

Council Chambers
City Hall, Saskatoon, Sask.
Monday, September 17, 2007
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Dubois, Heidt, Hill, Neault, Paulsen, Penner
Pringle, and Wyant;
City Manager Richards;
City Solicitor Dust;
General Manager, Corporate Services Bilanski;
General Manager, Community Services Gauthier;
A/General Manager, Fire and Protective Services Kobussen;
General Manager, Infrastructure Services Totland;
General Manager, Utility Services Wandzura;
City Clerk Mann; and
Council Assistant Mitchener

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the minutes of meeting of City Council held on September 4, 2007, 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 Hill as Chair of the Committee of the Whole.

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

Committee arose.

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Councillor Hill, 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. 6-2007 OF THE MUNICIPAL PLANNING COMMISSION”

Composition of Commission

Mr. Brad Sylvester, Chair
Mr. Gord Androsoff, Vice Chair
Councillor Bev Dubois
Ms. Carole Beitel
Mr. Bruce Waldron
Mr. Roy Ball
Mr. Michael Chyzowski
Ms. Debbie Marcoux
Mr. John McAuliffe
Mr. Kurt Soucy
Mr. Vern Waldherr
Mr. Randy Warick
Mr. Fred Sutter

- 1. Proposed Zoning Bylaw Amendment
Increase Building Height Maximum in the
RIA, RIB, R2 and RMTN Zoning District
Applicant: City of Saskatoon/Dundee Developments
File No. CK. 4350-1**

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to amend maximum building height requirement in areas outside the established neighbourhoods for residential uses in the R1A, R1B, R2 and RMTN Zoning Districts as indicated in the report of the General Manager, Community Services Department, dated August 14, 2007;
 - 2) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendments;
 - 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

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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 August 14, 2007, regarding the above proposed Zoning Bylaw Amendment.

Your Commission has reviewed the report with the Administration and supports the recommendations of the Administration, as noted above.

ADMINISTRATIVE REPORT NO. 20-2007

Section A – COMMUNITY SERVICES

- A1) Request to Sell City-Owned Property**
Lots 1 to 6, Block 269, and Lots 1 to 11, Block 271, all in Plan 101876092
Marquis Industrial Phase II
File No: 4134-2; CK. 4215-1
-

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Lots 1 to 6, Block 269, and Lots 1 to 11, Block 271, all in Plan 101876092 to the highest bidder through a public tender process with reserve bid prices as outlined in this report;
 - 2) that if the lots are not sold through the tender process they be placed for sale over-the-counter, on a first-come, first-served basis; and
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by public tender.

ADOPTED.

BACKGROUND

The purpose of this report is to obtain approval to sell 17 industrial lots encompassing 24.66 acres in the Marquis Industrial area on Wheeler Street, Wheeler Place, and Arthur Rose Avenue (Attachment 1) through a public tender process. This will be the second phase of development in the Marquis Industrial area north of the Silverwood Golf Course. Sales in the first phase of development have been strong with all lots currently sold, optioned or on hold.

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JUSTIFICATION

Each of the lots to be tendered will be advertised with a reserve bid price. The Administration recommends that a price of \$280,000 per acre plus G.S.T. be used for all lots backing onto the Silverwood Golf Course. The proposed reserve bid prices for the remaining lots vary from \$260,000 per acre to \$285,000 based on the characteristics of the lot and visibility from Wanuskewin Road. These reserve bid prices are based on anticipated fall 2007 direct and offsite servicing rates. Attachment 2 provides a listing of each lot and the corresponding reserve bid price.

Tenders will be awarded to the highest bidder over the reserve bid price. If there is any uncertainty regarding the bids received, the appropriate reports and recommendations will be provided to City Council. Any lots that do not sell through the tender process will be made available for sale over-the-counter from the Land Branch.

These lots are zoned IL3 (Limited Light Industrial District). This zoning district prohibits outdoor storage adjacent to the golf course and park and requires screening of outdoor storage on the remaining lots to a minimum height of two metres. Building heights are also limited in this zoning district to a maximum height of 12 metres.

Servicing of these lots is currently underway and is anticipated to be completed within the next month. The Land Branch will proceed with the tender once the servicing work has been completed.

OPTIONS

The only option would be to not proceed with the sale of the land at this time.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The proceeds from the sale of this land will be deposited into the Property Realized Reserve.

COMMUNICATIONS PLAN

Notice of the tender will be advertised in the Star Phoenix a minimum of two Saturdays prior to the closing of tenders and will be sold pursuant to City Council Policy C09-033, Sale of Serviced City-Owned Lands. The public tender will also be posted on the City of Saskatoon Land Branch website.

PUBLIC NOTICE

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

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ATTACHMENTS

1. Plan showing the layout of Marquis Industrial Phase II.
2. Proposed Price List

**A2) Request For Encroachment Agreement
801 Second Avenue North
Lots 22, 23 and 24, Block 7, Plan 99-SA-33536
(File No. CC 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 801 Second Avenue North (Lots 22, 22 and 23, Block 7, Plan 99-SA-33536);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and,
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the agreement with respect to this encroachment.

ADOPTED.

The new owner of the property located at 801 Second Avenue North has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached Real Property Report, a portion of the building encroaches onto Princess Street and a portion of the building and awnings encroach onto Second Avenue. The total area of encroachment is approximately 15.0 square metres and will, therefore, be subject to an annual charge of \$50.00.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the owner, received September 4, 2007.
2. Real Property Report dated November 22, 2002.

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**A3) Land-Use Applications Received by the Community Services Department
For the Period Between August 23, 2007 and September 6, 2007
(For Information Only)
(File Nos. PL. 4132, PL. 4300; CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Condominium

- Application No. 32/07: 254-258 Pinehouse Place
Applicant: Jastek Riverstone Project Inc.
Legal Description: Lot 91, Block 890, Plan 77S130019
Current Zoning: RM4
Neighbourhood: Lawson Heights
Date Received: August 28, 2007
- Application No. 33/07: 208 Saskatchewan Crescent
Applicant: Colliers McClocklin for Urban Elements
Development Corporation
Legal Description: Parcel B, Plan K510
Current Zoning: RM4
Neighbourhood: Nutana
Date Received: September 6, 2007

Subdivision

- Application No.: 54/07
Applicant: Webb Surveys for Glenn & Elaine Rickman
Legal Description: Lot A, Block 20, Plan G873
Current Zoning: R2
Neighbourhood: Varsity View
Date Received: August 28, 2007
- Application No.: 55/07
Applicant: Webb Surveys for Darwin & Nissa McMaster
Legal Description: Lots 25 and 26, Block 28, Plan H4128
Current Zoning: 2025 St. Charles Avenue
Neighbourhood: Exhibition
Date Received: August 28, 2007

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- Application No.: 56/07
Applicant: Peters Surveys for City of Saskatoon
Legal Description: Pt. N. ½ Sec. 6-37-4-W3M
Current Zoning: Paton Crescent
Neighbourhood: Willowgrove North
Date Received: August 30, 2007

Subdivision

- Application No.: 57/07
Applicant: Webster Surveys for D.J. Homes Ltd.
Legal Description: Lots 1 and 2, Block 168, Plan 79S45902
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: September 5, 2007
- Application No.: 58/07
Applicant: Webb Surveys for Boychuk Investments
Legal Description: Parcel C, Plan 96S13323
Current Zoning: R1A
Neighbourhood: Briarwood
Date Received: September 5, 2007

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. 32/07
2. Plan of Proposed Condominium No. 33/07
3. Plan of Proposed Subdivision No. 54/07
4. Plan of Proposed Subdivision No. 55/07
5. Plan of Proposed Subdivision No. 56/07
6. Plan of Proposed Subdivision No. 57/07
7. Plan of Proposed Subdivision No. 58/07

Section D – INFRASTRUCTURE SERVICES

**D1) Enquiry – Councillor P. Lorje (June 25, 2007)
Surface Drainage System – Montgomery Place
(File No. CK. 7820-1)**

RECOMMENDATION: that the information be received.

BACKGROUND

The following enquiry was made by Councillor Lorje at the meeting of City Council held on June 25, 2007:

“Will the Administration provide a report on measures to rectify the condition of the surface drainage system in the neighborhood of Montgomery Place? Specifically, the ditches themselves in many instances have been filled in; there have been several properties subdivided with a resulting increased density of development; and there are many examples of undersized culverts, including, occasionally, no culvert at all. When will a remedial program to improve the surface drainage system in Montgomery Place be implemented?”

REPORT

The Montgomery neighborhood experienced extensive spring runoff/snow melt issues this year. In order to identify the problem areas and explore possible solutions, the Administration has engaged SAL Engineering Ltd. In addition to reviewing the data collected to date, they will be contacting the Community Association, Councillor Lorje and Public Works staff to obtain further input and observations. They will also be conducting a review of the drainage complaint history received by the City of Saskatoon

The Administration has requested that SAL Engineering Ltd. provide a report summarizing their investigations, along with solutions to the identified drainage problem, by the fall of 2007, in order for the matter to be included as a project in the 2008 Capital Budget submission.

PUBLIC NOTICE

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

IT WAS RESOLVED: that consideration of the matter be deferred to the next meeting of City Council.

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D2) Capital Project 1522 – Traffic Sound Attenuation

Circle Drive – 8th Street to 14th Street

File: CK 6000-6-1

- RECOMMENDATION:**
- 1) that the Administration be authorized to submit an application for funding under the Municipal Rural Infrastructure Fund (MRIF) for the construction of sound walls along Circle Drive between 8th Street and 14th Street as identified in Capital Project 1522; and
 - 2) that the City's portion of the funding for these sound walls be provided from the 2008 through 2010 allocations to the Traffic Noise Attenuation Reserve.

ADOPTED.

REPORT

Capital Project No. 1522 - Traffic Sound Attenuation involves the design and construction of sound attenuation devices to reduce the negative impact of vehicle related noise on abutting residential properties.

A list of 7 locations remains in Capital Project 1522 where sound attenuation walls have been requested and traffic noise studies have occurred. Since the data collected from many of these sites is quite dated, Infrastructure Services is currently in the process of collecting new traffic noise data at these and a number of other location throughout the City. It is our intent to also undertake a review of the sound attenuation policy as part of this work. A report outlining the results of this review will be presented to City Council in October.

Notwithstanding this review process, Infrastructure Services has been made aware of additional MRIF funding being made available to be used by March 31, 2009, in the amount of \$1,507,000.

In order to apply for this funding, Council must approve a location for 2008. Based upon previous commitments, the location recommended for construction in 2008 includes both the east and west sides of Circle Drive between 8th Street and 14th Street. Traffic noise data recently collected indicates that noise levels along this portion of Circle Drive have risen substantially since the last readings were taken in 2001. The estimated cost for construction of sound walls along this portion of Circle Drive is \$1,500,000 per side, for a total of \$3,000,000.

We have been informed by the Province that the deadline for applying for this last installment of MRIF funding is September 24, 2007, so the Administration is recommending that this project be put forward for funding under the program. Since the MRIF program is funded on a 50/50 basis, the City's portion of funding will come from the Traffic Noise Attenuation Reserve annual funding allocation of \$500,000 for the years 2008, 2009, and 2010. Corporate Finance is in agreement with this arrangement given the need to take advantage of the provincial funding being made available.

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The Administration is, therefore, requesting that City Council approve the application for MRIF funding for Project No. 1522 - Traffic Sound Attenuation for the installation of sound attenuation walls, in 2008, along Circle Drive between 8th Street and 14th Street.

PUBLIC NOTICE

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

**D3) Proposed Yield Sign Installation
Bedford Road & Avenue M
Bedford Road & Avenue L
(File No. 6280-1)**

RECOMMENDATION: that yield signs be installed for northbound and southbound vehicles at the intersections Bedford Road and Avenue M, and Bedford Road and Avenue L, as shown on attached Plan No. 211-0013-001r001.

ADOPTED.

REPORT

Infrastructure Services has received a request to review the traffic controls at the intersections of Bedford Road and Avenue M, and Bedford Road and Avenue L. All streets are classified as local roadways and carry a daily traffic volume of approximately 1,000 vehicles per day. The intersections of these roadways are four-legged and all are currently uncontrolled. A review of the five-year collision history has identified a number of collisions caused by motorists failing to yield the right-of-way.

Intersection	5-year collision history	Comments
Bedford & Avenue M	6	3 failed to yield in northbound direction
Bedford & Avenue L	7	4 failed to yield in southbound direction

According to Policy No C07-007, Traffic Control – Use of Stop and Yield Signs, a yield sign is warranted at an intersection where a unique problem is found to be susceptible to correction by use of the yield sign. At the intersection of Bedford Road and Avenue M, there is a pole and tree on the southeast corner which is blocking the view of drivers going northbound. At the intersection of Bedford Road and Avenue L, parked vehicles along Avenue L are blocking the view of southbound and northbound vehicles.

Infrastructure Services is recommending that yield signs be installed on Bedford Road and Avenue M and Bedford Road and Avenue L for northbound and southbound traffic. In addition, no parking signs will be installed along Avenue L, 10 metres from the intersection, to ensure visibility.

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PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 211-0013-001r001.

**D4) Proposed Parking Restriction
1800 Block of McKercher Drive
(File No. 6280-2; CK. 6120-2)**

RECOMMENDATION: that a parking restriction be installed on the 1800 block of McKercher Drive, as shown on Plan No. 210-0025-002r004 (Attachment 1).

ADOPTED.

Infrastructure Services has received a request for parking restrictions to be placed on the east side of the 1800 block of McKercher Drive. The presence of parked vehicles reduces the visibility for vehicles exiting from the underground parking area. The underground parking exit is on a steep incline which also decreases the visibility of oncoming traffic. The restriction of on-street parking as shown on Plan 210-0025-002r004 will ensure adequate visibility for motorists at this driveway.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 210-0029-006r001

Section E – UTILITY SERVICES

**E1) Purchase of Vacant Land for Future Access Transit Expansion
(File No. 4020-1 and 7305-1)**

- RECOMMENDATION:**
- 1) that City Council approve the purchase of approximately 1.66 acres of vacant land to be subdivided from 520 – 46th Street East. The land is to be purchased from Boardwalk Developments Ltd. at a purchase price of \$500,000;
 - 2) that this purchase be financed by reallocation of operating funds to service the debt for the purchase of the land. Legal and administration costs plus disbursements will be funded from the Access Transit Capital Reserve;
 - 3) that the City Solicitor be requested to prepare the necessary purchase agreements; and,
 - 4) that His Worship the Mayor and City Clerk be authorized to execute the agreements.

ADOPTED.

BACKGROUND

Access Transit is currently sharing a Transit building with the Body shop. Access Transit has outgrown this facility and it is anticipated there will be considerable future growth in this area over the next few years. Currently Transit has been leasing buildings to store Access and conventional buses over the colder months (Nov 1 – Apr 30) at an annual cost of \$80,000. Continuing to lease storage is increasingly problematic for the following reasons:

- a) due to the low vacancy rate of this type of property, it is nearly impossible to find a suitable building to lease;
- b) the cost of leasing has risen significantly; and,
- c) a short-term lease is hard to obtain (requirement of 6 months/yr).

The proposed property is adjacent to Access Transit and would accommodate land required for a building for Access Transit Storage. This expansion would allow Access Transit Section to remain as a stand alone business unit and not have the expense of relocation.

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REPORT

The Land Branch has come to an agreement on a sale price for the 1.66 acre parcel to be subdivided from the existing parcel of 520 – 46th Street East (Parcel D). Attachment #1 illustrates the proposed subdivision. Terms and Conditions of the agreement are as follows:

1. Purchase Price
Purchase price is \$500,000 with a deposit of \$25,000 to be paid within five (5) business days of City Council approval. The balance is to be paid on Closing.
2. Price Includes
The Purchase Price shall include:

“Land As Is”, with the Vendor incurring the costs associated with subdivision of said property from existing whole Parcel D. The costs associated with Subdivision application fees, approval fees, and off-site levies are estimated to be approximately \$85,590.00. If the costs associated with these items are in excess of this sum, the Vendor and Purchaser will share any additional costs on a 50/50 basis.
3. Conditions Precedent
 - (a) Approval of City Council by September 19th, 2007, authorizing the purchase of the subject property.
 - (b) The Vendor providing a copy of any Environmental Audits in the Vendor’s possession for the subject property on or before August 23, 2007, and the Purchasers acceptance of the Environmental Audits on or before September 19, 2007.
 - (c) The Vendor using their best efforts to undertake and fulfill all requirements and associated costs to receive Approval of Subdivision, Registration of Plan of Survey, and raising of Title to the newly subdivided parcel, on or before December 14, 2007. If the noted approvals and requirements have not been obtained by this date, the Vendor acknowledges the City of Saskatoon has sole discretion to extend this condition until such time as all approvals and requirements have been met to allow transfer of the property.
 - (d) The Vendor must submit the required Plan of Proposed Subdivision and associated application and application fee to the approving authority on or before September 28, 2007. If not submitted by this date, the vendor will assume all additional charges in excess of the \$85,590 that may be applicable.
4. Closing and Possession Date
Closing and Possession shall be January 3, 2008 or other such date as is agreed to in writing by both parties.
5. Property Access

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Upon acceptance of the Offer to Purchase by both parties, the Purchaser will have reasonable access to the subject property for testing, engineering, and general inspection.

6. Adjustments

Taxes and all other adjustments shall be made as of the Closing Date.

7. Legal Costs and Disbursements

Each party shall be responsible for its own legal costs. Purchaser is responsible for Land Title fees.

FINANCIAL IMPACT

Transit currently budgets \$80,000 annually to lease space for conventional and Access Transit bus storage. This operating funding will be reallocated to service the debt on the cost of the land. The Access Transit Capital Reserve will fund the subdivision costs. Approval for the building will be requested as a capital project in the 2008 Capital Budget process.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan of Proposed Subdivision

Section F – CITY MANAGER

- F1) River Landing Parcel “Y” – Lake Placid Investments Inc.
Proposal Evaluation
(File No. CC 4130-2; SPR 4129-13 and CK. 4129-3)**

RECOMMENDATION:

- 1) that the information be received; and,
- 2) that Administration proceed to negotiate the necessary agreements with Lake Placid Investments Inc. for the development of River Landing Parcel “Y”.

IT WAS RESOLVED: that the matter be considered with Item A7 of Communications to Council.

LEGISLATIVE REPORT NO. 14-2007

Section B – OFFICE OF THE CITY SOLICITOR

**B1) Truck Bylaw Modifications
(File No. CK. 6000-1)**

RECOMMENDATION: that City Council consider Bylaw No. 8629.

ADOPTED.

At City Council's meeting held on September 4, 2007, it was resolved:

- “1) that the City Solicitor be instructed to amend Bylaw 7200, The Traffic Bylaw, to modify the sections pertaining to trucks as previously approved by City Council at its meeting held on October 3, 2005, subject to further amendment outlined within the report of the General Manager, Infrastructure Services Department dated August 7, 2007; and
- 2) that City Council approve the Traffic Bylaw Special Permits Policy.”

Part VII of The Traffic Bylaw No. 7200 addresses permitted vehicle weights and dimensions on streets. The amendments generally overhaul Part VII to ensure better protection of the City's infrastructure and ensure safety on the roadway. The amendments deal largely with truck routing and permitted vehicle weights in an attempt to achieve these goals.

We are pleased to enclose Bylaw No. 8629 which enacts the changes to Bylaw No. 7200 outlined in the reports put before City Council on September 4, 2007 and October 3, 2005.

In addition, as part of the Solicitor's Office ongoing review of Bylaw No. 7200, we have identified some housekeeping amendments which are required to ensure that the Bylaw is clear, accurate and up to date. Accordingly, the proposed amendment:

- (a) renumbers the definition section and ensures that the definitions read in alphabetical order;
- (b) rewrites Schedule No. 10 to correspond with *The Summary Offences Procedure Act, 1990*; and
- (c) increases the minimum penalty in Schedule No. 10 under the Section “Penalties Not Otherwise Provided For” from \$15 to \$50 to make this minimum penalty more consistent with that provided in other Bylaws.

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In addition to ensuring clarity and accuracy in the Bylaw, these amendments are also necessary to ensure the proper enforcement of the provisions related to permitted vehicle weights and dimensions on streets.

PUBLIC NOTICE

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

ATTACHMENT

1. Proposed Bylaw No. 8629, The Traffic Amendment Bylaw, 2007 (No. 6).

**B2) Snow and Ice Program
(File No. CK. 6290-1)**

RECOMMENDATION: that City Council consider Bylaw No. 8628.

ADOPTED.

On August 13, 2007, City Council considered a report from Infrastructure Services regarding amendments to The Sidewalk Clearing Bylaw, 2005 and resolved as follows:

- “1) that Bylaw No. 8463, The Sidewalk Clearing Bylaw, 2005, be amended as follows:
 - a) to include all sidewalks, including sidewalks in commercial and residential areas;
 - b) the compliance time for the owner or occupant of adjoining property to clear or remove, or cause to be cleared or removed, snow or ice or other loose debris from the sidewalk adjoining the property to be changed from; on or before 0900 hours on each day, or in the case of a heavy snowfall; on or before 1200 hours on each day, to within 24 to 48 hours of when the snow or ice was deposited, depending upon the location of the sidewalk, as outlined in this report;
 - c) the area of the nine Sidewalk Clearing Areas currently identified in Bylaw No. 8463, to be amended as outlined in this report;
 - d) enforcement for non-compliance with the Bylaw to include:
 - (a) a fine; and/or
 - (b) removal of the snow or ice at the expense of the owner;
- 2) that the City Solicitor be instructed to make the necessary amendments to Bylaw No. 8463 for consideration by City Council;

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- 3) that implementation of the fine process be delayed with only warnings issued for non-compliance for the first year; and
- 4) that the Administration report back in one-year's time on the effectiveness of the program, prior to implementing the fine process."

It is our understanding that the substantive requirements to clear all snow, ice and other loose debris from the sidewalk adjoining a property is to apply to all commercial and residential property within the City this upcoming winter season, the time frame for compliance being either 24 or 48 hours from when the snow or ice was deposited, depending on the area of the City (The 24 hour time frame applies to the commercial areas identified in Schedule "A" to the Bylaw). The Bylaw contains a fine structure and outlines a ticketing process, however, we understand that implementation of the fine/ticketing process is to be delayed for the 2007/2008 winter season.

Despite delayed implementation of the fine/ticketing process, the Bylaw retains provisions allowing for the removal of the snow or ice at the expense of the owner for non-compliance with the provisions of the Bylaw. We understand that this enforcement mechanism alone is to be used for the 2007/2008 winter season. The Communications plan is intended to make clear the City's intention for implementation of the Bylaw this year.

We have confirmed with Infrastructure Services that they are working with Communications, the Community Services Department and external agencies to devise a volunteer program to assist citizens who are unable to clear their own sidewalk.

We are pleased to attach Bylaw No. 8628 which provides the necessary amendments.

PUBLIC NOTICE

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

ATTACHMENT

1. Proposed Bylaw No. 8628, The Sidewalk Clearing Amendment Bylaw, 2007.

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**B3) Proposed Industrial Development in the R.M. of Corman Park
(File No. CK. 4110-1)**

- RECOMMENDATION:**
- 1) that the City enter into a tripartite Agreement with BizHub Developments Ltd. and the Rural Municipality of Corman Park No. 344 respecting the handling of storm water from BizHub Developments Ltd.'s proposed development in accordance with the terms outlined in this report; and
 - 2) that the City Solicitor draft the appropriate Agreement for execution by the Mayor and City Clerk on behalf of the City.

ADOPTED.

BACKGROUND

BizHub Developments Ltd. has applied to the Provincial Department of Government Relations for a subdivision and rezoning of its property located in the R.M. of Corman Park on the northwest outskirts of the City. The proposed development is going to rely upon the City's storm water sewage system because storm water from it drains south, through a holding pond in the R.M. of Corman Park (Pond No. 2) and into the City's system at the west end of 60th Street. The Administration has negotiated with BizHub Developments Ltd. in order that the City may be fairly compensated for the use of its storm water sewage system. This report sets out the negotiated terms and seeks approval from City Council to enter into an Agreement which incorporates these negotiated terms.

Moreover, because of the proposed development's close proximity to the city limits of Saskatoon, the City is entitled to provide comments to the Provincial Department of Government Relations with respect to the subdivision and rezoning. Should City Council approve this report, one of the terms of the Agreement would be to advise the Provincial Department of Government Relations that the City has no objections to the subdivision and rezoning.

REPORT

The City Manager conducted negotiations with BizHub Developments Ltd. regarding the proposed development's reliance upon the City's storm water sewage system and suitable compensation to the City for same.

The discussions focussed on two main issues. First, a one-time payment to compensate the City for the construction of infrastructure required to limit the volume of storm water the City would accept from the proposed development. Second, an annual fee for the proposed development's use of the City's storm water sewage system. During discussions, the issue of ongoing collection and payment of the annual fee was raised. Because BizHub Developments Ltd. and the R.M. of Corman Park intend to enter into a Servicing Agreement with respect to the proposed development,

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it was suggested that their Servicing Agreement could provide for collection of the annual fee. Then, the R.M. of Corman Park would have the responsibility to remit the annual fee to the City. This tripartite framework has been agreed upon administratively pending approval by City Council and Council for the R.M. of Corman Park.

The major points which have been agreed upon in principle and which would be included in an Agreement are as follows:

1. The parties to the Agreement are the City, BizHub Developments Ltd. and the R.M. of Corman Park.
2. The term of the Agreement is 99 years.
3. BizHub Developments Ltd. acknowledges that storm water from the proposed development drains south, through Pond No. 2 and into the City's storm water sewage system. The maximum volume of water which the City will allow to enter its storm water sewage system from Pond No. 2 is 200 litres per second. In order to control this, the City will install an electronically controlled gate valve. The gate valve may be placed at the west end of 60th Street but if this location proves unsuitable, BizHub Developments Ltd. and the R.M. of Corman Park agree to cooperate in placing the gate valve at a more suitable location.
4. BizHub Developments Ltd., the R.M. of Corman Park and the Saskatoon Airport Authority acknowledge and agree to the discharge rate of 200 litres per second from Pond No. 2. BizHub Developments Ltd. and the R.M. of Corman Park agree by way of this Agreement and the Saskatoon Airport Authority agrees by way of letter, which letter has been received by the Administration.
5. An annual fee for accepting the storm water into the City's storm water sewage system is payable with respect to the proposed development area. The amount of the annual fee is calculated by multiplying the annual storm water levy payable by single-family residential properties within the City by 80. The levy is set yearly by City Council - in 2006 it was \$24.00 per single-family residential property.
6. BizHub Developments Ltd. will pay a one-time fee of \$650,000.00 for capital costs associated with construction of the gate valve and other capital costs associated with the proposed development's reliance on the City's storm water sewer system. Should off-site levies ever be payable with respect to the proposed development area, the City will treat the \$650,000.00 as partial payment for the storm sewer portion of any applicable levies. Timing of the \$650,000.00 payment shall be after the Agreement is executed and BizHub Developments Ltd. has received approval for the subdivision from the Province.

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7. After the Agreement is executed, the City shall advise the Provincial Department of Government Relations that it has no objection to BizHub Developments Ltd.'s subdivision and rezoning applications related to the proposed development.

The remaining outstanding issue is that of potable water flow rates to the proposed development. The Infrastructure Services Department will report on that issue at a later date.

PUBLIC NOTICE

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

REPORT NO. 10-2007 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor G. Wyant, Chair
Councillor B. Dubois
Councillor P. Lorje
Councillor C. Clark
Councillor B. Pringle

1. **City Centre Community Renewal Initiatives
Avenue N Project – Affordable Rental Units
(File No. CK. 750-4)**

RECOMMENDATION: that funding of ten percent of the total project cost for the purchase and renovation of the existing apartment building at 205 Avenue N South totalling \$137,000 from the Affordable Housing Reserve be approved.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated August 14, 2007, with respect to the above project.

Your Committee has reviewed the report with the Administration and the applicant's representative and supports the recommendation as outlined above.

2. **One Arrow First Nation and Cress Housing Corporation – One Arrow**

Affordable Family Rentals – 137 Avenue P South – Affordable Rental Units
(File No. CK. 750-4)

RECOMMENDATION: that funding for the purchase and renovation of the existing apartment building at 137 Avenue P South totaling \$99,000 from the Affordable Housing Reserve be approved.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated August 14, 2007, with respect to the above project.

Your Committee has reviewed the report with the Administration and supports the recommendation, as outlined above.

3. Columbian Manor – Revised K. C. Charities Inc.
Affordable Housing Application for 2940 Louise Street
(File No. CK. 750-4)

RECOMMENDATION: that City Council approve additional funding of \$91,800 for the new construction of 51 units of affordable housing for seniors by K. C. Charities Inc. (Columbian Manor).

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated August 8, 2007, with respect to the above application.

Your Committee has reviewed the report and supports the recommendation, as outlined above.

REPORT NO. 12-2007 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor G. Penner, Chair
Councillor M. Neault
Councillor D. Hill
Councillor M. Heidt
Councillor T. Paulsen

1. Dark-Sky Compliant Lighting – New Neighbourhoods
(File No. CK. 6300-1)

RECOMMENDATION:

- 1) that flat lens street lighting fixtures be adopted as the standard for all future residential street lighting installations including replacements in existing neighbourhoods;
- 2) that cobra head fixtures with drop lens fixtures continue to be utilized for lighting arterial streets and other major thoroughfares; and
- 3) that flat lens fixtures not be used as replacements in existing residential neighbourhoods with specialized light fixtures.

IT WAS RESOLVED: that the matter be considered with Item A6 of Communications to Council.

REPORT NO. 3-2007 OF THE BOARD OF TRUSTEES - CITY OF SASKATOON
GENERAL SUPERANNUATION PLAN

Composition of Board

Dr. A. Whitworth, Chair
Mr. M. Baraniecki, Vice-Chair
Mr. F. Smith
Councillor G. Wyant
Mr. P. Richards
Mr. S. Saunders
Mr. L. Thiessen
Mr. G. Gross

**1. Appointment – Board of Trustees – General Superannuation Plan
Independent Trustee
(File No. CK. 175-46)**

RECOMMENDATION: that Dr. Hervé Langlois be appointed as Independent Trustee on the Board of Trustees – General Superannuation Plan for a three-year renewable term (2008, 2009, 2010).

Clause 6.(1)(c) of the Trust Agreement for the General Superannuation Plan states as follows:

“(1) The Trustees shall be comprised of nine persons appointed as follows:

- (c) one person who shall not be an employee of the City, shall be appointed by the City for a three (3) year renewable term upon the recommendation of the Trustees appointed under (a) and (b). There shall be no limit upon the number of terms which may be served by a Trustee appointed under this clause.”

The position of Independent Trustee became vacant when Dr. Anthony Whitworth was re-appointed to the Board of Trustees as a management trustee rather than the independent Trustee. Since that time the Board has been undertaking the nomination and selection process to fill this vacant position and now wishes to put forward its recommendation that Dr. Hervé Langlois be appointed to fill this position. It should be noted that when Dr. Langlois was a Councillor, he served on this Board.

IT WAS RESOLVED: that Dr. Hervé Langlois be appointed as Independent Trustee on the Board of Trustees – General Superannuation Plan for a three-year renewable term (2008, 2009, 2010), effective immediately.

REPORT NO. 1-2007 OF THE FIREFIGHTERS’ PENSION FUND TRUSTEES

Composition of Committee

Mr. David Rumpel, Chair
Mr. Murray Gronsdal
His Worship the Mayor
Mr. Tim Leier
Mr. Bruce Siemens
Mr. Rob Hogan

**1. Actuarial Valuation Report to December 31, 2006
Improvements to the Fire Superannuation Plan
(File No. CK. 4730-4-2)**

- RECOMMENDATION:**
- 1) that the Actuarial Valuation Report to December 31, 2006, including the improvements to the Plan outlined therein, be approved; and
 - 2) that Aon Consulting be authorized to file the Actuarial Valuation Report to December 31, 2006 with the Superintendent of Pensions and the Canada Revenue Agency.

ADOPTED.

Attached is a copy of the Actuarial Valuation Report to December 31, 2006 for the Fire Superannuation Plan, which shows a surplus of \$5,289,000.00, of which \$2,691,000.00 will be placed in the surplus contingency reserve. \$928,000.00 will be used to improve an actuarial assumption, and \$1,670,000.00 will be used for an ad hoc increase to pensioners.

The assumption being improved is regarding mortality rates. They will be enhanced from the 1994 Uninsured Pensioner Mortality (UP94) table projected to 2010, to (UP94) projected to 2015. This reflects the expected longevity improvements of the general population and plan members. This also reduces future liabilities to the Plan, by paying for them with surplus dollars.

Effective January 1, 2008, pensions will increase by 3.1% of the Consumers Price Index as of December 31, 2006. This increase is prorated for those pensioners who have not yet experienced that level of inflation. Total CPI from January 2000 to the end of 2006 was 15.75%. The last increase was effective January 1, 2003, which was 33% of inflation for the years 2000, 2001, and 2002.

This ad hoc increase does not have any financial impact on the future funding of the Plan, as it is paid for entirely with surplus funds.

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It should be noted that since January 1, 1997, the funding of the Plan has been a matching contribution formula where the employees and employer pay equal amounts. This also requires that the employees accept and share any cost of any future liabilities.

This increase will be a small step forward in maintaining an adequate income, so that our pensioners can sustain an independent and decent quality of life in their retirement years.

Mr. Dave Rumpel, Chair, will be in attendance at the Council meeting to answer any questions.

**2. Bylaw No. 8630 Amendment to Fire Superannuation Plan Bylaw No. 8225
Amendments Requested by Superintendent of Pensions &
Ad Hoc Pension Increase
(File No. CK. 1798-1)**

RECOMMENDATION: that Bylaw No. 8630 be considered.

ADOPTED.

Attached is a copy of Bylaw No. 8630 which amends the Plan to deal with the clarification requested by the Deputy Superintendent of Pensions and to implement the ad hoc pension increase effective January 1, 2008, as provided in the improvements to the Plan identified in Valuation Report to December 31, 2006, attached to Clause 1.

REPORT NO. 15-2007 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship Mayor D. Atchison, Chair
Councillor C. Clark
Councillor B. Dubois
Councillor M. Heidt
Councillor D. Hill
Councillor P. Lorje
Councillor M. Neault
Councillor T. Paulsen
Councillor G. Penner
Councillor B. Pringle
Councillor G. Wyant

1. Snow and Ice Program – Snow Routes
(File No. CK. 6290-1)

- RECOMMENDATION:**
- 1) that Bylaw No.7200, The Traffic Bylaw, be amended to include temporary snow route ‘no parking’ bans;
 - 2) that temporary snow route ‘no parking’ bans be in effect on Priority 1 and selected Priority 2 streets as shown on the Priorities for Street Maintenance Program map (Attachment 1) for the 2007/2008 season;
 - 3) that enforcement for non-compliance with a temporary parking ban include:
 - a) a ticket; and/or
 - b) removal of the vehicle; and/or
 - c) impounding of the vehicle at the owners expense; and
 - 4) that snow route ‘no parking’ bans be phased in on the remaining Priority 2 and 3 streets over the next three years, beginning in the fall of 2008.

ADOPTED.

Your Committee has considered and supports the attached report of the General Manager, Infrastructure Services Department.

2. Administrative Review Officer

(File No. CK. 110-1)

- RECOMMENDATION:**
- 1) that the Administrative Review Officer position be abolished; and
 - 2) that the City Solicitor be requested to undertake appropriate action to repeal Bylaw No. 8245.

ADOPTED.

The following is a report of the City Clerk, dated August 29, 2007:

“BACKGROUND

One of the requirements of the new *Cities Act*, which came into force on January 1, 2004, was the establishment of an “administrative review body” to investigate and report to City Council on any matters of administration or decisions for which an appeal process was not already provided through legislation or a collective bargaining agreement. The administrative review body was not authorized to investigate any decision, recommendation, act, order or omission of City Council or its committees, an appeal board, or the City’s lawyers. City Council duly passed Bylaw 8245, and established a Saskatoon Administrative Review Officer (ARO).

In response to a request put forward by the City Mayors and Managers group in 2005, Saskatchewan Government Relations agreed to conduct a review of the Administrative Review Body provisions of the *Act*. A committee comprised of provincial and municipal representatives as well as members of administrative review bodies was established to review the issue and report its findings. Attached is a copy of the report of the committee, which recommends that the *Cities Act* be amended to make the establishment of an ARB optional rather than mandatory. The Province included this amendment in its recent amendments to the *Act*, which are now in force.

The City of Regina has already disbanded its administrative review body. No other cities have done so yet, but it is understood that this is their intention.

REPORT

There were six formal complaints to the Saskatoon ARO in 2004. Of these, three were deemed by the ARO to be outside of her jurisdiction, and two were handled by the applicable manager to the appellant’s satisfaction. The sixth complaint was outside of the ARO’s jurisdiction, since it related to the City’s utility arrears collection policy, but the ARO was asked to investigate the complaint anyway in order to determine whether she would have any recommendations as to any changes the City could make to its policy. Her report upheld the City’s practices.

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There were no formal complaints in 2005. There were two formal complaints in 2006, one of which the ARO refused to investigate, and the other which related to the City's collection of an outstanding utility account. There have been no formal complaints to date in 2007.

The Committee will note that the above information relates to formal complaints only. There have been many instances where citizens attempt to utilize the ARO process for issues that are not within the ARO's jurisdiction, or without giving the General Manager an opportunity to resolve the issue. At City Council's request, the City Clerk acts as "gatekeeper" to the ARO, which usually results in the issue being handled by an alternate means.

The Committee may wish to consider eliminating the Saskatoon Administrative Review Officer position. While the formal ARO process has not been utilized to a great extent, and has therefore not had a significant monetary cost, its existence raises expectation in the community that any time a person is unhappy with any action of the City they can appeal the decision, which results in a cost of administrative time and effort. The writer concurs with the position put forward by the City Mayors and Managers group that AROs are not necessary because of the numerous processes already available for citizens to have issues addressed within either the existing administrative structure or with their elected representatives."

Attached is a copy of the report prepared by the municipal/provincial review body, referred to above.

Your Committee has reviewed this matter and is of the opinion that the Administrative Review Officer position is not necessary because of the numerous processes already available for citizens to have issues addressed within the existing administrative structure or with their elected representatives."

His Worship the Mayor assumed the Chair.

Moved by Councillor Hill, Seconded by Councillor Penner,

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

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Joe Kuchta, dated September 10

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

2) Margi Corbett, dated September 5

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

3) Mark and Barb Wouters, dated September 7

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

4) Donald Sutherland, dated September 8

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

RECOMMENDATION: that letters B1) to B4) be considered with Clause F1, Administrative Report No. 20-2007.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the letters be considered with Item A7 of Communications to Council and Clause F1, Administrative report No. 20-2007.

CARRIED.

5) Laurie Shaw, Saskatoon Council of Women, dated September 2

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Commenting on a proposal to rename the Frances Morrison Library. (File No. CK. 650-1)

RECOMMENDATION: that the information be received and forwarded to the Saskatoon Library Board.

Moved by Councillor Neault, Seconded by Councillor Heidt,

THAT the information be received and forwarded to the Saskatoon Library Board.

CARRIED.

**6) Lawrence Pinter, Chair
Saskatoon Environmental Advisory Committee, dated September 14**

Submitting comments regarding Dark-Sky compliant lighting in new neighbourhoods. (File No. CK. 6300-1 and CK. 375-3)

RECOMMENDATION: that the letter be considered with Item A6 of Communications to Council and Clause 1, Report No. 12-2007 of the Administration and Finance Committee.

Moved by Councillor Penner, Seconded by Councillor Pringle,

THAT the letter be considered with item A6 of Communications to Council and Clause 1, Report No. 12-2007 of the Administration and Finance Committee.

CARRIED.

**7) Lawrence Pinter, Chair
Saskatoon Environmental Advisory Committee, dated September 14**

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

8) Rob Brown, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

9) Tim Quigley, dated September 17

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Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

10) Deb Hopkins, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

11) Ellen Quigley, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

12) Joe Kuchta, dated September 16

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

13) Don Greer, dated September 15

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

14) Anna Ringstrom, dated September 12

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

15) John and Betsy Bury, dated September 14

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

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16) Gwen Curtis, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

17) Brenda Baker, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 4129-3)

RECOMMENDATION: that the letters be considered with Item A7 of Communications to Council and Clause F1, Administrative Report No. 20-2007.

Moved by Councillor Heidt, Seconded by Councillor Hill,

THAT the letters be considered with Item A7 of Communications to Council and Clause F1, Administrative Report No. 20-2007.

CARRIED.

C. INFORMATION ITEMS

1) Janet Caldwell, dated August 29

Commenting on the need for rent control. (File No. CK. 750-1)

2) Darryl Gerwing, dated September 1

Expressing gratitude with respect to whistle cessation by the end of 2007. (File No. CK. 375-2)

3) Jeremy Rozek, dated September 1

Commenting on parking tickets. (File No. CK. 6120-2)

4) Gail and John Wheeler, dated September 4

Commenting on accessibility issues on Monroe Avenue. (File No. CK. 6220-1)

5) Lisa Lang, dated September 4

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Commenting on inconvenient road closures. (File No. CK. 6000-1)

6) Warren Loeffelholz, dated September 5

Commenting on traffic delays due to construction. (File No. CK. 6000-1)

7) Steven Fontaine, dated September 5

Commenting on traffic delays due to construction. (File No. CK. 6000-1)

8) Rhonda Adair, dated September 5

Commenting on traffic delays due to construction. (File No. CK. 6000-1)

9) Chris Zelko, dated September 5

Commenting on traffic delays due to construction. (File No. CK. 6000-1)

10) Brian AuCoin, dated September 5

Commenting on traffic delays due to construction. (File No. CK. 6000-1)

11) Bob McAllister, dated September 10

Commenting on traffic delays due to construction. (File No. CK. 6000-1)

12) Ken Ellis, dated September 9

Commenting on rocks used when the City sands roads. (File No. CK. 6000-1)

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13) Lila Wagner, dated September 10

Commenting on signage at high-collision areas. (File No. CKI. 150-1)

14) Darren Parker, dated September 7

Expressing interest in bringing a professional baseball team to Saskatoon. (File No. CK. 150-1)

15) Brad Wall, Leader of the Official Opposition, dated August 30

Providing information on Saskatchewan Infrastructure Growth Initiative. (File No. CK. 1860-1)

16) Michael McCoy, dated September 11

Commenting on proposed parking ban for snow clearing on residential streets. (File No. CK. 6290-1)

17) Nancy Carmichael, Saskatoon Community Clinic, dated September 7

Submitting information with respect to a "Pedestrian Safety Walk" being held on Friday, September 28, 2007, beginning at 10:30 a.m. (File No. CK. 5200-1)

18) Joanne Sproule, Deputy Assistant City Clerk, dated September 6

Providing Notice of Hearing of the Development Appeals Board with respect to the property located at 3335 Cassino Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Dubois, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Kristin and Rob Knibbs, dated August 30

Commenting on accessibility issues by the weir. (File No. CK. 6220-1) **(Referred to Administration for consideration.)**

2) S. Morin, dated August 8

Expressing concern about an incident that occurred on Pendygrasse Road. (File No. CK. 150-1) **(Referred to Administration for any action deemed appropriate.)**

3) Chase Dale, dated September 5

Expressing concern over his car flooding in a recent storm. (File No. CK. 281-2) **(Referred to City Solicitor for further handling.)**

4) Marilyn McCutcheon, dated September 5

Commenting on a parking ticket issued to a family member. (File No. CK. 6120-1) **(Referred to Administration for any action deemed appropriate.)**

5) Kathy Wicks, dated September 8

Expressing concern about a Saskatoon family who may become homeless. (File No. CK. 750-1) **(Writer advised to contact Saskatoon Housing Authority for assistance.)**

6) Bev Gale, dated September 9

Requesting further information about 2007 Flood Protection Plan. (File No. CK. 7820-1) **(Referred to Administration for further handling, and writer advised of information with respect to the flood program.)**

7) Raymond Done, dated September 11

Expressing concern about school buses parked in residential driveways and on residential streets. (File No. CK. 6250-1) **(Referred to Administration to respond to the writer.)**

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8) Debbie Derbowka, dated September 10

Commenting on the intersection of 22nd Street and Avenue H North. (File No. CK. 6250-1) **(Referred to Administration for consideration.)**

9) Frank Johnson, dated September 11

Requesting information about snow removal. (File No. CK. 6290-1) **(Writer provided with information with respect to the City's snow removal program.)**

10) Constance Barclay, dated August 31

Requesting concerns about recycling hard plastics. (File No. CK. 7830-5) **(Referred to Administration to respond to the writer.)**

11) David R. Bessette, dated September 11

Offering syringe and needle disposal services. (File No. CK. 3000-1) **(Referred to Administration for consideration.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Neault, Seconded by Councillor Wyant,

THAT the information be received.

CARRIED.

E. PROCLAMATIONS

1) Keith Coulter, Correctional Service Canada, dated September 5

Requesting that City Council proclaim November 18 to 25, 2007, as Restorative Justice Week in Saskatoon. (File No. CK. 205-5)

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2) Dale Burgos, Canadian Breast Cancer Foundation, dated September 5

Requesting that City Council proclaim October 2007 as Breast Cancer Awareness Month in Saskatoon. (File No. CK. 205-5)

3) His Worship Mayor Atchison, dated September 11

Requesting that City Council proclaim Friday, September 21, 2007 as Chief Whitecap – John Lake Bridging 125 Day, and advising of events being held in celebration. (File No. CK. 205-5)

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

Moved by Councillor Penner, Seconded by Councillor Pringle,

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

CARRIED.

ENQUIRIES

Councillor G. Penner
Left-Turn Arrows
Arlington Avenue and Taylor Street
(File No. CK. 6250-1)

Could I please have a report on whether it is feasible to have left turn arrows for north/south traffic at the intersection of Arlington Avenue and Taylor Street.

The meeting recessed at 6:35 p.m. and reconvened at 7:00 p.m.

HEARINGS

- 4a) Proposed Zoning Bylaw Text Amendment
Definition of “Dwelling, Street Townhouse”
Applicant: Don Armstrong, Dundee Developments
Proposed Bylaw No. 8626
(File No. CK. 4350-1)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8626.

Attached are copies of the following:

- proposed Bylaw No. 8626;
- a report of the General Manager, Community Services Department dated July 23, 2007 recommending that the proposal to amend the definition of a ‘dwelling, street townhouse’ as contained in the Zoning Bylaw be approved;
- a report of the Municipal Planning Commission dated August 8, 2007 advising the Commission supports the above noted recommendation; and
- the notice that appeared in the local press under dates of September 1 and 8, 2007.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department expressed the Department’s support of the proposed Zoning Bylaw Text Amendment.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed Zoning Bylaw Text 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 Penner, Seconded by Councillor Hill,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Pringle,

THAT Council consider Bylaw No. 8626.

CARRIED.

- 4b) Proposed Rezoning from ‘R2’ and ‘M1’ to ‘B1B’
1100 – 1116 Broadway Avenue
Lots 9 to 15, Block 20, Plan G103
Buena Vista Neighbourhood
Proposed Bylaw No. 8627
(File No. CK. 4351-1)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8627.

Attached are copies of the following:

- proposed Bylaw No. 8627;
- a report of the General Manager, Community Services Department dated June 11, 2007 recommending that the proposed amendments to the City’s Zoning Bylaw to rezone Lots 9-15, Block 20, Plan G103 (1100-1116 Broadway Avenue), as indicated in Attachment 2, from an ‘R2 District’ and ‘M1 District’ to a ‘B1B District’ be denied;
- a report of the Municipal Planning Commission dated August 9, 2007 recommending:
 - 1) that the proposed amendments to the City’s Zoning Bylaw to rezone Lots 9-15, Block 20, Plan G103 (1100-1116 Broadway Avenue) from an R2 and M1 District to a B1B District be denied; and
 - 2) that City Council consider a new application for a rezoning by agreement on a specific proposal for this property that would serve the needs of the neighbourhood and the applicant;
- notice that appeared in the local press under dates of September 1 and 8, 2007; and
- letters from the following people:
 - Derek and Nora Potts, dated September 8, 2007;
 - Terry Schwalm, dated September 6, 2007;
 - Jean Goldie, dated September 11, 2007;
 - Elizabeth Kologie Braun, dated September 10, 2007;
 - Aron Braun, dated September 11, 2007;
 - Ruth Millar, dated September 10, 2007;

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- Lindsay Tallon, dated September 10, 2007;
- Doug Goldie, dated September 11, 2007;
- Aviva Zack, dated September 11, 2007;
- Erinn Timpson and Robert Wilson, dated September 11, 2007;
- Patty Kozak and Glen Bindle, dated September 10, 2007;
- Elaine and Ron Langford, dated September 11, 2007;
- David Klatt, dated September 12, 2007;
- Nicki Ault, dated September 12, 2007;
- Brenda Hill, dated September 12, 2007; and
- Milo Anderson, dated September 17, 2007.

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, indicated that the Department is recommending that the application be denied.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission is not in support of the proposed Zoning Bylaw amendment, but that the applicant should resubmit their application for a rezoning by agreement.

Mr. Jeff McGill, owner, withdrew his application for the proposed rezoning and advised that he will pursue a rezoning by agreement at the appropriate time.

In light of the withdrawal of the rezoning application, City Council did not take any further action.

MATTERS REQUIRING PUBLIC NOTICE

- 5a) Productivity Improvement Loan
TCU Place – Corporate Box Expansion Project
(File No. 163-1)**

REPORT OF THE CITY CLERK:

“The following is a report of the General Manager, Corporate Services Department dated September 10, 2007:

- ‘RECOMMENDATION:**
- 1) that City Council approve the TCU Place Corporate Box Expansion capital project; and
 - 2) that City Council approve a Productivity Improvement Loan of \$167,000 incorporating the lending and repayment terms as outlined in the report.

BACKGROUND

The TCU Place Board of Directors at its meeting on June 28, 2007, approved a Corporate Box Expansion Project that would convert theatre side balconies to full service corporate boxes. These boxes would be sold to sponsors in an expansion of their current corporate box suite program.

REPORT

The expansion project would convert 18 existing boxes, each with a capacity of six patrons, to exclusive suites to accommodate corporate sponsors. This would provide significant new revenues generated through long-term sponsorships, increased ticket sales, and subsequent food and beverage service. The project will convert an under-utilized area of the theatre to a productive and revenue-generating opportunity for TCU Place.

The project renovations include:

- Removal of the back screen of the boxes and expand the box by approximately 3-4 feet allowing more comfortable viewing without affecting the sound or theatre tone, as confirmed by reports from architects and theatre specialists;
- Replacement of the existing six seats to more comfortable seating with drink holders along the front edge of the box;
- Addition of a small table at the back of the suite to accommodate pre-ordered beverages (this concept is more of a full-service suite and will not be necessary to install mini-bars, fridges or sinks as the food and beverage service will be provided from the balcony lobby outside of the boxes);
- Reconfiguring the balcony lobby area to provide exclusive and spacious access to corporate patrons and their guests for pre-event and intermission gathering; and
- Furnishing the lounge with soft, tasteful chairs as well as short and tall bar tables.

The total cost of the renovation is expected to be \$167,000 which will be funded in the interim by TCU Place during the construction phase. Upon completion, TCU Place would take out the productivity improvement loan for the full amount. The loan will be repaid over a five-year term from the incremental revenues to be generated from the sponsorship, increased ticket sales, and food and beverage sales.

The boxes will be sold for a five-year term ranging from \$8,000 to \$15,000 per year, per box. It is expected that \$149,800 per year will be generated from sponsorship revenues (net of commissions and ticket/food or beverage credits).

This will more than cover the expected annual debt repayment of about \$38,500. The current interest rate used to calculate the debt cost is 4.90% however, once the project is complete and the money is required to repay the interim source of funds, a new rate will be established based on the market.

PUBLIC NOTICE

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

1. Advertising in *The StarPhoenix* City Page on Saturday, September 8 and Saturday, September 15, 2007 and in *The Sunday Sun* on Sunday, September 9, and Sunday, September 16, 2007.
2. Posted on City Hall Notice Board on September 7, 2007.
3. Posted on the City's Website on September 7, 2007.

ATTACHMENT

1. Photocopy of Public Notice.”

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 Paulsen, Seconded by Councillor Penner,

- 1) *that City Council approve the TCU Place Corporate Box Expansion capital project;*
- 2) *that City Council approve a Productivity Improvement Loan of \$167,000 incorporating the lending and repayment terms as outlined in the report; and*
- 3) *that the City Solicitor be requested to bring forward the appropriate Bylaw amendment.*

CARRIED.

5b) Stonebridge Neighbourhood Concept Plan Amendment
Applicant: City of Saskatoon, Community Services Department
(File No. CK. 4131-27)

REPORT OF THE CITY CLERK:

“The purpose of this matter requiring public notice is to consider the following recommendation of the General Manager, Community Services Department:

- RECOMMENDATION:**
- 1) that the proposed amendment to the Stonebridge (Residential) Neighbourhood Concept Plan, as shown on Attachment 2, be approved;
 - 2) that the Land Manager be instructed to undertake the necessary steps to create the proposed six acre parcel and provide the required reports regarding purchase price and method of sale at the appropriate time; and
 - 3) that the Development Services Manager be instructed to undertake the necessary steps to zone the proposed parcel for multi-family residential development.’

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated July 23, 2007;
- Report of the Municipal Planning Commission dated August 13, 2007 advising that the Commission supports the above-noted recommendation;
- Report of the Planning and Operations Committee dated August 15, 2007 advising the Committee supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of September 8 and 15, 2007.”

Ms. Anne Stevenson expressed concerns regarding park space being converted to residential properties.

Moved by Councillor Penner, Seconded by Councillor Hill,

- 1) *that the proposed amendment to the Stonebridge (Residential) Neighbourhood Concept Plan, as shown on Attachment 2, be approved;*
- 2) *that the Land Manager be instructed to undertake the necessary steps to create the proposed six acre parcel and provide the required reports regarding purchase price and method of sale at the appropriate time; and*
- 3) *that the Development Services Manager be instructed to undertake the necessary steps to zone the proposed parcel for multi-family residential development.*

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

A. REQUESTS TO SPEAK TO COUNCIL

1) Mark von Eschen, Shakespeare on the Saskatchewan, dated August 28

Requesting permission to address City Council with respect to the 2007 season. (File No. CK. 1870-1)

RECOMMENDATION: that Mr. von Eschen be heard.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT Mr. von Eschen be heard.

CARRIED.

Mr. Mark von Eschen, Shakespeare on the Saskatchewan, expressed appreciation to the City of Saskatoon for its support and provided a cheque to the City in the amount of \$12,000 for repayment of a loan. He indicated that the Theatre is doing better financially but needs to raise \$400,000 for the 2008 season. He announced that the shows planned for the 2008 season are The Tempest and Henry IV.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

2) **Bruce and Elaine Thomas, Mayfair Hardware, dated September 11, 2007**

Requesting permission to address City Council with respect to parking on 33rd Street West. (File No. CK. 6120-2)

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT Bruce and Elaine Thomas be heard.

CARRIED.

Ms. Elaine Thomas, Mayfair Hardware, expressed concerns regarding parking on 33rd Street near Kelsey Campus and requested that a two-hour parking restriction or parking metres be installed in the 200 block of 33rd Street West.

Moved by Councillor Hill, Seconded by Councillor Wyant,

THAT the matter be referred to the Administration to report to the Planning and Operations Committee.

CARRIED.

3) **Ellen Quigley, dated September 10**

Requesting permission to address City Council with respect to We Are Many Festival. (File No. CK. 205-1) ***Ms. Quigley advised the City Clerk's Office she was withdrawing her request to speak to Council at this time.**

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

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4) Rusty Chartier, dated September 14

Requesting permission to address City Council with respect to hunger in our city. (File No. CK. 4000-1)

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT Rusty Chartier be heard.

CARRIED.

Mr. Rusty Chartier provided Council information regarding urban gardens.

Moved by Councillor Pringle, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

5) David R. Bessette, dated September 11

Requesting permission to address Council regarding syringe and needle disposal services. (File No. CK. 3000-1) **(Letter appeared initially under D11) – Items Referred for Appropriate Action, but the writer has indicated he wishes to address Council.)**

The City Clerk advised that Mr. Bessette has withdrawn his request to speak at this time.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

6) Richard Huziak, Saskatchewan Light Pollution Abatement Committee

**of the Saskatoon Regina Centres, Royal Astronomical Society of Canada,
dated September 14**

Requesting permission to address Council regarding Dark-Sky compliant lighting in new neighbourhoods. (File No. CK. 6300-1)

RECOMMENDATION: that Item B6 of Communications to Council and Clause 1, Report No. 12-2007 of the Administration and Finance Committee be brought forward and that Richard Huziak be heard.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT Item B6 of Communications to Council and Clause 1, Report No. 12-2007 of the Administration and Finance Committee be brought forward and that Richard Huziak be heard.

CARRIED.

**“B6) Lawrence Pinter, Chair
Saskatoon Environmental Advisory Committee, dated September 14**

Submitting comments regarding Dark-Sky compliant lighting in new neighbourhoods. (File No. CK. 6300-1 and CK. 375-3)

REPORT NO. 12-2007 OF THE ADMINISTRATION AND FINANCE COMMITTEE

**1. Dark-Sky Compliant Lighting – New Neighbourhoods
(File No. CK. 6300-1)**

RECOMMENDATION:

- 1) that flat lens street lighting fixtures be adopted as the standard for all future residential street lighting installations including replacements in existing neighbourhoods;
- 2) that cobra head fixtures with drop lens fixtures continue to be utilized for lighting arterial streets and other major thoroughfares; and
- 3) that flat lens fixtures not be used as replacements in existing residential neighbourhoods with specialized light fixtures.

City Council, during consideration of the 2007 Operating Budget at its meeting held on April 16, 2007, resolved, in part:

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that the issue of dark-sky compliant lighting in new neighbourhoods be referred to the Administration for a report to the appropriate standing committee.

Attached is a copy of the report of the General Manager, Utility Services Department dated August 10, 2007 in response to this referral.

Your Committee has considered this report with the Administration, and supports this environmental initiative as outlined in this report.”

Mr. Richard Huziak spoke on light pollution and expressed support for the recommendations of the Administration and Finance Committee.

Moved by Councillor Penner, Seconded by Councillor Heidt,

- 1) that flat lens street lighting fixtures be adopted as the standard for all future residential street lighting installations including replacements in existing neighbourhoods;*
- 2) that cobra head fixtures with drop lens fixtures continue to be utilized for lighting arterial streets and other major thoroughfares; and*
- 3) that flat lens fixtures not be used as replacements in existing residential neighbourhoods with specialized light fixtures.*

CARRIED.

REQUESTS TO SPEAK TO COUNCIL – CONTINUED

7) Peggy Sarjeant, dated September 17

Requesting permission to address Council regarding Lake Placid Investments Inc. proposed development of “Parcel Y”. (File No. CK. 4129-3)

RECOMMENDATION: that Items B1 – B4 and B7 – B17 of Communications to Council and Clause F1, Administrative Report No. 20-2007 be brought forward and that Peggy Sarjeant be heard.

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Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT Items B1 – B4 and B7 – B17 of Communications to Council and Clause F1, Administrative Report No. 20-2007 be brought forward and that Peggy Sarjeant be heard.

CARRIED.

“B1) Joe Kuchta, dated September 10

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

B2) Margi Corbett, dated September 5

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

B3) Mark and Barb Wouters, dated September 7

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

B4) Donald Sutherland, dated September 8

Commenting on proposal from Lake Placid Investments Inc. with respect to River Landing Parcel Y. (File No. CK. 4129-3)

**B7) Lawrence Pinter, Chair
Saskatoon Environmental Advisory Committee, dated September 14**

Submitting comments regarding Lake Placid Investments Inc. proposed development of “Parcel Y”. (File No. CK. 6300-1)

B8) Rob Brown, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of “Parcel Y”. (File No. CK. 6300-1)

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B9) Tim Quigley, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

B10) Deb Hopkins, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

B11) Ellen Quigley, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

B12) Joe Kuchta, dated September 16

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

B13) Don Greer, dated September 15

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

B14) Anna Ringstrom, dated September 12

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

B15) John and Betsy Bury, dated September 14

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

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B16) Gwen Curtis, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

B17) Brenda Baker, dated September 17

Submitting comments regarding Lake Placid Investments Inc. proposed development of "Parcel Y". (File No. CK. 6300-1)

ADMINISTRATIVE REPORT NO. 20-2007

**F1) River Landing Parcel "Y" – Lake Placid Investments Inc.
Proposal Evaluation
(File No. CC 4130-2 and SPR 4129-13)**

- RECOMMENDATION:**
- 1) that the information be received; and,
 - 2) that Administration proceed to negotiate the necessary agreements with Lake Placid Investments Inc. for the development of River Landing Parcel "Y".

BACKGROUND

At its meeting of March 12, 2007, City Council directed Administration to report on:

"a strategy and options for continuing the development of Parcel "Y", River Landing Phase I."

On April 16, 2007, Council considered and referred the administrative report and draft Expressions of Interest to the Executive Committee for further review and report back to the next Council meeting. At its meeting held on April 30, 2007, City Council approved the two-stage process as originally outlined by the Administration, the land-use elements, and the Expressions of Interest (EOI) document.

The request for Expressions of Interest was issued May 1, 2007 with a deadline of June 15, 2007. During this period, the City engaged a local marketing firm to develop the theme, layout, and placement of print advertisements in daily newspapers. The City also produced and posted a special section on the River Landing website, produced and distributed a sales brochure, and distributed mailouts and e-mails to prospective developers.

Two submissions were received at the deadline:

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- 1) Lake Placid Investments Inc.
- 2) WAM Development Group/Concorde Group Corp.

The Administrative Committee conducted an evaluation based on the evaluation criteria and the information requirements of the EOI. The evaluation found that both scored sufficiently to proceed to the Request for Proposals (RFP) stage, and each was invited to submit a proposal under the RFP document (Attachment 1).

The RFP was issued on June 25, 2007, and at close of deadline September 4, 2007, WAM Development Group/Concorde Group Corp. declined to submit a formal proposal, while Lake Placid Investments Inc. submitted a complete proposal. Lake Placid Investments Inc. proposal can be viewed at www.riverlanding.ca or in the City Manager's Office.

The Administrative Committee reviewed the proposal received, and is pleased to present the following report. The Committee consisted of City Manager Phil Richards, Corporate Services General Manager Marlys Bilanski, Development Services Branch Manager Randy Grauer, Senior Planner Alan Wallace, Planning Branch Manager Lorne Sully, Land Branch Manager Rick Howse, and Special Projects Manager Chris Dekker. The City Solicitor's Office and Gwyn Symmons of CitySpaces Consulting Ltd. served as consultants to the review.

REPORT

Purchase Price

Rather than incorporating an open bid, the RFP document required proponents to agree to a fixed purchase price based on the appraised value of \$4.765M. Lake Placid Investments Inc. has accepted this purchase price. With the evaluation of the purchase price being a pass or fail, the RFP outlined a 100-point scoring for the development proposal.

Development Proposal

Mix of Proposed Uses	40
Vision and Quality (Design and Materials)	20
Environmental Initiatives	12.5
Density	10
Overall Consistency with South Downtown Concept Plan	5
Street Orientation and Streetscape	5
Innovation	5
Overall Quality of Submission	<u>2.5</u>
TOTAL	100 points

Overall, the Committee felt that the Lake Placid Investments Inc. proposal was very strong and recommends that Administration proceed to the next step, which is the negotiation of the necessary

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agreements for City Council approval. The Committee scored the Lake Placid Investments Inc. proposal 88 out of 100 points as follows:

Mix of Proposed Uses **Score: 37/40**

The Lake Placid Investments Inc. submission meets and exceeds City Council's priorities outlined in the RFP. In addition to a wide mix of proposed uses (5 out of 6 allowable uses under DCD1), the proposal addresses an important planning objective for year-round, daily, and evening activity. A new restaurant, extensive retail, a public plaza, boutique hotel, office space, a health facility (open to the public via membership), extra public parking, and residential opportunities offer a great range of uses which will promote activity on the street.

Vision and Quality (Design & Materials) **Score: 17/20**

The overall concept has been well thought out and demonstrates sensitivity to the unique and important setting of River Landing and Parcel "Y". The proposal suggests good quality materials throughout, and terracing is an appealing feature which reflects the riverbank setting. The building massing has a good balance and distribution on the site and relates to the important element of streetscape and street orientation that is so critical for 2nd Avenue, Spadina Crescent and 3rd Avenue.

Environmental Initiatives **Score: 8/12.5**

There is general recognition of the importance of environmental initiatives within the proposal, especially as it relates to residential and commercial infill:

"We believe in infill development and recognize that permitting density in urban town centers is the solution to traffic congestion and urban sprawl. Global trends indicate that the urban village concept is becoming increasingly popular as a result of its sustainability and response to residential requirements. The urban village allows for a high quality of living with the least amount of impact on the environment."

While the project proponents indicated in their proposal that they would "embody" Leadership in Energy and Environmental Design (LEED) standards, they subsequently clarified that they intend to apply for LEED certification.

Density (Amount of Development) **Score: 10/10**

The Committee agreed that the proposal should be given full marks for employing 91% of the site's development potential while maintaining significant open space for the public plaza.

Overall Consistency with the South Downtown Concept Plan **Score: 5/5**

The proposal demonstrates extensive knowledge and understanding of the South Downtown Concept Planning Principles. The thoughtful design expresses the characteristics of the river, the

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need for a destination, provides good connections to downtown, encourages all day and all season use, and is sensitive to the need for active streetscape.

Street Orientation and Streetscape

Score: 4.5/5

Care and consideration of the project's orientation to the existing streets and streetscape is evident throughout the plan. There is a good mix of uses at street level and access to the restaurant, retail units, and plaza. The proposed building employs a good use of windows which gives appearance of being open to the street and inviting into the building. Parking and parking access is well designed, and all street frontages and building facades are appealing to neighbouring sites.

Innovation

Score: 4/5

The interior water feature/festival plaza linked to 2nd Avenue is built over the mechanical and structural elements, and is an attractive innovation. The waterfall feature at the intersection of 2nd Avenue and Spadina Crescent is an eye-catching compliment to Prairie Wind.

The site planning shows a sensitivity to sun shadowing and appears to have been designed to encourage maximum sunlight into the interior space, recognizing the challenge of accommodating density and the constraints of the parcel size. The step-down portion of the residential development facing Spadina and the river will be a dramatic and striking feature.

Overall Quality of Submission

Score: 2.5/2.5

The submission addressed all criteria requested in the RFP and demonstrates a great deal of effort and investment. The visuals were excellent, and the references provided came from a variety of sources.

Total Score (100 possible): 88

Other Considerations

Public Input

The Lake Placid Investments Inc. proposal and display boards were presented in the City Hall lobby starting September 5, 2007. They were also posted on the City's website along with an online input form. To the writing of this report, 77 input forms were filled out – 73% were positive, 11% were neutral, and 16% were negative.

Direct Control District 1 and Architectural Controls

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As noted in the RFP, the final proposal and design will be subject to a separate regulatory approval process by both the City of Saskatoon and the Meewasin Valley Authority. Based on a very preliminary review of the submission against the requirements of DCD1 and Architectural Controls, it would appear that there are no major issues that might prove problematic in this process.

The selected proponent will be required to enter into agreements with the City intended to ensure timely construction of the development in accordance with the proposal.

PUBLIC NOTICE

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

ATTACHMENT

1. Request for Proposals, River Landing Parcel "Y" dated June 25, 2007"

Ms. Peggy Sarjeant spoke regarding the proposed development of Parcel "Y" at River Landing. She expressed concerns regarding accessibility of the public use space as well as the need for a more creative use of the space. She expressed that this proposal does not fulfill the requirements of the South Downtown Local Area Design Plan nor the DCD1 guidelines.

Moved by Councillor Pringle,

THAT consideration of this matter be deferred for one month in order for more public debate.

THERE WAS NO VOTE AS THERE WAS NO SECONDER.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

- 1) *that the information be received; and,*
- 2) *that Administration proceed to negotiate the necessary agreements with Lake Placid Investments Inc. for the development of River Landing Parcel "Y".*

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

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Bylaw 8626

Moved by Councillor Hill, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8626, being “The Zoning Amendment Bylaw, 2007 (No. 18)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, seconded by Councillor Pringle,

THAT Bylaw No. 8626 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider Bylaw No. 8626.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8626 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Wyant,

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THAT permission be granted to have Bylaw No. 8626 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT Bylaw No. 8626 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 8628

Moved by Councillor Hill, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8628, being “The Sidewalk Clearing Amendment Bylaw, 2007” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, seconded by Councillor Pringle,

THAT Bylaw No. 8628 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider Bylaw No. 8628.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8628 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Wyant,

THAT permission be granted to have Bylaw No. 8628 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT Bylaw No. 8628 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 8629

Moved by Councillor Hill, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8629, being “The Traffic Amendment Bylaw, 2007 (No. 6)” and to give same its first reading.

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CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, seconded by Councillor Pringle,

THAT Bylaw No. 8629 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider Bylaw No. 8629.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8629 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Wyant,

THAT permission be granted to have Bylaw No. 8629 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT Bylaw No. 8629 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 8630

Moved by Councillor Hill, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8630, being “The City of Saskatoon Fire and Protective Services Department Superannuation Plan Amendment Bylaw, 2007” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Hill, seconded by Councillor Pringle,

THAT Bylaw No. 8630 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Hill, Seconded by Councillor Dubois,

THAT Council go into Committee of the Whole to consider Bylaw No. 8630.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8630 was considered clause by clause and approved.

Moved by Councillor Hill, Seconded by Councillor Heidt,

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

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Wyant,

THAT permission be granted to have Bylaw No. 8630 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Hill, Seconded by Councillor Paulsen,

THAT Bylaw No. 8630 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.

Moved by Councillor Hill,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 8:20 p.m.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY, SEPTEMBER 17, 2007
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Mayor

City Clerk