2007	\$24,500,000	\$26,500,000
Less HBAC Adaptive re-use, cost sharing with partners and sponsorship	(\$7,500,000)	(\$9,500,000)
<b>Total Estimated Borrowing</b>	<b>\$17,000,000</b>	<b>\$17,000,000</b>
1. Connecting Corridor estimated cost range from \$2.1 to \$2.6 million		
2. Wetslide and Water Toys \$300,000; Ozone System \$200,000		

<b>Phase II Construction – Aquatic Component With Walking Track</b>	<b>Min Cost Estimate</b>	<b>Max Cost Estimate</b>
<b>Construction Cost Estimate 2007 <sup>1</sup></b>	\$24,000,000	\$26,000,000
Additional Facility Features <sup>2</sup>	\$500,000	\$500,000
<b>Two-Lane Walking Track</b>	\$1,900,000	\$1,900,000
Total Construction Cost Estimate 2007	\$26,400,000	\$28,400,000
Less HBAC Adaptive re-use, cost sharing with partners and sponsorship	(\$7,500,000)	(\$9,500,000)
<b>Total Estimated Borrowing</b>	<b>\$18,900,000</b>	<b>\$18,900,000</b>
1. Connecting Corridor estimated cost range from \$2.1 to \$2.6 million		
2. Wetslide and Water Toys \$300,000; Ozone System \$200,000		

The total construction for Phase I (recreation component) is \$6.5 million, an increase of \$900,000, which the Administration is recommending be funded as a priority allocation from Reserve for Capital Expenditures with the 2006 Capital Plan.

The total cost for Phase II (aquatic component without the walking track) is estimated at \$26.5 million. Your Administration is proposing to fund \$17,000,000 of this amount through borrowing. Assuming design costs of \$1,600,000 in 2006 and construction in 2007/2008 (\$4,400,000 and \$11,000,000 respectively), debt financing at five percent over a 15-year period would result in a total phased-in annual debt charge of \$1,637,800. The dedicated assessment

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growth over the next five years is projected to grow to \$2,400,000. Consequently, allocating a portion of this amount to this project at the proposed phase-in construction schedule will not impact the mill rate.

Also allocating a portion of these funds will not jeopardize funding for either River Landing Phase I and II or the Mendel Art Gallery as currently projected in the Capital Plan.

The balance of the funding will come from proceeds of adaptive re-use of Harry Bailey Aquatic Centre, partnership cost-sharing arrangements, sponsorships, and other sources to be determined by City Council once final costs are known.

During its September 12, 2005 meeting, the Executive Committee requested that construction of a walking track, in the amount of \$1.9 million, be added to Phase II, Construction of the Aquatic Component. The total cost for Phase II Aquatic Component with the walking track is estimated at \$28.4 million. The addition of the walking track would increase the estimated borrowing from \$17.0 million to \$18.9 million assuming design costs of \$1,600,000 in 2006 and construction in 2007/2008 (\$4,400,000 and \$12,900,000 respectively). The debt financing for the additional \$1.9 million at five percent over a 15-year period would result in an increase of \$183,000 annually. The total phased annual debt charge is estimated at \$1,820,800 (versus \$1,637,800). The impact of this additional cost would result in the dedication of a portion of assessment growth for a sixth year.

An alternative to construction of a walking track is programming the proposed connecting corridor to serve similar to a walking mall. The connecting corridor is four metres wide. The corridor between the civic leisure facility (Phase II) and the Catholic School connection could be used for walking by the public. The connecting corridor would provide space similar to what is provided at Market Mall for the public in the early morning prior to the opening of stores. The corridor can be made available on a schedule, during the day when the school-aged population is in class, on weekends, and after school (Monday to Friday). The width of the corridor is not wide enough to safely facilitate the school population use as a connecting corridor and public walking. This option is not ideal, but it can facilitate a walking program at no additional cost.

Attachment 5 provides an overview of operating estimates for the new competitive aquatic (including the walking track) facility and provides a comparison to Harry Bailey Aquatic Centre. For the information of the Committee, Leisure Services Branch includes in the current cost structure a "green loan" that was established through a contract in 1999 for the retrofit of the five leisure centres in order to achieve ongoing energy savings. The green loan is to be paid back over a ten-year period, with the last payment in 2009. The total loan payment is \$172,000. This amount can be allocated in 2010 to the west

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sector civic recreation facility to help offset operating costs. Your Administration, in discussion with SIAST, has prepared a tentative schedule for public programming (Attachment 4) for the Harry Bailey Aquatic Centre leisure pool. Further discussion is required to determine what rental costs, if any, are required by the City of Saskatoon for programming for the community. This may result in an addition to the estimated operating costs.

**PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 3 e) of Policy No. C01-021, The Public Notice Policy. The following notice has been given:

1. Advertising in The StarPhoenix City Page on Saturday, September 24, and Saturday, October 1, 2005, and in the Sun on Sunday, September 25, and Sunday, October 2, 2005.
2. Posted on City Hall Notice Board on Friday, September 23, 2005.
3. Posted on City Website on Friday, September 23, 2005.

**ATTACHMENTS**

1. Detailed Site Layout/Concept Plan
2. Building Connectivity Layout Plan
3. Leisure and Recreation Program Components Recommended for West Sector
4. Schedule of Recreation Services to be provided by SIAST at Harry Bailey Aquatic Centre
5. Overview of Operating Estimates for New Competitive Aquatic Facility
6. Harry Bailey aquatic Centre – Feasibility Study and Program Audit Options
7. Competitive Aquatic Event Hosting Capabilities”

*Mr. Paul Gauthier, General Manager, Community Services Department, advised that the architect had recently increased the construction cost estimate by \$1,000,000, thereby increasing the total estimated borrowing by \$1,000,000. Copies of Chart 2, showing the revised West Sector Project cost estimates were distributed, indicating total estimated borrowing of \$19,900,000.*

*City Council was advised that public notice was given for the borrowing of \$18,900,000. Should Council eliminate construction of a walking track, the total cost of borrowing will be \$18,000,000, and approval can be given at this meeting. However, should Council wish to proceed with the construction of a walking track, at a total cost of \$19,900,000, the matter must be referred back to the Administration for the appropriate public notice.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

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*Moved by Councillor Wyant, Seconded by Councillor Heidt,*

*THAT a walking track be included in Phase II of the indoor civic recreation services in the West Sector Integrated Multi-District Park, and that the matter be referred to the Administration to undertake the appropriate public notice.*

*YEAS: Councillors Heidt, Neault, and Wyant* 3

*NAYS: His Worship the Mayor, Councillors Alm, Birkmaier, Dubois, Fortosky, Hnatyshyn, Paulsen, and Penner* 8

*Moved by Councillor Penner, Seconded by Councillor Birkmaier,*

- 1) *the Administration proceed with the construction of a competitive pool (50 metres by 25 metres), a leisure pool with water slide, connecting public corridor, associated commons area with food services, and support spaces (washrooms, change rooms, storage spaces, mechanical spaces) as Phase II of the indoor civic recreation services in the West Sector Integrated Multi-District Park;*
- 2) *the schedule related to the construction referred to in 1) above be:*
  - i) *Design in 2006*
  - ii) *Construction 2007/2008*
  - iii) *Open – fall 2008;*
- 3) *the source of funding in an amount of up to \$18 million be borrowed starting in 2006 with repayment from the reallocation of the dedicated assessment growth;*
- 4) *the source of funding for any amount in excess of \$18 million be the proceeds from the adaptive re-use of Harry Bailey Aquatic Centre, sponsorships, partnership cost-sharing negotiations, and other sources determined by City Council once final construction costs are finalized;*
- 5) *the source of funding in an amount of \$900,000 to complete construction of Phase I of the indoor civic recreation (gymnasium, servery, weight room, childminding, administration, and public washrooms) be funded from Reserve for Capital Expenditures as a priority allocation in the 2006 Capital Plan; and*
- 6) *that the City Solicitor be requested to draft the appropriate bylaw.*

*YEAS: His Worship the Mayor, Councillors Birkmaier, Dubois, Fortosky, Heidt,  
Neault, Paulsen, and Wyant* 8

*NAYS: Councillors Alm, Hnatyshyn and Paulsen* 3

*Moved by Councillor Birkmaier, Seconded by Councillor Heidt,*

*THAT the Administration review further with respect to the walking track and report back to  
Council prior to the final design.*

*DEFEATED.*

**5b) Bowerman House – 1328 Avenue K South  
Lease Agreement with the Meewasin Valley Authority  
(File No. CK. 4020-1, PL. 907)**

Report of the City Clerk:

“The following is a report of the General Manager, Community Services Department dated October 3, 2005:

- “RECOMMENDATION:**
- 1) that the City of Saskatoon enter into a lease agreement with the Meewasin Valley Authority (MVA) for the operation of the Bowerman House at one dollar a year for 5 years in accordance with the terms and conditions outlined in this report; and
  - 2) that the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

**BACKGROUND**

During its April 19, 2004 meeting, City Council approved the purchase of the Sanatorium Site from the Province of Saskatchewan, which included the designated municipal property known as “The Bowerman House”. City Council further resolved:

“that the Administration report to the Executive Committee on the highest and best use of the Bowerman House, including possible sale of the property.”

During its January 10, 2005 meeting, the Executive Committee resolved that the Administration proceed with the sale of the Bowerman property. Because the property is located inside the Meewasin Zone of Control, according to the *MVA Act*, the Bowerman site must be offered to the participating parties prior to any sale to a third party; therefore the City of Saskatoon approached the MVA regarding their interest in purchasing the property.

On May 11, 2005, the MVA responded by suggesting that rather than purchase the site; they propose that the City of Saskatoon enter into a long-term agreement that would transfer management of the Bowerman House to the MVA. The MVA is not in a position to pay fair value for the purchase of the house or to cover the cost of subdivision. The Land Branch obtained an appraisal for the property that estimated a purchase price range between \$132,000 and \$146,000. The estimated levy and subdivision costs would be approximately \$34,000. The MVA will establish a replacement reserve, which will be funded from the rents, to provide for periodic repairs. The MVA contribution would be in staff time to manage the lease, obtain renters, etc.

The terms of an operating agreement with the City of Saskatoon would include:

- a) that the agreement be a 5-year lease at one dollar a year plus taxes;
- b) that the MVA will lease (sub-lease) the house as a private residence and collect the rent;
- c) that any proposed change in the use of the Bowerman House must be reviewed and approved by the City of Saskatoon;
- d) that general maintenance and other services required for the long-term upkeep of the property are the responsibility of the MVA;
- e) that major capital costs (i.e. roof replacement) will be funded from the maintenance reserve cost-shared by MVA and the City of Saskatoon;
- f) that as a non-profit organization operating a City of Saskatoon heritage property, the MVA may apply to the Civic Heritage Conservation Program for a grant of up to \$10,000 to be utilized for the necessary heritage restoration or structural repairs;
- g) that as property owner, the City of Saskatoon will be required to perform annual property inspections, with the MVA staff in attendance, and provide copies of such reports to the MVA; and
- h) that the MVA would be absolved from any responsibility of replacing the structure should it sustain permanent damage (e.g. fire).

## **DISCUSSION**

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While the City of Saskatoon will retain ownership of the Bowerman House, it is appropriate for the MVA to operate this historic property. The MVA leased the house from Saskatchewan Property Management Corporation (the Province of Saskatchewan previously owned the Sanatorium Site) since 1990, and managed it as a residential rental property. It is in Meewasin's interest to continue to manage the Bowerman site. The Meewasin Sanatorium Site Development Concept Plan recommends that the grounds be developed and maintained to reflect the character of the landscape during the time the Tuberculosis Sanatorium was in operation. With the exception of the parcels of land assigned for seniors' housing, the remainder of the site, including the Bowerman House, will be managed to retain the wooded areas and provide linkage between the river and the neighbourhood. Partial development of the site was completed this year with the construction of a trail connecting the riverbank and the Holiday Park neighbourhood.

Since the Bowerman House is a City-owned heritage property, the City of Saskatoon has a responsibility to ensure it is maintained in its current condition. The shared Civic Buildings Comprehensive Maintenance (CBCM) Reserve has not been used for heritage buildings, and its conditions and methodology are not appropriate for maintenance of these types of buildings; however, a building-specific maintenance reserve could be established for the Bowerman House. It is proposed that the City of Saskatoon contribute \$2,000 per year to the maintenance reserve being established by the MVA to fund major repairs to this building.

### **JUSTIFICATION**

It is within the mandate of the MVA to operate this property, as it is within their conservation zone, and the property is an integral part of their Sanatorium Site Development Concept Plan. As well, the MVA's program objective includes historical interpretation for the river valley. The Concept Plan recommends that the Bowerman House remain a residence with a future change in use if demand and feasibility are demonstrated. A long-term agreement that transfers management of the Bowerman House to the MVA would ensure proper maintenance of the heritage features of the structure without the time and expense of a subdivision of property. As well, the public interest in the house and the surrounding lands will be assured. An operating agreement will set out the terms and conditions for the operation that includes the establishment of maintenance reserves to prepare for capital repairs.

### **OPTIONS**

1. The City of Saskatoon could continue to pursue the option of the Bowerman House property being made available for public sale. Considering the appraised price range of the property and the cost of subdivision, as well as the cost of a required access road to accommodate

emergency response, the financial benefit is negligible. If the property is for private sale, a negative public response can be anticipated after the considerable input received from the Holiday Park neighbourhood on the Sanatorium Site Development Concept Plan.

2. The City of Saskatoon could take on the day-to-day operation and maintenance of the property. This would impact the Infrastructure Services operating budget.

### **POLICY IMPLICATIONS**

There is no impact to City of Saskatoon policy.

### **FINANCIAL IMPACT**

If the City of Saskatoon enters into an operating agreement with the MVA, as outlined in this report, the establishment of a maintenance reserve for the Bowerman House would require the addition of \$2,000 to the Operating Budget.

### **COMMUNICATIONS PLAN**

If an operating agreement is established, a public announcement will be made through the City of Saskatoon, Communications Branch.

### **ENVIRONMENTAL IMPACT**

No environmental impact.

### **PUBLIC NOTICE**

Public Notice is required for consideration of this matter, pursuant to Section 3i) of Policy No. C01-021, The Public Notice Policy. The following notice was given:

- 1) Published in The StarPhoenix on Saturday, September 24, 2005 and October 1, 2005.”

*Councillor Fortosky excused himself from discussion and voting on the matter due to a conflict of interest and left the Council Chamber.*

*His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.*

*Moved by Councillor Hnatyshyn, Seconded by Councillor Penner,*

- 1) that the City of Saskatoon enter into a lease agreement with the Meewasin Valley Authority (MVA) for the operation of the Bowerman House at one dollar a year for 5 years in accordance with the terms and conditions outlined in this report; and*
- 2) that the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.*

**CARRIED.**

*Councillor Fortosky re-entered the Council Chamber.*

### **COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

#### **A. REQUESTS TO SPEAK TO COUNCIL**

##### **1) Glen Sorestad, dated August 2**

Requesting permission to address Council with respect to Random Acts of Poetry (RAP) Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that Glen Sorestad be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT Glen Sorestad be heard.*

**CARRIED.**

*Mr. Glen Sorestad read a poem and requested that Council proclaim October 3 – 9, 2005 as Random Acts of Poetry (RAP) Week in Saskatoon.*

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

- 1) *that Council proclaim October 3 – 9, 2005 as Random Acts of Poetry (RAP) Week in Saskatoon; and*
- 2) *that the City Clerk be authorized to sign the proclamation on behalf of City Council.*

*CARRIED.*

**2) May Cummings, Chairperson  
United Nations Association of Canada – Saskatoon Chapter, dated September 21**

Requesting permission to address Council with respect to United Nations Day in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that May Cummings be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT May Cummings be heard.*

*CARRIED.*

*Ms. May Cummings, Chairperson, Saskatoon Chapter of the United Nations Association of Canada, provided information on the United Nations Association of Canada and requested that Council proclaim October 24, 2005 as United Nations Day in Saskatoon and also requested permission to raise the United Nations Flag on that day.*

*Moved by Councillor Paulsen, Seconded by Councillor Birkmaier,*

- 1) *that Council proclaim October 24, 2005 as United Nations Day in Saskatoon;*
- 2) *that the City Clerk be authorized to sign the proclamation on behalf of City Council; and*
- 3) *that permission be granted to raise the United Nations Flag on October 24, 2005.*

*CARRIED.*

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**3) Doug Farnsworth  
Lions Clubs of Saskatoon, dated September 26**

Requesting permission to address Council to present instalment cheques to the City for the Lions Skate Park. (File No. CK. 610-8)

**RECOMMENDATION:** that Doug Farnsworth be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT Doug Farnsworth be heard.*

*CARRIED.*

*Mr. Doug Farnsworth and other members of the Lions Club presented instalment cheques to the City of Saskatoon totalling \$16,000.00 for the Lions Skate Park.*

*Moved by Councillor Birkmaier, Seconded by Councillor Dubois,*

*THAT the cheques be accepted with gratitude extended to the Lions Club.*

*CARRIED.*

**4) Louise Jones, Project Coordinator  
Road Map 2020, dated September 28**

Requesting permission to address Council with respect to Sustainable Community Week and Saskatoon's Sustainability Champions. (File No. CK. 205-1 and 247-1)

**RECOMMENDATION:** that Louise Jones be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT Louise Jones be heard.*

*CARRIED.*

*The City Clerk noted that Ms. Jones was not available to speak.*

*Moved by Councillor Paulsen, Seconded by Councillor Dubois,*

- 1) *that Council proclaim November 14 – 20, 2005 as Sustainable Community Week in Saskatoon; and*
- 2) *that the City Clerk be authorized to sign the proclamation on behalf of City Council.*

*CARRIED.*

*Moved by Councillor Birkmaier, Seconded by Councillor Fortosky,*

*THAT the matter of Saskatoon becoming a Sustainability Champion be referred to the Planning and Operations Committee.*

*CARRIED.*

**5) William Strelieff, dated September 28**

Requesting permission to address Council with respect to the Pleasant Hill neighbourhood. (File No. CK. 150-1)

**RECOMMENDATION:** that William Strelieff be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT William Strelieff be heard.*

*CARRIED.*

*Mr. William Strelieff, resident of the Pleasant Hill neighbourhood, spoke with respect to improvements in the neighbourhood such as transit, police service, and access to common resources.*

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

*THAT the information be received.*

*CARRIED.*

**6) Garry Byers, President  
Centennial Auditorium Board of Directors, dated September 29**

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Requesting permission to address Council with respect to the facility naming rights sponsorship for the Saskatoon Centennial Auditorium. (File No. CK. 620-3)

**RECOMMENDATION:** that Garry Byers be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT Items AA19 and AA20 of Communications to Council be brought forward and that Garry Byers be heard.*

*CARRIED.*

**“AA19) Robert Schmeiser, dated September 30**

Submitting comments with respect to the proposed facility naming rights sponsorship for the Saskatoon Centennial Auditorium. (File No. CK. 620-3)

**AA20) Darlyne McKenzie, dated October 3**

Submitting comments with respect to the proposed facility naming rights sponsorship for the Saskatoon Centennial Auditorium. (File No. CK. 620-3)”

*Mr. Gary Byers, President, Centennial Auditorium Board of Directors, requested City Council to approve the Facility Naming agreement that will see the Saskatoon Centennial Auditorium be named TCU Place, Saskatoon’s Arts & Convention Centre.*

*Moved by Councillor Birkmaier, Seconded by Councillor Alm,*

*THAT the matter be referred back to the Saskatoon Centennial Auditorium Board of Directors to explore, along with the sponsor, the possibility of incorporating the word “Centennial” in the title, and report to the Executive Committee at the appropriate time.*

*CARRIED.*

**7) Lisa Peters  
F. Peters Excavating, dated October 2**

Requesting permission to address Council with respect to the proposed truck bylaw modifications. (File No. CK. 6000-1)

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**RECOMMENDATION:** that Item AA21 of Communications to Council and Clause 4, Report No. 14-2005 of the Planning and Operations Committee be brought forward and that Lisa Peters be heard.

*Moved by Councillor Paulsen, Seconded by Councillor Wyant,*

*THAT Item AA21 of Communications to Council and Clause 4, Report No. 14-2005 of the Planning and Operations Committee be brought forward and that Lisa Peters be heard.*

*CARRIED.*

**“AA21) Erick Erickson, President  
Saskatoon Construction Association Inc., dated October 3**

Submitting comments with respect to the proposed truck bylaw modifications. (File No. CK. 6000-1)

**REPORT NO. 14-2005 OF THE PLANNING AND OPERATIONS COMMITTEE**

**4. Truck Bylaw Modifications**

**And**

**Enquiry – Councillor M. Heidt (May 21, 2002)**

**Truck Traffic on 22<sup>nd</sup> Street**

**East of Circle Drive and Avenue P – South of 22<sup>nd</sup> Street**

**And**

**Communications to Council**

**From: John P. LeRoux  
1105 11<sup>th</sup> Street West**

**Date: August 16, 2001**

**Subject: Enforceable Truck Route Bylaw**

**And**

**Communications to Council**

**From: W. B. Parrish, Chairman of the Board  
Parrish and Heimbecker Limited**

**Date: October 28, 2003**

**Subject: Possible Changes to the Bylaw Limiting Size of Trucks  
(File No. CK. 6000-1)**

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**RECOMMENDATION:** that the City Solicitor be instructed to amend Bylaw 7200 – The Traffic Bylaw to modify the sections pertaining to trucks.

Attached is a copy of the report of the General Manager, Community Services Department dated September 16, 2005, with respect to proposed amendments to the Traffic Bylaw to modify the sections pertaining to trucks.

Your Committee has reviewed the proposed amendments with the Administration and has received presentations from the following, as summarized below:

- Mr. John P. LeRoux expressed support for changes to the truck bylaw but asked for a higher fine (\$500 instead of \$150 or \$150 for first offence and \$500 for subsequent offences). He suggested that police use citizens on the routes to assist on reporting incidents and outlined concerns about the proposed truck route map with respect to allowing left-hand turns from 11<sup>th</sup> Street to Avenue P and the secondary truck route on Avenue P from 20<sup>th</sup> to 22<sup>nd</sup> Streets due to the narrowness of the road and high pedestrian traffic in the area.
- Ms. Lisa Peters, representing F. Peters Excavating, reviewed issues relating to weight and size restrictions and the need to go off the truck routes for the majority of their construction deliveries and pickups. A copy of her presentation is attached.
- Mr. Fred Betker wanted to ensure that there would continue to be access to his property at 425 Avenue P South, which is zoned light industrial. (The Administration confirmed that there would be.)

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- Mr. James Polley asked that ½ tons, ¾ tons and 1 tons that are registered for a commercial business be allowed to be brought home and parked at night. He suggested that the 5,000 kg weight restriction be changed to 15,000 kg to provide for this. The vehicles are registered for 7,000 kg. He also asked for an exemption for construction vehicles to allow them to use the best and safest routes and for greater access and egress with a new south bridge and 17<sup>th</sup> Street extension.

Your Committee has reviewed the report further with the Administration and has received clarification on how local deliveries are to be handled, provision for construction situations, when permits are required, the determination of the new fine amounts, enforcement of the proposed bylaw provisions, and the review of the truck routes that will occur as new infrastructure is put in place. The Administration undertook to do further investigation with SGI on the issue of parking ½ tons in residential neighbourhoods based on the issue of the weight for which they are registered being higher than 5,000 kg.

Following consideration of this matter, your Committee is supporting the recommendation for the preparation of amendments to the Traffic Bylaw to modify the sections pertaining to trucks, as set out in the September 16, 2005 report of the General Manager, Infrastructure Services Department.”

*Ms. Lisa Peters, F. Peters Excavating, expressed concerns with respect to the proposed truck bylaw modifications and asked that the proposed bylaw be returned to the Administration for further review of the implications on the construction industry. She provided Council with a copy of her presentation.*

*Moved by Councillor Birkmaier, Seconded by Councillor Fortosky,*

*THAT the City Solicitor be instructed to amend Bylaw 7200 – The Traffic Bylaw to modify the sections pertaining to trucks.*

**CARRIED.**

*Moved by Councillor Birkmaier, Seconded by Councillor Dubois,*

*THAT the regular order of business be suspended and that Clause 3, Report No. 14-2005 of the Planning and Operations Committee be brought forward and considered.*

**CARRIED.**

**“REPORT NO. 14-2005 OF THE PLANNING AND OPERATIONS COMMITTEE**

**3. Bethany Manor – Saskatoon Mennonite Care Services  
(Files CK. 1870-1 and 750-1)**

- RECOMMENDATION:**
- 1) that funding up to \$189,530 be approved to the Saskatoon Mennonite Care Services for the new construction of a 45-unit apartment building for low-income seniors; and
  - 2) that this funding be identified as the City of Saskatoon's share of funding for the Saskatchewan Centenary Affordable Housing Program."

Attached is a copy of the report of the General Manager, Community Services Department dated September 19, 2005, with respect to a request from the Saskatoon Mennonite Care Services for funding for the new construction of a 45-unit apartment building for low-income seniors.

Your Committee has been advised that the original application for funding related to 46 units but due to a discretionary use application the number of units was changed to 45. This would include 20 rental units and 25 life lease units for low-income seniors. The above report has been revised accordingly.

Your Committee has reviewed the report with the Administration and Mr. David Ratzlaff, Executive Director, Saskatoon Mennonite Care Services Ltd. Following review of the report, your Committee is supporting the recommendations of the Administration, as outlined above.

*Moved by Councillor Birkmaier, Seconded by Councillor Dubois,*

*THAT the recommendation be adopted.*

*CARRIED.*

*Moved by Councillor Fortosky, Seconded by Councillor Dubois,*

*THAT Item 9b) of Unfinished Business be brought forward and considered.*

*CARRIED.*

**“9b) Phase-Out Plan – Cosmetic Use of Pesticides  
(File No. CK. 4200-7)**

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Report of the City Clerk:

- “RECOMMENDATION:**
- 1) that the City undertake an expanded Education Plan for use of Pesticides rather than a ban of Pesticides; and
  - 2) that this matter be referred to the Administration for development of an expanded Education Plan for use of pesticides, in consultation with lawn and garden companies, using the Integrated Pest Management concept, complete with cost implications and appropriate signage.

Attached is a copy of Item 7a), Matters of Particular Interest from the minutes of meeting of City Council held on September 19, 2005, including copies of the correspondence referred to therein. City Council heard all speakers, but pursuant to the Council and Committee Procedure Bylaw, in the absence of unanimous agreement to continue considering the Council agenda, the above matter has been brought forward to this meeting for consideration.

Also attached are copies of the following correspondence submitting comments with respect to the above matter:

- Mr. Nigel Bowles, Executive Administrator, Saskatchewan Nursery Landscape Association, dated September 26, 2005;
- Ms. Marjaleena Repo, dated September 27, 2005; and
- Ms. Sandra Finley, dated October 3, 2005.”

*Moved by Councillor Wyant, Seconded by Councillor Dubois,*

- 1) *that the City undertake an expanded Education Plan for use of Pesticides rather than a ban of Pesticides; and*
- 2) *that this matter be referred to the Administration for development of an expanded Education Plan for use of pesticides, in consultation with lawn and garden companies, using the Integrated Pest Management concept, complete with cost implications and appropriate signage.*

**CARRIED.**

**REPORT NO. 14-2005 OF THE PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor D. L. Birkmaier, Chair  
Councillor O. Fortosky  
Councillor E. Hnatyshyn  
Councillor M. Neault  
Councillor G. Wyant

**1. Blairmore Suburban Centre Concept Plan  
(File No. CK. 4110-32)**

**RECOMMENDATION:** that the Blairmore Suburban Centre Concept Plan dated September 1, 2005, be approved in principle.

Attached is a copy of the report of the General Manager, Community Services Department dated September 20, 2005, with respect to the Blairmore Suburban Centre Concept Plan dated September 1, 2005.

Your Committee has reviewed the concept plan and is recommending approval in principle, as outlined above.

This matter is also being reported on under Clause 2, Report No. 8-2005 of the Municipal Planning Commission.

The Administration will be making a presentation on this matter.

*Pursuant to earlier resolution, Clause 2, Report No. 8-2005 of the Municipal Planning Commission was brought forward and considered.*

*Moved by Councillor Birkmaier, Seconded by Councillor Heidt,*

- 1) that the Blairmore Suburban Centre Concept Plan dated September 1, 2005, be approved in principle, and*
- 2) that the matter of traffic flows in this area be referred back to the Administration for report.*

*CARRIED.*

**2. Enquiry – Councillor E. Hnatyshyn (November 1, 2004)**

**Neighbourhood Gateway Sign – Buena Vista  
Enquiry – Councillor E. Hnatyshyn (January 17, 2005)  
Gateway Sign – Buena Vista Neighbourhood  
(Files CK. 6280-1 and 4020-1)**

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**RECOMMENDATION:** that the shortfall of \$1,500 for the provision of a gateway sign in Buena Vista be funded from general revenues.

Attached is a copy of the report of the General Manager, Community Services Department dated September 2, 2005, with respect to a proposed gateway sign in the Buena Vista Neighbourhood.

Your Committee has reviewed this matter with the Administration and Mr. Mike McCoy, representing the Buena Vista Community Association, who outlined the benefits of the proposed gateway sign as an entry point to the community.

Following review of this matter, your Committee supports the recommendation to proceed with the project and fund the \$1,500 shortfall through general revenues.

*Moved by Councillor Birkmaier, Seconded by Councillor Hnatyshyn,*

*THAT the recommendation be adopted.*

*CARRIED.*

**3. Bethany Manor – Saskatoon Mennonite Care Services  
(Files CK. 1870-1 and 750-1)**

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*DEALT WITH EARLIER. SEE PAGE NO. 65.*

4. **Truck Bylaw Modifications**

And

Enquiry – Councillor M. Heidt (May 21, 2002)

Truck Traffic on 22<sup>nd</sup> Street

East of Circle Drive and Avenue P – South of 22<sup>nd</sup> Street

And

Communications to Council

From: **John P. LeRoux**  
1105 11<sup>th</sup> Street West

Date: **August 16, 2001**

Subject: **Enforceable Truck Route Bylaw**

And

Communications to Council

From: **W. B. Parrish, Chairman of the Board**  
Parrish and Heimbecker Limited

Date: **October 28, 2003**

Subject: **Possible Changes to the Bylaw Limiting Size of Trucks**  
(File No. CK. 6000-1)

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*DEALT WITH EARLIER. SEE PAGE NO. 62.*

**COMMUNICATIONS TO COUNCIL - CONTINUED**

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

**1) Earl Goodman, Treasurer**

**R.C.A.F.A. #602 (Lynx) Wing, dated September 23**

Requesting that the 2005 property tax for the R.C.A.F.A. #602 Lynx Wing Saskatoon be waived.  
(File No. CK. 1965-1)

**RECOMMENDATION:** that the 2005 property tax for the R.C.A.F.A. #602 Lynx Wing Saskatoon be waived.

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

*THAT the 2005 property tax for the R.C.A.F.A. #602 Lynx Wing Saskatoon be waived.*

*CARRIED.*

**2) Carol Lewis, dated September 19**

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Expressing concerns with respect to safety in the downtown area. (File No. CK. 5000-1)

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

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

*THAT the information be received and forwarded to the Board of Police Commissioners with a copy of the response forwarded to City Council.*

*CARRIED.*

**3) Amanda Korte, dated September 19**

Expressing concerns with respect to service received from Saskatoon Police Service. (File No. CK. 5000-1)

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

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

*THAT the information be received and forwarded to the Board of Police Commissioners with a copy of the response forwarded to City Council.*

*CARRIED.*

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**4) Don Trost, dated September 16**

Submitting comments with respect to the delegation of police resources. (File No. CK. 5000-1)

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

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

*THAT the information be received and forwarded to the Board of Police Commissioners with a copy of the response forwarded to City Council.*

*CARRIED.*

**5) Janice Mann, Secretary  
Board of Police Commissioners, dated September 20**

Submitting information with respect to Councillor Hnatyshyn's enquiry of August 15, 2005, on police budget increases. (File No. CK. 5000-1)

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

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

*THAT the information be received.*

*CARRIED.*

**6) Ron Halina, dated September 22**

Submitting comments with respect to the proposed Destination Complex in River Landing. (File No. CK. 4130-2-5)

**7) Paul C. Hamilton, dated September 27**

Submitting comments with respect to the proposed Destination Complex in River Landing. (File No. CK. 4130-2-5)

**8) Peggy Sarjeant, dated September 28**

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Submitting comments with respect to the proposed Destination Complex in River Landing. (File No. CK. 4130-2-5)

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

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

*THAT the information be received.*

*CARRIED.*

**9) Alice Farness, dated September 23**

Submitting comments with respect to development in the city. (File No. CK. 4130-2-5)

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

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

*THAT the information be received.*

*CARRIED.*

**10) John McConnell, dated September 15**

Submitting comments with respect to the CBC's request for an FM signal in Saskatoon. (File No. CK. 150-1)

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

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

*THAT the information be received.*

*CARRIED.*

**11) Lee Shepherd, dated September 20**

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Submitting comments with respect to actions of members of Council at a recent meeting. (File No. CK. 150-1)

**12) Brenda Baker, dated September 27**

Submitting comments with respect to actions of members of Council at a recent meeting. (File No. CK. 150-1)

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

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

*THAT the information be received.*

*CARRIED.*

**13) Bruce Dawson, Supervisor  
Canada-Saskatchewan Historic Places Initiative, dated September 20**

Submitting a list of Municipal Heritage Properties designated by the City of Saskatoon that have been listed on the Canadian Register of Historic Places. (File No. CK. 710-1)

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

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

*THAT the information be received.*

*CARRIED.*

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**14) Howard and Retta Kreller, undated**

Submitting comments with respect to road construction in the city. (File No. CK. 6320-1)

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

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

*THAT the matter be referred to the Planning and Operations Committee.*

*CARRIED.*

**15) Joanne Steckler, Social Justice Committee  
Holy Spirit Parish, dated September 19**

Submitting comments with respect to the Saskatoon Transit Strategic Plan Study website. (File No. CK. 7300-1)

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

*Moved by Councillor Penner, Seconded by Councillor Wyant,*

*THAT the information be received.*

*CARRIED.*

**16) Darwin Wagner, dated September 20**

Submitting comments with respect to recreational vehicles parking on streets in residential and commercial areas. (File No. CK. 6120-1)

**17) Ronald McLeod, dated September 21**

Submitting comments with respect to recreations vehicles parking on streets in residential areas. (File No. CK. 6120-1)

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

*Moved by Councillor Heidt, Seconded by Councillor Paulsen,*

*THAT the information be received.*

*CARRIED.*

**18) P. Megan Andrews, Publisher/Founding Editor  
The Dance Current, dated September 2**

Submitting information with respect to *The Dance Current* magazine. (A copy of the magazine can be viewed in the City Clerk's Office.) (File No. CK. 1860-1)

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

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

*THAT the information be received.*

*CARRIED.*

**19) Robert Schmeiser, dated September 30**

Submitting comments with respect to the proposed facility naming rights sponsorship for the Saskatoon Centennial Auditorium. (File No. CK. 620-3)

*DEALT WITH EARLIER. SEE PAGE NO. 61.*

**20) Darlyne McKenzie, dated October 3**

Submitting comments with respect to the proposed facility naming rights sponsorship for the Saskatoon Centennial Auditorium. (File No. CK. 620-3)

*DEALT WITH EARLIER. SEE PAGE NO. 61.*

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**21) Erick Erickson, President  
Saskatoon Construction Association Inc., dated October 3**

Submitting comments with respect to the proposed truck bylaw modifications. (File No. CK. 6000-1)

*DEALT WITH EARLIER. SEE PAGE NO. 62.*

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

**1) Brad Kilburn, dated September 21**

Submitting comments with respect to the proposed bylaw for mandatory use of helmets for all wheeled activities. (File No. CK. 7000-1) **(Referred to the Administration and Finance Committee.)**

**2) Ken Lutz, dated September 21**

Submitting comments with respect to the proposed bylaw for mandatory use of helmets for all wheeled activities. (File No. CK. 7000-1) **(Referred to the Administration and Finance Committee.)**

**3) Yolanda van Petten, dated September 21**

Submitting comments with respect to the proposed bylaw for mandatory use of helmets for all wheeled activities. (File No. CK. 7000-1) **(Referred to the Administration and Finance Committee.)**

**4) Joanna Trebon  
Electronic Recycling Association of Alberta, dated September 22**

Submitting information with respect to recycling of computers and other electronic equipment. (File No. CK. 7830-5) **(Referred to the Administration to respond to the writer.)**

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**5) Garry Kunard, 1<sup>st</sup> Vice President  
The Royal Canadian Legion – Nutana Branch 362, dated September 21**

Submitting comments with respect to the free parking for Veterans. (File No. CK. 6120-1)  
(Referred to the Administration and Finance Committee.)

**6) Eric Beck, dated September 27**

Submitting an idea for a proposed song for Saskatoon's centennial. (File No. CK. 205-30)  
(Referred to the Citizens' Centennial Committee.)

**7) Tom Graham, President  
CUPE Saskatchewan, dated September 26**

Requesting Council to proclaim October 5, 2005, as Communities Day in Saskatoon. (File No. CK. 205-5) (Referred to the Administration to respond to the writer advising him that City Council, at its meeting held on September 19, 2005, proclaimed October 5 as Communities Day.)

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

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

*THAT Item B4 be referred to the Planning and Operations Committee.*

*CARRIED.*

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

*THAT the information be received.*

*CARRIED.*

**C. PROCLAMATIONS**

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**1) Emily Farnham, Chair, Ceremonies Committee  
Saskatoon Sports Hall of Fame, dated September 22**

Requesting Council to proclaim November 5, 2005, as Saskatoon Sports Hall of Fame Day in Saskatoon. (File No. CK. 205-5)

**2) Rick Steffan, Chair  
Festival of Trees, dated September 26**

Requesting Council to proclaim December 4 – 10, 2005, as Festival of Trees Week in Saskatoon. (File No. CK. 205-5)

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

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

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

***CARRIED.***

**REPORT NO. 6-2005 OF THE AUDIT COMMITTEE**

Composition of Committee

Councillor G. Wyant, Chair  
Councillor D.L. Birkmaier  
Councillor T. Alm  
Councillor B. Dubois  
Councillor M. Neault

**1. Audit Report – Woodlawn Cemetery  
(File No. CK. 1600-23)**

**RECOMMENDATION:** that the information be received and the Audit Report – Woodlawn Cemetery be referred to the Planning and Operations Committee for further review.

Attached is a copy of the Implementation Plan contained in the Audit Report – Woodlawn Cemetery, which your Committee has reviewed with the Administration. It should be noted that the Committee has reviewed each of the Audit recommendations in detail, and believes there should be more discussion on the details related to future direction.

The Audit Report was previously provided to all members of Council and has not been recopied at this time. A copy of the complete report will be available for review in the City Clerk's Office.

*Moved by Councillor Birkmaier, Seconded by Councillor Wyant,*

*THAT the recommendation be adopted.*

*CARRIED.*

**REPORT NO. 14-2005 OF THE EXECUTIVE COMMITTEE**

Composition of Committee

His Worship Mayor D. Atchison, Chair  
Councillor T. Alm  
Councillor D.L. Birkmaier  
Councillor B. Dubois  
Councillor O. Fortosky  
Councillor M. Heidt  
Councillor E. Hnatyshyn  
Councillor M. Neault  
Councillor T. Paulsen  
Councillor G. Penner  
Councillor G. Wyant

**1. Proposed Purchase of Land and Building  
1120 – 20<sup>th</sup> Street West  
(File No. CK. 4020-1)**

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- RECOMMENDATION:**
- 1) that City Council exercise the Option to Purchase Agreement regarding the property at 1120 - 20<sup>th</sup> Street West;
  - 2) that the City Solicitor be requested to prepare all necessary documentation, and that His Worship the Mayor and City Clerk be authorized to execute such documents;
  - 3) that this purchase be financed in an interim manner by a withdrawal from the Property Realized Reserve in the amount of \$265,000; and,
  - 4) that the Administration submit a further report to City Council respecting the various redevelopment costs, projected revenues, and funding sources for the re-use options cited in this report.

Your Committee has considered and supports the attached report of the General Manager, Community Services Department dated September 26, 2005 regarding the above.

*Moved by Councillor Alm, Seconded by Councillor Fortosky,*

*THAT the recommendation be adopted.*

*CARRIED.*

**2. River Landing Cultural Block  
Persephone Theatre  
(File No. CK. 4130-2)**

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

Your Committee met recently with representatives of Persephone Theatre, during which the following requests were made of the City:

- That the lease of the land be for a significant term; preferably for 99 years, with a 50-year lease being acceptable.
- That property taxes be phased in over five years at 20% per year, and capped at \$120,000 or 5% of revenues, whichever is greater.
- That the design work for the parkade commence by October 15, 2005, in order that construction of the theatre start in July 2006 and the facility open in the fall of 2007.

The matters raised by Persephone have been referred to the Administration for review and report to Council as quickly as possible.

*Moved by Councillor Alm, Seconded by Councillor Wyant,*

*THAT the recommendation be adopted.*

*CARRIED.*

**3. Proposed Amendments  
The Council and Committee Procedure Bylaw  
(File No. CK. 255-2)**

- RECOMMENDATION:**
- 1) that City Council approve the proposed amendments to *The Council and Committee Procedure Bylaw* as outlined in this report, to take effect November 1, 2005;
  - 2) that the City Solicitor be requested to prepare the necessary bylaw amendment; and
  - 3) that the Administration be requested to bring forward the appropriate amendment to *The City Administration Bylaw* so as to delegate responsibility for approval of temporary street closings to the City Manager, along with a proposed policy which sets out the purposes for which a street can be temporarily closed by the administration, and a list of the types of administrative conditions which they may impose.

Your Committee puts forward the following proposed changes to *The Council and Committee Procedure Bylaw*, and *The City Administration Bylaw*, with the intention of improving the efficacy of Council and Committee meetings.

- a) In order to more evenly distribute the workloads of the Planning and Operations Committee and the Administration and Finance Committee, it is recommended that the Fire and Protective Services Department and the Utility Services Department report to the Administration and Finance Committee rather than the Planning and Operations Committee.
- b) Under the present procedures, a motion of a substantive nature can be voted on without prior notice, if it is moved during consideration of a submission from the public. One of the basic rights of all members of City Council is that they have prior knowledge of all matters to be voted on. It is proposed that, similar to the existing requirement regarding Notice of Motion, no new motions on substantive issues be considered without the unanimous consent of members in attendance.
- c) Currently, Council and Committee agendas are distributed to Council members and the public on Thursday evening. In order to allow for more time for citizens to review the agendas, the City Clerk has been requested to distribute the agendas on Wednesday evening. This will require that the deadline for receipt of communications on new matters be 5:00 p.m. on the Tuesday preceding the Council meeting.
- d) The current deadline for people who wish to make a submission or a presentation regarding a matter that is on the Council agenda is 10:00 a.m. on the Monday of the day of the

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meeting. However the City Clerk's Office has always attempted to accommodate people after that hour, causing undue pressure on staff. It is recommended that the deadline for receipt of late letters be 12:00 noon on the day of the meeting, and that in no circumstances the City Clerk place any letters received after that time on the Council agenda.

- e) The *Bylaw* currently states that the quorum of Council is a majority of Council members. In order to eliminate any confusion, it is recommended that this be changed to state that a quorum of Council is six members.
- f) The *Bylaw* currently states that members may make a formal enquiry to the administration regarding any matter. It is recommended that this provision be expanded so that enquiries may be directed to all of Council's committees, boards and commissions.
- g) It is recommended that responsibility for approving temporary street closings be delegated to the City Manager, in accordance with Section 14 of *The Cities Act*.

*Moved by Councillor Alm, Seconded by Councillor Penner,*

*THAT the recommendation be adopted.*

*CARRIED.*

**4. Monthly Stipend – Deputy Mayor**  
**(File No. CK. 255-3)**

**RECOMMENDATION:** that Policy C01-006, *Remuneration, Members of City Council*, be amended by deleting the \$200.00 monthly stipend for Deputy Mayor, and adding, in its place, provision for all Councillors to receive \$20 each month in recognition of Deputy Mayor duties.

Policy C01-006, *Remuneration, Members of City Council*, states in Section 2.2 c) that the Deputy Mayor shall receive \$200.00 per month. Your Committee puts forward the above recommendation, noting that there will be no change to the annual cost for Deputy Mayor under this proposal.

*Moved by Councillor Alm, Seconded by Councillor Neault,*

*THAT the recommendation be adopted.*

*CARRIED.*

**UNFINISHED BUSINESS**

**9a) City's Response to Flooding**

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**Caused by the June 29, 2005 Severe Storm Event  
Proposed Bylaw No. 8434  
(File No. CK. 7820-1)**

Report of the City Clerk:

**“RECOMMENDATION:** that Council consider Bylaw No. 8434.

Attached is a copy of Clause D4, Administrative Report No. 15-2005, which was dealt with as stated by City Council at its meeting held on August 15, 2005.

City Council resolved:

- 1) that the Administration be directed to develop and implement a program requiring the mandatory installation of backflow prevention devices in those homes that experienced sewer backups and flooding during the June 29, 2005 storm event;
- 2) that City Council defer consideration of Bylaw No. 8434, The Sewage Works Control Amendment Bylaw, 2005, until the first meeting of City Council in October;
- 3) that the City reimburse property owners 100% of the cost of installation of backflow prevention devices and weeping tile disconnections from the wastewater collection system to a maximum of \$2,500 per property for those properties that flooded, were at risk of flooding, or directly contributed to the flooding of other properties on June 29, 2005;
- 4) that the City’s portion of the backflow prevention reimbursements come from existing projects that were originally funded from the Wastewater Infrastructure Reserve;
- 5) that the Administration be directed to develop a program and associated draft bylaw which would encourage property owners throughout the City to redirect weeping tile flows to sump pits;
- 6) that the Administration immediately begin to design and build site-specific solutions for known flood-prone areas using existing capital and operating funding at the discretion of the General Manager, Infrastructure Services; and
- 7) that a new, temporary levy be initiated in the amount of \$3.00 per water meter for a period of one year in order to offset the cost of the backflow prevention program and infrastructure upgrades associated with the June 29<sup>th</sup>, 2005 rain event.

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As you will note, consideration of Bylaw No. 8434 was deferred to the October 3, 2005, Council meeting.”

*Pursuant to earlier resolution, Clause B2, Legislative Report No. 15-2005 was brought forward.*

**“LEGISLATIVE REPORT NO. 15-2005**

**B2) The Storm Water Management Utility Amendment Bylaw, 2005  
(File No. CK. 7820-1)**

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**RECOMMENDATION:** that Council consider Bylaw No. 8448.

City Council at its meeting held on August 15, 2005, resolved that a temporary levy be initiated in the amount of \$3.00 per water meter for a period of one year in order to off-set the cost of the back-flow prevention program and infrastructure upgrades associated with the June 29, 2005 rain event.

We are submitting Bylaw No. 8448, The Storm Water Management Utility Amendment Bylaw, 2005, for Council’s consideration. The amendment provides for an infrastructure upgrade charge in the amount of \$3.00 per meter per month. It is our understanding that this charge is to be for one year only. It is our intention to bring in a bylaw amendment in the fall of 2006 that will repeal this charge as of October 3, 2006.

**PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

**ATTACHMENT**

1. Proposed Bylaw No. 8448, The Storm Water Management Utility Amendment Bylaw, 2005.”

*Moved by Councillor Penner, Seconded by Councillor Wyant,*

*THAT Council consider Bylaws No. 8434 and 8448.*

**IN DEFERRAL**

*Moved by Councillor Paulsen, Seconded by Councillor Fortosky,*

*THAT consideration of Bylaws No. 8434 and 8448 be deferred until such time that the open houses have been held.*

*THE DEFERRAL MOTION WAS PUT AND CARRIED.*

**9b) Phase-Out Plan – Cosmetic Use of Pesticides  
(File No. CK. 4200-7)**

*DEALT WITH EARLIER. SEE PAGE NO. 66.*

**ENQUIRIES**

**Councillor T. Paulsen  
Appointment Process  
(File No. CK. 225-1)**

Would the Administration please provide an overview of the process in other major cities in Canada for appointing citizens to participate on boards and committees, and how the Council determines which citizens serve on the various boards and committees.

**Councillor T. Paulsen  
Status of Funding Plan - Riverbank Parks  
(File No. CK. 4130-2)**

Could the Administration please provide us with a report updating us on the status of the funding plan for each of the riverbank parks located in River Landing I and II and where we are at.

**Councillor O. Fortosky  
Cheque Advance Businesses  
(File No. CK. 4125-1)**

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Would the Administration please report on the guidelines required for the opening of payroll and cheque advance locations, and whether the city has any control, or can control the interest which can exceed 23% on child tax credits, EI, Pensions, and other government cheques.

Would the Administration also report on how these businesses relate to pawn shops and the pawnshops bylaw.

**Councillor T. Alm  
Parking Limit - School Bus  
(File No. CK. 6120-1)**

In light of our recent bylaw amendment to allow recreational vehicles to park for 36 hours on residential streets would the Administration please report on extending this permitted use to apply to school buses.

**Councillor D. L. Birkmaier  
Boards – Process for Council Approval  
(File No. CK. 175-1)**

Would the Administration please review and report on a procedure to be followed for boards on actions taken by the board that require Council approval.

**MOTIONS**

Councillor Fortosky gave the following Notice of Motion at the meeting of City Council held on September 19, 2005:

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

‘THAT Council rescind the motion passed at the September 6 City Council meeting regarding the disbanding of the Leisure Services Advisory Committee.’”

*Moved by Councillor Fortosky, Seconded by Councillor Hnatyshyn,*

*THAT Council rescind the motion passed at the September 6 City Council meeting regarding the disbanding of the Leisure Services Advisory Committee.*

*DEFEATED.*

**GIVING NOTICE**

Councillor Fortosky gave the following Notice of Motion:

“WHEREAS in one year’s time, the electorate of Saskatoon will be electing a Mayor and Council members, and;

WHEREAS the Federal and Provincial governments require full disclosure of election donations, and;

WHEREAS Saskatoon City Council deals with budgets in excess of 200 million dollars, therefore;

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

‘THAT all successful candidates for Mayor and City Council be required to disclose all donations and gifts-in-kind in excess of \$250.’”

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw 8439**

Moved by Councillor Alm, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8439, being “The Development Plan Amendment Bylaw, 2005 (No. 8)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Alm, Seconded by Councillor Paulsen,

THAT Bylaw No. 8439 be now read a second time.

CARRIED.

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The bylaw was then read a second time.

Moved by Councillor Alm, Seconded by Councillor Hnatyshyn,

THAT Council go into Committee of the Whole to consider Bylaw No. 8439.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8439 was considered clause by clause and approved.

Moved by Councillor Alm, Seconded by Councillor Birkmaier,

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

CARRIED.

Moved by Councillor Alm, Seconded by Councillor Neault,

THAT permission be granted to have Bylaw No. 8439 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Alm, Seconded by Councillor Wyant,

THAT Bylaw No. 8439 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.

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**Bylaw 8440**

Moved by Councillor Alm, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8440, being “The Zoning Amendment Bylaw, 2005 (No. 19)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Alm, Seconded by Councillor Paulsen,

THAT Bylaw No. 8440 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Alm, Seconded by Councillor Hnatyshyn,

THAT Council go into Committee of the Whole to consider Bylaw No. 8440.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8440 was considered clause by clause and approved.

Moved by Councillor Alm, Seconded by Councillor Birkmaier,

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

CARRIED.

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Moved by Councillor Alm, Seconded by Councillor Neault,

THAT permission be granted to have Bylaw No. 8440 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Alm, Seconded by Councillor Wyant,

THAT Bylaw No. 8440 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.

**Bylaw 8443**

Moved by Councillor Alm, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8443, being “The Animal Control Amendment Bylaw, 2005 (No. 3)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Alm, Seconded by Councillor Paulsen,

THAT Bylaw No. 8443 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Alm, Seconded by Councillor Hnatyshyn,

THAT Council go into Committee of the Whole to consider Bylaw No. 8443.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8443 was considered clause by clause and approved.

Moved by Councillor Alm, Seconded by Councillor Birkmaier,

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

CARRIED.

Moved by Councillor Alm, Seconded by Councillor Neault,

THAT permission be granted to have Bylaw No. 8443 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Alm, Seconded by Councillor Wyant,

THAT Bylaw No. 8443 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.

**Bylaw 8444**

Moved by Councillor Alm, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8444, being “The Council and Committee Procedure Amendment Bylaw, 2005 (No. 2)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Alm, Seconded by Councillor Paulsen,

THAT Bylaw No. 8444 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Alm, Seconded by Councillor Hnatyshyn,

THAT Council go into Committee of the Whole to consider Bylaw No. 8444.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8444 was considered clause by clause and approved.

Moved by Councillor Alm, Seconded by Councillor Birkmaier,

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

CARRIED.

Moved by Councillor Alm, Seconded by Councillor Neault,

THAT permission be granted to have Bylaw No. 8444 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Alm, Seconded by Councillor Wyant,

THAT Bylaw No. 8444 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.

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CARRIED.

*Moved by Councillor Alm,*

*THAT the meeting stand adjourned.*

*CARRIED.*

*The meeting adjourned at 11:03 p.m.*

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*Mayor*

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*City Clerk*