

Council Chambers
City Hall, Saskatoon, Sask.
Monday, July 14, 2008
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

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

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the minutes of meeting of City Council held on June 23, 2008, be approved.

CARRIED.

Moved by Councillor Paulsen, 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 Pringle as Chair of the Committee of the Whole.

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

Committee arose.

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

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

“ADMINISTRATIVE REPORT NO. 13-2008

Section A – COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between June 12, 2008 to July 2, 2008
(For Information Only)
(File Nos.: PL. 4355-D, PL. 4300; CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Discretionary Use

- Application No. D6/08: 325 Herold Road
Applicant: 101063565 Saskatchewan Ltd.
Legal Description: Lot A, Block 431, Plan 101926638
Current Zoning: B2
Proposed Use: Lounge
Neighbourhood: Lakewood Suburban Centre
Date Received: June 12, 2008

- Application No. D7/08: 502 4th Street East
Applicant: Richard Bedard
Legal Description: Lots 1, 2, and Block 24, Plan G229 and 101311502
Current Zoning: R2
Proposed Use: Secondary Suite
Neighbourhood: Buena Vista
Date Received: June 24, 2008

Subdivision

- Application No. 64/08: 232/233 Avenue Q North
Applicant: Webb Surveys for Gregory and Frida Pesin
Legal Description: Lots 15, 16, and 17, Block 13, Plan G131
Current Zoning: R2
Neighbourhood: Mount Royal
Date Received: June 17, 2008

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- Application No. 65/08: Cornish/Dulmage
Applicant: Webster Surveys for Dundee Realty
Legal Description: Lot "A", Block 188, and Lot "A", Block 189
N 1/2 Section 10-36-5-W3M
Current Zoning: R1A
Neighbourhood: Stonebridge
Date Received: June 24, 2008

- Application No. 66/08: 710/712 Weldon Ave South
Applicant: Larson Surveys for Marco Iula
Legal Description: Lot 25, Block 4, Plan H771 and
Lot 49 and 50, Block 4, Plan 101303637
Current Zoning: R2
Neighbourhood: King George
Date Received: June 25, 2008

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

ATTACHMENTS

1. Plan of Proposed Discretionary Use No. D6/08
2. Plan of Proposed Discretionary Use No. D7/08
3. Plan of Proposed Subdivision No. 64/08
4. Plan of Proposed Subdivision No. 65/08
5. Plan of Proposed Subdivision No. 66/08

**A2) Habitat for Humanity – 18th Street Affordable Housing Project
File No.: PL 951-34 and CK 750-4**

RECOMMENDATION: that funding of ten percent of the total appraised value for the development of the final five of 16 affordable homes on 18th Street West by Habitat for Humanity Saskatoon totalling \$118,900 from the Affordable Housing Reserve be approved.

ADOPTED.

BACKGROUND

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During its September 18, 2006 meeting, City Council adopted the recommendation of the Planning and Operations Committee:

“that funding of five percent of the total cost of the Affordable Housing Project in the 2700 to 2900 blocks of 18th Street West be approved to Habitat for Humanity Saskatoon Inc. for the new construction of 16 affordable housing units for low income families.”

The Administration was authorized to disburse the incentive for each unit upon completion.

Since City Council approved funding, 11 of 16 units have been completed and the applicable incentive paid out. The first seven units were completed through 2005 and 2006, and four more were completed in 2007.

REPORT

On June 9, 2008, the Administration received a new application from Habitat for Humanity Saskatoon (Habitat) regarding the remaining five houses in the 18th Street West Affordable Housing Project. Habitat is requesting an increase in the City’s capital contribution amount to ten percent of the project’s costs based on the current funding formula for affordable housing projects. This request pertains only to the five homes for which the incentive has not yet been paid.

The 18th Street West Affordable Housing Project is a multi-year project that was started in a housing market that was significantly different from the current situation. Housing values and associated costs to construct homes have risen substantially since 2006. The initial application and approval did not account for these increases.

Further, during its July 16, 2007 meeting, City Council adopted the recommendation of the Executive Committee:

“that the financial assistance provided by the City for housing projects be increased to ten percent of the total project costs for the residential portion, and that City of Saskatoon Policy C09-002 (Innovative Housing Incentives) be amended accordingly.”

Since the five homes covered by this application were completed after City Council revised its policy, there is justification for treating this submission as an entirely new application under City Council Policy C09-002 (Innovative Housing Incentives).

A total of \$67,500 has been paid to date for the first 11 homes based on five percent of the total appraised value of \$1,350,000 at time of completion. The Administration and Habitat agreed to base the City’s contribution to this project on the appraised value of the homes, using this as a proxy for total project cost. This was done because it is difficult to determine true project costs for Habitat-built homes. Discounts on and donations of skilled labour and materials, volunteer time, and the “sweat equity” of resident families result in many intangible costs.

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The total appraised value for the five homes completed this year is \$1,189,000, and corresponding project costs have increased similarly. Based on the previous resolution of City Council for this project, Habitat is entitled to a grant of five percent of this amount for a payment of \$59,450. However, if the revised funding amount for the five homes is approved, the City's contribution would increase to \$118,900.

OPTIONS

1. Provide funding of ten percent of the total appraised value for the development of the final five of 16 affordable homes totalling \$118,900 from the Affordable Housing Reserve.
2. Decline approval of additional funding for this project. This would mean that funding would remain at the previously-approved rate of five percent of total project costs. If this option is selected, Habitat will have to cover its additional costs by accessing other sources of funding. This will impact its cash flow and may limit its capacity on upcoming projects.

Your Administration is recommending Option 1.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The funding source for the Innovative Housing Incentives Program is the Affordable Housing Reserve. As of June 1, 2008, the Affordable Housing Reserve has an estimated balance of \$2.35 million. This takes into account previously approved, but unspent funds from the reserve, and approved contributions from the Property Realized Reserve for 2008.

Option 1 – This will result in a total draw of \$118,900 on the Affordable Housing Reserve. The additional draw (beyond the existing approval level which is already accounted for) will be \$59,450. The Reserve balance is sufficient to support the revised assistance amount.

Option 2 – This will result in a draw of \$59,450 from the Affordable Housing Reserve. Since this amount has been accounted for, the net effect on the Reserve balance will be zero.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy) is not required.

ATTACHMENT

1. 2700 to 2900 blocks of 18th Street West – Location Map

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**A3) Station 20 West
File No.: CK 4131-28, PL 4131-20**

- RECOMMENDATION:**
- 1) that City Council receive this report as information; and
 - 2) that the Administration communicate to Station 20 West Corporation Inc. that proceeding in accordance with the attached revised business plan for the Station 20 West Enterprise Centre dated April 26, 2008, will satisfy the requirements of paragraph 7.01 of the amended sale agreement between the parties as amended on May 5, 2008.

ADOPTED.

BACKGROUND

At its regular meeting of August 13, 2007, City Council adopted the following recommendation of the Executive Committee:

“THAT City Council authorize the Administration to proceed with the direct sale of Lot 35, Block 7, Plan 101904397 (230 Avenue L South, formerly 1120 – 20th Street West), to the Station 20 West Corporation Inc. subject to conditions outlined in the report for the development of a Community Enterprise Centre comprising of offices, retail space, and a public plaza.”

Attachment 1 and 2 are copies of the supporting Administrative report for this resolution and the associated sale agreement.

In late March 2008, the Station 20 West Development Corporation Inc. was advised that the \$8 million capital funding from the Government of Saskatchewan was being withdrawn.

In light of this reality, representatives from the Station 20 West Development Corporation Inc. requested an extension of one year to the construction requirement in the existing sales agreement in order to allow time to redesign the proposed Community Enterprise Centre plans and amend the related business plans accordingly. At its regular meeting on May 5, 2008, City Council adopted the following recommendation from the Executive Committee:

“That the deadline for the requirement for Station 20 West Development Inc. to obtain a foundation certificate for Site 2 be extended to September 3, 2009 and that the City have until February 27, 2010 to purchase back the site if no foundation certificate is obtained.”

Attachment 3 is a copy of the briefing notes provided by the General Manager, Community Services Department, to members for the Executive Committee as background for the Committee

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members' consideration of this request at their April 28, 2008 meeting. Attachment 4 is a copy of the amending agreement resulting from City Council's resolution of May 5, 2008.

As noted in Attachment 4, paragraph 7.01 of the original sale agreement was amended to include the following:

“The Purchaser further covenants that it will construct such Community Enterprise Centre on the Land in accordance with a business plan satisfactory to the General Manager, Community services Department.”

A revised business plan was personally delivered to my office on June 12, 2008 with a request to report on its acceptability at the July 2008 City Council meeting. This report is to comply with the amendments made to paragraph 7.01 of the Sale Agreement.

REPORT

Attachment 5 is the revised business plan for the Station 20 West Community Enterprise Centre dated April 26, 2008.

The goals, objectives, and location remain consistent with those contained in the original proposal. The current building footprint has been downsized from 41,770 square feet (over 5 stories) to 18,900 square feet (on two stories). Consequently, leasable space has been reduced from 35,174 square feet to 17,300 square feet.

The projected cost of the building is \$2.6 million down from \$10.5 million in the original business plan. The current cost projection equates to a construction cost of \$125 per square foot (excluding improvements) as compared to \$260 per square foot (including tenant improvements) presented in the original business plan. Tenants will be responsible for any and all improvements to their space. These costs are estimated to be in the order of magnitude of \$75 per square foot. The costs per square foot appear to be reasonable in this market place at this time. Although inflationary contingencies are included within the current and previous estimates, the developers understand that any shortfall will place additional pressure on their fundraising efforts or require increased rents from tenants to carry any borrowing.

The original business plan included site development costs of \$1.7 million. The current plan has reduced these costs to \$400,000. This reduction is possible due to the expectation of a significant amount of volunteer labour and equipment to provide in-kind support for site improvement work. This labour and equipment will come from members of the community and numerous friends of Station 20 West.

A majority of the organizations/agencies that were committed to be tenants in the original proposal are listed as committed tenants within this plan although reduced in number. The rents to be charged to cover occupancy, management and governance and other expenses have remained constant. However, as noted above, under the current business plan, tenants are now responsible for

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their space improvements. I am advised that all tenants are aware of these changes and are still committed to be a tenant within this centre under those conditions.

The projected operating statements anticipate a surplus ranging from \$42,800 in year 1 to \$54,500 in year five. A large part of this surplus is attributed to the property tax abatements ranging from \$30,000 in year 1 to \$33,765 in year five. In years six and future, property taxes will be payable in full.

A reserve fund allocation of \$50,000 is included within the operating expense projections to address major repairs in the future. Although this allocation may need to be increased in future years, it is a key principle to establish to ensure sustainability of the building infrastructure.

No provisions are included for mortgage payments, as the current direction of the proponents is to fund the entire capital cost from fund-raising efforts. Provisions are being made for up to a \$600,000 mortgage to allow the project to proceed in a timely fashion. However, the intent is to see this mortgage paid over a very short period of time through fund-raising efforts as well.

The Station 20 site does not have a zoning requirement for parking. However, given the uses planned on the site, your Administration has encouraged the proponents to try and provide for 40 parking stalls on site and on the adjacent properties. The proponents are proposing to provide ten stalls on site. To date, negotiations for parking on adjacent properties have not been successful.

Your Administration has been working towards a plan of turning a portion of Avenue L into a parking mall. At this point in time, it appears feasible and could very well generate at least 30 stalls on Avenue L. The amended sale agreement continues to carry a condition which gives Station 20 West Development Corporation Inc. up to one year to establish a suitable parking plan.

OPTIONS

The only option is to delay approval of this business plan until a greater percentage of their capital fund-raising efforts are realized. I have received assurances once again that Station 20 West Development Corporation Inc. will not approach the City of Saskatoon for any additional funding support in the event that the venture does not proceed or operate as planned. With that understanding, your Administration does not see any merit in delaying the timing of construction launch.

Officials from Station 20 West cannot speak for their tenant organizations as they are autonomous entities.

POLICY IMPLICATIONS

There are no policy implications.

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FINANCIAL IMPACT

There is no financial impact on the City of Saskatoon other than the property tax and site development incentives previously provided.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy) is not required.

ATTACHMENTS

1. City Council Resolution and Supporting Report on Direct Sale of 230 Avenue L South to Station 20 West Development Corporation Inc.
2. Sale Agreement – City of Saskatoon to Station 2 West Development Corporation – 230 Avenue L South.
3. Briefing Notes – History of Station 20 West from General Manager, Community Services Department.
4. Amendment to Station 20 West Sale Agreement Effective May 5, 2008.
5. Revised Business Plan for Station 20 West Community Enterprise Centre Dated April 26, 2008.

**A4) Application for Condominium Conversion
306 Tait Crescent – Mike McNinch for Urban Elements Development Corp.
(File No.: PL 4132 – 35/07; CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 306 Tait Crescent to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;

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- b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and
- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for Urban Elements Development Corp., requesting approval for a condominium conversion involving an apartment building containing eight residential units. This building is located at 306 Tait Crescent in the Wildwood neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background information common to condominium conversion applications;
- 2) City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units;
- 6) City of Saskatoon – Housing Business Plan – 2008; and
- 7) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Spring Rental Market Report – 2008.

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REPORT

Compliance with the Zoning Bylaw

The site is zoned RM3 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to rear yard set back, parking, and landscaping.

The building was constructed with a rear yard setback deficiency of 0.07 metres. The applicant may apply for a Development Appeal if they choose to remedy this minor deficiency.

The building met the Zoning Bylaw requirements for parking and landscaping at the time it was constructed. Therefore, the current parking and landscaping arrangements are considered to be legal non-conforming.

Submission of a surveyed Condominium Plan is a condition of approval in the event City Council approves the conversion.

Availability of Rental Accommodation

The 2007 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.5 percent. In addition, this report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.8 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The Spring 2008 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.9 percent and a city-wide availability rate of 2.6 percent. The Spring 2008 CMHC Report provides data on a city-wide basis only, as opposed to the 2007 CMHC Report which provides a more detailed breakdown of data for various zones within the City of Saskatoon.

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 3,490 units in the area where this apartment building is located. The above noted 2007 CMHC Report identifies a primary rental market of 13,474 units including 1,655 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of eight units. Since January 1, 2007, 1,508 units have been approved for conversion city wide, and 99 units have been approved in the area where this apartment building is located.

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Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The owner has advised that they purchased the building when it was vacant. Upon taking possession of the building on August 1, 2007, one tenant remained in the building. According to the owner, this tenant was allowed to remain in the building rent free for nine months until the townhouse the tenant was having constructed was completed. The tenant vacated the building as of the end of April 2008. No notice or Offer to Purchase has been given.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

COMMUNICATIONS PLAN

This building is currently vacant, as such, notice of this application was not posted in the subject building.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions, or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

ATTACHMENTS

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000

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3. City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008
7. CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Spring Rental Market Report – 2008

IT WAS RESOLVED: that the application submitted by Mike McNinch for Urban Elements Development Corp., to convert the existing apartment at 306 Tait Crescent to a condominium, be approved subject to the following conditions:

- a) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- b) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and*
- c) *that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

**A5) Application for Condominium Conversion
1010 McPherson Avenue – Karl Miller, Meridian Development Corp.
(File No.: PL 4132 – 43/07; CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Karl Miller, Meridian Development Corp., to convert the existing apartment at 1010 McPherson Avenue to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent

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repairs/modifications that may be identified during the building permit plan review and building inspection process;

- b) submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and
- c) that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Karl Miller, Meridian Development Corp., requesting approval for a condominium conversion involving an apartment building containing 12 residential units. This building is located at 1010 McPherson Avenue in the Nutana neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background information common to condominium conversion applications;
- 2) City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units;
- 6) City of Saskatoon – Housing Business Plan – 2008; and
- 7) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Spring Rental Market Report – 2008.

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REPORT

Compliance with the Zoning Bylaw

The site is zoned RM3 District in the City of Saskatoon Zoning Bylaw. Based on a preliminary site plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to side yard set back, parking, and landscaping.

The building was constructed with a north side yard setback deficiency of 0.04 metres. The applicant may apply for a Development Appeal if they choose to remedy this minor deficiency.

The building met the Zoning Bylaw requirements for parking and landscaping at the time it was constructed. Therefore, the current parking and landscaping arrangements are considered to be legal non-conforming.

Submission of a surveyed Condominium Plan is a condition of approval in the event City Council approves the conversion.

Availability of Rental Accommodation

The 2007 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The Spring 2008 CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.9 percent and a city-wide availability rate of 2.6 percent. The Spring 2008 CMHC Report provides data on a city-wide basis only as opposed to the 2007 CMHC Report, which provides a more detailed breakdown of data for various zones within the City of Saskatoon.

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 7,980 units in the area where this apartment building is located. The above noted 2007 CMHC Report identifies a primary rental market of 13,474 units including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 12 units. Since January 1, 2007, 1,508 units have been approved for conversion city wide, and 412 units have been approved in the area where this apartment building is located.

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Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), and is subject to the amendments to the Policy made on November 19, 2007. The applicant provided six months written notice to the tenants on November 27, 2007. This notice advised tenants that the owner intended to convert the building, potentially starting in May 2008. The notice did not, however, convey to the tenants their rights under the Policy. Specifically, the notice did not advise that there were to be no rent increases or disruptive construction during the six-month period. On February 26, 2008, the applicant advised tenants in writing that they would not be converting the building in 2008. Copies of the November 27, 2007 notice, and subsequent notice dated February 26, 2008, as well as a copy of the proposed Option to Purchase were provided to the Development Services Branch on June 4, 2008.

The applicant has now provided an updated six months written Notice to Tenants, as well as a 30-day Option to Purchase. The updated notice, dated June 17, 2008, adequately advises tenants of their rights under the Policy. The Option to Purchase provides for a \$2,500 discount off the opening list price. The applicant intends on carrying out the conversion in 2009. All 12 suites were occupied on June 17, 2008.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

COMMUNICATIONS PLAN

Notice of this application has been posted in the subject building.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions, or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

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PUBLIC NOTICE

Public Notice, pursuant to Section 3 of City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

ATTACHMENTS (See Attachments to A4)

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008
7. CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Spring Rental Market Report – 2008

IT WAS RESOLVED: that the application submitted by Karl Miller, Meridian Development Corp., to convert the existing apartment at 1010 McPherson Avenue to a condominium be approved subject to the following conditions:

- a) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- b) *submission of a Condominium Plan prepared by a Saskatchewan Land Surveyor; and*
- c) *that final approval be granted to the applicant once conditions a) and b) are fulfilled to the satisfaction of the General Manager, Community Services Department but that the final approval not be granted until at least December 17, 2008.*

Section B – CORPORATE SERVICES

- B1) City of Saskatoon - 2007 Absenteeism Report
(File No. CS 4500-13; CK. 4630-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

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REPORT

On an annual basis, your Administration provides City Council with a copy of its corporate-wide, short-term absenteeism report. Attached, for Council's review, is the report for the year ended December 31, 2007. Generally, the statistics are similar to past years, with some favourable trends becoming evident. The following summarizes some of the major trends that have been identified in the report:

1. Total hours of absenteeism have decreased from 2006. This is the sixth year in a row the total number of hours of absenteeism have declined.
2. Average hours of absenteeism have decreased to 52 hours per employee.
3. Average number of incidents has decreased to 2.9 incidents per employee.
4. Short-term absenteeism costs have increased only by \$41,141. This increase includes any increases due to contractual wage adjustments.
5. 21% of employees had zero incidents of absenteeism during the year.

The emphasis of this report is on short-term absenteeism, the reported results do not reveal the fact that short-term sick leave includes all sick leave accumulated until such time that an employee qualifies for long-term benefits. The statistical data would indicate a significant decrease if employees with long-term illnesses were removed.

The Corporation is following the nation-wide trend of managing an older work force. 51% of our employees are over age 45. Increased injuries and accommodations are being experienced in this age category. The Corporation continues to focus on employee's health and safety through programs such as: Workplace Wellness Programs, Attendance Support Process for Supervisors and Return-to-Work Programs.

Overall, your Administration is pleased with the 2007 absenteeism statistics.

PUBLIC NOTICE

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

ATTACHMENT

1. City of Saskatoon 2007 Absenteeism Report.

Section D – INFRASTRUCTURE SERVICES

**D1) Proposed Disabled Person’s Parking Zone
1529 Avenue C North
(File No. CK. 6145-1)**

RECOMMENDATION: that a Disabled Person’s Parking Zone be installed in front of 1529 Avenue C North.

ADOPTED.

REPORT

Infrastructure Services has received a request from the resident at 1529 Avenue C North requesting the installation of a Disabled Person’s Parking Zone in front of their residence, as shown on Plan 216-0030-001r001 (Attachment 1). The resident has a physical impairment such that direct access to the front of their home is required.

The loading zone conforms to City guidelines with respect to Disabled Person’s Parking Zones and no fee is assessed for its installation.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 216-0030-001r001.

**D2) Proposed Disabled Person’s Parking Zone
606 McPherson Avenue
(File No. CK. 6145-1)**

RECOMMENDATION: that a Disabled Person’s Parking Zone be installed in front of 606 McPherson Avenue.

ADOPTED.

REPORT

Infrastructure Services has received a request from the resident at 606 McPherson Avenue for the installation of a Disabled Person’s Parking Zone in front of their residence, as shown on Plan 216-0046-002r001 (Attachment 1). The resident has a physical impairment such that direct access to the front of their home is required.

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The loading zone conforms to City guidelines with respect to Disabled Person's Parking Zones, and no fee is assessed for its installation.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 216-0046-002r001.

**D3) Proposed Parking Restriction
1605 – 20th Street West
(File No. CK. 6120-2)**

RECOMMENDATION: that parking be restricted on the west side of 1605 - 20th Street West, as shown on Plan No. 216-0041-001r001 (Attachment 1).

ADOPTED.

BACKGROUND

Infrastructure Services has received a request for parking restrictions to be placed on the west side of 1605 – 20th Street West. The presence of parked vehicles reduces the visibility for vehicles exiting from the parking lot and lane.

REPORT

The exit from the parking lot and lane at 1605 – 20th Street West is onto 20th Street, which is an arterial roadway. The restriction of on-street parking, as shown on Plan 216-0041-001r001, will ensure adequate visibility for motorists exiting from these locations.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

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FINANCIAL IMPACT

There is sufficient funding within the Operating Budget for installation of the required No Parking signs.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 216-0041-001r001.

**D4) Post Budget Increase
Capital Project 1458
Arterial Road – Hampton Village
Property Acquisition and Design Change
File No. CK. 6000-1**

RECOMMENDATION: that a post budget increase of \$730,000 to Capital Project 1458 – Arterial Road – Hampton Village be approved, with funding to be provided from the Dedicated Roadways Reserve in the amount of \$30,000 and from the Arterial Roadways Reserve in the amount of \$700,000.

ADOPTED.

BACKGROUND

Approved Capital Project 1458 - Arterial Road – Hampton Village involves the construction of an arterial roadway between Hampton Village and Airport Drive. Two lanes of an ultimate four lane arterial roadway, extending along the north perimeter of the neighborhood between McClocklin Road and Airport Drive, were constructed in 2005.

The 2008 plans were for the design and construction of Cynthia Street as a temporary roadway until future development within McNab Park occurs.

REPORT

The initial design for the arterial roadway between Hampton Village and Airport Drive was for Claypool Drive and Cynthia Street to both operate as two lane roadways. Claypool Drive was to function temporarily as a two lane arterial road, with the addition of another two lanes, from McClocklin Road to Airport Drive, to be constructed in 2013. Further analysis of the traffic demands have shown that traffic flows in and out of Hampton Village through this intersection

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have increased over the years and will continue to increase until building in Hampton Village is complete. In order for this increased volume of traffic to flow efficiently through the intersection of Claypool Drive and Airport Drive, additional lanes are required immediately.

An increase in funding is required for the addition of two driving lanes at the intersection of Airport Drive and Claypool Drive and Cynthia Street; dedicated left turn lanes on Airport Drive; and dedicated right turn lanes for all three streets. In addition, funding is required to purchase land at the four corners of the intersection to accommodate the right hand turn lanes.

These recommended changes to the intersection will accommodate the increasing traffic volumes generated from the Hampton Village neighborhood.

Attachment 1 illustrates the proposed intersection design.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The total project cost is estimated to be \$1,512,000. There is currently approved funding within Capital Project 1458 totaling \$782,000. The Administration is recommending that the remaining \$730,000 be funded from the Dedicated Roadways Reserve in the amount of \$30,000 and the Arterial Roadways Reserve in the amount of \$700,000.

Both the Dedicated Roadways Reserve and the Arterial Roadways Reserve have sufficient funds to support these additional funding requirements.

PUBLIC NOTICE

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

ATTACHMENT

Cynthia/Claypool/Airport Drive Intersection Geometrics

D5) Proposed Road Reclassification
Heritage Crescent/ Nelson Road/ Lowe Road
(File No. CK. 6000-1)

RECOMMENDATION: that Heritage Crescent, Nelson Road and Lowe Road be reclassified from local roadways to collector roadways to reflect their current and future functions.

ADOPTED.

BACKGROUND

According to City of Saskatoon Roadway Classifications and Characteristics Guidelines, established by Transportation Association of Canada, the primary function of a local road is to provide access, with traffic movement being a secondary consideration. A local road typically only connects to lanes, other local roads and collector roads. Transit service is generally avoided and the traffic volume should be less than 1,000 vehicles per day (vpd) in residential areas and 5,000 vpd in commercial areas.

Ideally, a collector road is balanced with respect to access and traffic movement, and connects to local roads, other collector roads and arterials. Bus routes are permitted and the roadway is designed for up to 5,000 vpd in residential areas and 10,000 vpd in commercial areas.

Infrastructure Services has completed a review of the current local roadway classification of Heritage Crescent, Nelson Road, and Lowe Road.

REPORT

Heritage Crescent

Heritage Crescent has an average volume of 1,640 vpd.

The road is designed to provide access to Heritage Way, Heritage Lane, Heritage Green and Heritage View, which are local roads providing direct access to numerous multi-family residential developments. East of Boychuk Drive, Heritage Crescent is replaced by Briarwood Road, which is classified as a collector as it provides access to the local roads throughout the Briarwood neighbourhood. Similarly, south of Taylor Street, Heritage Crescent terminates and the collector, Weyakwin Drive, continues south to Kingsmere Boulevard. Heritage Crescent also provides direct access to various arterial roadways including McKercher Drive, Boychuk Drive and Taylor Street.

Transit Route 60, Lakeridge–Confederation, travels along Heritage Crescent to McKercher Drive and Briarwood Road.

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Nelson Road

Nelson Road provides access to St. Joseph High School, Alice Turner Branch Library, Centennial Collegiate and the SaskTel Soccer Center, as well as multi-unit dwellings and commercial establishments on the east side of Lowe Road.

As much of the land east of Lowe Road is still continuing to be developed, the segment of Nelson Road east of Lowe Road is likely to experience significant increases in traffic volumes. The completion of the Willowgrove and Evergreen neighbourhoods will further increase the volumes along this roadway.

Although providing access is one function of Nelson Road, traffic movement is equally important. Nelson Road connects directly to the Attridge Drive and McOrmond Drive arterials; the proposed collector Lowe Road; as well as to the collector Berini Drive, which replaces Nelson Road south of Attridge.

Transit Route 80, Erindale/Arbor Creek–Silverwood Heights travels along Nelson Road from Attridge Drive to Lowe Road.

Lowe Road:

Based on traffic data collected in January 2008, the average daily traffic along Lowe Road from Nelson Road to Attridge Drive is over 9,500 vpd.

Lowe Road currently connects to the Attridge Drive arterial and Kenderdine Road, which is a collector road, as well as Ludlow Street, and Nelson Road, which operates as a collector. North of Nelson Road, Lowe Road functions as a local rural roadway, but will provide access to the future Evergreen neighbourhood.

Transit Route 80, Erindale/Arbor Creek–Silverwood Heights travels along Lowe Road from Nelson Drive to Attridge Drive.

The Administration is recommending that Heritage Crescent, Nelson Road and Lowe Road be reclassified from local roadways to collector roadways to reflect their current and future functions

OPTIONS

It could be decided to leave the classification of Heritage Crescent, Nelson Road and Lowe Road as local roadways. This will not impact the current operation of the roadways as they will continue to operate as collectors. However, the Administration recommends the reclassification of the roadways to be consistent with their current functions as providing both access to adjacent properties and vehicular movement through the neighbourhood.

POLICY IMPLICATIONS

The reclassification of Heritage Crescent, Nelson Road and Lowe Road from local roadways to collector roadways is consistent with City of Saskatoon Roadway Classifications and Characteristics Guidelines.

FINANCIAL IMPACT

There is no financial impact. Due to the presence of bus routes, these roadways are currently treated as Priority 2 streets for maintenance and snow removal.

PUBLIC NOTICE

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

Section E – UTILITY SERVICES

**E1) Post Budget Adjustments
Saskatoon Light & Power
Capital Projects
(File No. WT 1703 – 1; CK. 2000-1)**

- RECOMMENDATION:**
- 1) that City Council approve post budget adjustments in the amount of \$ 3,212,638.25 for Saskatoon Light & Power Capital Projects as follows:
 - a) additional funding of \$1,549,585.79 to Project 736,
 - b) additional funding of \$ 187,189.11 to Project 1152,
 - c) additional funding of \$ 235,730.08 to Project 1262,
 - d) additional funding of \$ 800,000.00 to Project 1308,
 - e) additional funding of \$ 166,090.36 to Project 1312,
 - f) additional funding of \$ 274,042.91 to Project 1339;
and
 - 2) that these adjustments be funded as follows:
 - a) \$661,748.34 from the Saskatoon Light & Power Electrical Distribution Extension Reserve; and
 - b) \$2,550,889.91 from the Saskatoon Light & Power Electrical Distribution Replacement Reserve.

ADOPTED.

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BACKGROUND

In accordance with Policy 03-001, the Budget Process, Capital project over expenditures and additional funding requests that exceed \$100,000 require City Council approval. The following projects have now been completed and are being closed. Much of Saskatoon Light & Power's capital spending is directly related to a number of unpredictable factors such as economic activity, the customers' specific requirements for electrical energy and the timing of such requests, finalization of development proposals, and general load growth of the electric system. These factors make it difficult to prepare the budget estimates and to predict the year in which the spending will occur. The budget estimates have been based upon historical averages and preliminary development proposals.

REPORT

Project 736-04/05 (G/L 998 & 545) Industrial Commercial Institutional Extensions/Replacements 2006/07

This project provides upgrades and extensions to the electrical distribution system connecting new customers, upgrading existing customers' service capacity, and transferring customers to another line or to the downtown network system. In 2006 and in 2007, there were more new customer loads and upgrades than expected. The River Landing Phase II development required the removal of Avenue A Substation. Customers east of Idylwyld Drive were transferred to the underground secondary network system or to the 1st Avenue Substation lines. Construction and material costs were much greater than budgeted.

In addition to the River Landing work, the following are other examples of electrical services that were required:

- 180 SaskTel new cabinets provided with service.
- New service for Saskatoon Prairieland Park Convention Hall E.
- Upgrading services to Aden Bowman Collegiate and North Park Wilson School.
- Upgrading the service to the Saskatoon Landfill.
- Services to the Armistice Way condominium complex.
- New service to the Persephone Theatre (River Landing)

Project 1152 – 06 (G/L 167) J. R. Cowley Substation Upgrade

This project provided a new building, infrastructure, and duct lines for the J. R. Cowley Substation. Contracted services were more costly than expected.

Project 1262-02 (G/L 342) Electrical-Network Vault – 2nd Ave

This project provided for an underground vault for electrical equipment on Spadina Crescent East west of 3rd Avenue (River Landing Phase I). The vault location is on an escarpment which required a more complicated foundation and construction. Materials and construction contracts

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were more costly than anticipated. This vault will provide the electrical service for the proposed Lake Placid complex.

Project 1308 – 03 (G/L 988) Electrical Feeders – Intermediate Substation Conversion Area

This project provided for the conversion of the primary electrical distribution system from 4.16 kV to 14.4 kV located west of Idylwyld Drive. This was formerly supplied from Avenue A Substation. The Avenue A Substation was removed from service as part of the redevelopment of River Landing Phase II. There was more work involved and higher than estimated material costs. Also coordinating outages to accommodate commercial customers required extensive overtime.

Project 1312 (G/L 160) W.A. Friebel Substation Switchgear

At the W.A. Friebel Substation, new 25kV switchgear was added to provide backup capacity to the W.J. Bunn Substation and to normally supply part of the 25 kV electrical distribution system. The areas affected are Preston Crossing, Arbor Creek, Forest Grove, Silverspring, and Sutherland. The equipment added was five cells of switchgear complete with vacuum breakers, relays and controls for remote control and status. The actual cost of the equipment and actual cost of installation was greater than anticipated.

Project 1339 (G/L 184) Main Street Substation Switchgear

This project replaced the existing Main Street Substation 14.4 kV switchgear. This Substation serves a relatively large geographic area including the business sections along Broadway, and 8th Street and many multi-storey residential building. It was necessary to tightly coordinate the removal and installation process to keep the substation in service, preserve protection for the station, and maintain quality service to the customers.

The switchgear and other materials were more costly than estimated. Contractor services were required to modify the existing building to enlarge doorways and provide additional structural members which had not been included in the original estimate. Additional cable was required which also had not been budgeted.

JUSTIFICATION

The Capital Projects noted above were all required to ensure the continuous and reliable delivery of electrical energy to Saskatoon Light & Power's current customers and provide the upgrades and expansion of the electrical distribution system for generalized load growth and new customer services. The most significant cost variances relate to the River Landing project and also are a direct result of the robust economy.

OPTIONS

There are no options.

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POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The additional post-budget funding will be allocated from the reserves to the projects as outlined in the following table. This funding is allocated in the same proportions as the original budget amounts.

Capital Project	Extension Reserve	Replacement Reserve	Total
Project # 736-04	\$135,848.65	\$ 679,243.26	\$815,091.91
Project # 736-05	114,764.67	619,729.21	734,493.88
Project # 1152-06	23,398.64	163,790.47	187,189.11
Project # 1262-02	141,045.16	94,684.92	235,730.08
Project # 1308-03	0.00	800,000.00	800,000.00
Project # 1312-01	166,090.36	0.00	166,090.36
Project # 1339-01	80,600.86	193,442.05	274,042.91
Totals	\$661,748.34	\$2,550,889.91	\$3,212,638.25

Several projects were completed under budget; returning approximately \$800,000 to the Reserves. The Reserves are sufficient to provide for the additional funding as outlined above.

PUBLIC NOTICE

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

**E2) Request for Approval
 Sole Source Purchase Over \$100,000
 DB35 Backyard Digger/Derrick
 (File No. WT 1000-1; CK. 1000-1)**

RECOMMENDATION: 1) that the quotation submitted by Altec Industries Ltd. for a DB35 Backyard Digger/Derrick be accepted in the amount of \$130,419.30, including taxes; and,

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- 2) that the Purchasing Manager be authorized to issue the appropriate purchase order to Altec Industries Ltd. for the purchase of a DB35 Backyard Digger/Derrick in the amount of \$130,419.30.

ADOPTED.

BACKGROUND

Within the Saskatoon Light & Power (SL&P) franchise area, there are a number of mature neighbourhoods where access by vehicle to the overhead distribution system, as well as the underground distribution, is severely limited. An example of this is the Montgomery Neighbourhood. The Utility infrastructure is aging in these neighbourhoods and is in need of maintenance.

SL&P also proactively trims branches away from overhead lines in order to minimize power outages caused by tree contact. Access by our equipment is restricted due to the location of the overhead distribution service on the property and other obstacles such as landscaping, fencing and mature trees. SL&P cannot access these areas with our existing vehicles and equipment. Additional costs are incurred as well when equipment such as cranes must be rented in order to replace or repair existing infrastructure.

Another issue that has arisen in the past year is the increase in residential upgrades and/or subdividing lots within these areas. SL&P does not have the proper equipment to quickly respond to customers' requests.

REPORT

In order to address the many issues that have hampered the Utility to properly meet the needs of our customers, a search was made for a piece of equipment that would provide the tool that the Utility needs to address these concerns. The DB35 Backyard Digger/Derrick, sold by Altec Industries Ltd. of Winnipeg Manitoba, is designed to operate as a mini digger/derrick unit that has multiple operating capabilities that would assist SL&P crews to perform the work addressed above. This piece of equipment is used by electric utilities across North America to access their infrastructure in backyards in laneless developments or any restricted area. The DB35 has a good reputation for reliability and durability. The DB35 can be utilized for the following applications:

- The unit is a digger/derrick unit that can both dig the holes required to set poles for either replacements of aging infrastructure or to set the poles when using both the combined digger and derrick functions. This eliminates the requirement to hand dig the hole and set the pole by hand which is time consuming and poses many hazards to crews when erecting the poles. This unit would also eliminate the need to hire a hydro-vac truck to excavate the hole.

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- It is designed and equipped to be used as a bucket man-lift that would permit SL&P crews to safely access and work on the distribution power line system and do any tree trim work.
- It would reduce and minimize damage to landscaping, fencing, etc. due to its compact size and weight. The DB35 can maneuver through a 36 inch gate opening.
- This unit would almost eliminate the expense of renting equipment in order to meet the requirements of our customers.
- The digger/derrick would also eliminate many of the situations where a large crane may be required to access backyard installations from the street. This has been required on occasion where an underground distribution transformer located in a backyard was not accessible by SL&P infrastructure due to fencing, landscaping, etc.

JUSTIFICATION

The DB35 will assist the Utility in providing prompt service in a safe and non-intrusive manner. This unit will assist the Utility in providing timely maintenance to heavily treed mature neighbourhoods and reduce the possibility of outages due to tree contact. The additional benefit that this unit provides the Utility is with improved efficiencies. Job planning will take less time and the number of staff required to do the work will also be reduced. This will allow for more efficient scheduling of the work and the manpower during the busy construction season.

OPTIONS

SL&P has investigated alternate options to this piece of equipment which would meet all of our requirements for accessing and setting/replacing poles, allow safe access to power lines, undertake tree trimming and reduce additional costs through rental fees; however, no other piece of equipment was found that had the versatility of the DB35 unit. The DB35 is designed for multiple use and applications through one mobile unit. The other options require the purchase of additional units all at increased costs.

POLICY IMPLICATIONS

There are no policy implications. The Corporate Purchasing Policy requires Council approval for sole source purchases over \$100,000.

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FINANCIAL IMPACT

Adequate funding is in place in the approved 2008 Capital Project No. 1353 – Line Equipment Upgrade & Replacement.

Equipment Price	\$ 118,563.00
G.S.T. (5%)	5,928.15
P.S.T. (5%)	<u>5,928.15</u>
Total Cost to the City	\$ 130,419.30
G.S.T. Rebate	<u>5,928.15</u>
Net Cost to the City	\$ 124,491.15

PUBLIC NOTICE

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

REPORT NO. 3-2008 OF THE AUDIT COMMITTEE

Composition of Committee

Councillor B. Dubois, Chair
Councillor B. Pringle
Councillor D. Hill
Councillor G. Wyant
Councillor C. Clark

**1. Audit Report - Internal Loans Program
(File No. CK. 1600-19)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is the Audit Report – Internal Loans Program. The Audit Committee has reviewed this Audit Report and Implementation Plan with the Administration, and is pleased that the Administration has agreed to all audit recommendations. As will be noted the implementation of the audit recommendations is targeted for completion by July 1, 2008.

REPORT NO. 6-2008 OF THE LAND BANK COMMITTEE

Composition of Committee

Councillor M. Heidt, Chair
Councillor D. Hill
Councillor P. Lorje
Councillor G. Penner
Councillor M. Neault

- 1. Request to Sell City-Owned Property**
Lots 7 to 10, Block 921, Plan 101947372
Lots 13 to 16, Block 922, Plan 101947372
Lots 1 to 16, Block 923, Plan 101947372
Mitchelmore Avenue and Kochar Avenue
Marquis Industrial – Phase IIIB
(File No. CK. 4214-1)

RECOMMENDATION:

- 1) that the Land Branch Manager be authorized to sell Lots 7 to 10, Block 921, Lots 13 to 16, Block 922, and Lots 1 to 16, Block 923 all in Plan 101947372 to the highest bidder through a public tender process with reserve bid prices as outlined in the report of the General Manager, Community Services Department dated June 10, 2008;
- 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.

Attached is a report of the General Manager, Community Services Department dated June 10, 2008, forwarding information on the sale of the above-noted lots in Marquis Industrial - Phase IIIB.

Your Committee has reviewed this report with the Administration, and supports the sale of the lots as outlined therein.

2. Request to Sell City-Owned Property
Parcel M, Plan 101908964, 307 Shillington Cr. – Blairmore Suburban Centre
Parcel A, Plan (Not Yet Registered), Patrick Cr. – Willowgrove
Multi-Family Land for Rental and Entry-Level Housing
(File No. CK. 4215-1)

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Parcel M, Plan 101908964, 307 Shillington Crescent in the Blairmore Suburban Centre and Parcel A, Plan (Not Yet Registered) on Patrick Crescent in Willowgrove through a Request for Proposal process using prices as identified in the report of the General Manager, Community Services Department dated June 12, 2008;
 - 2) that if the parcels are not sold through the request for proposal process, they be placed for sale over-the-counter and sold on a first-come, first-served basis using the same terms and conditions as outlined in the report of the General Manager, Community Services Department dated June 12, 2008;
 - 3) that if the parcels are not sold within two years from the initial offering, they be offered for sale by Public Tender for market housing;
 - 4) that the Land Branch be directed to establish architectural controls for the Blairmore Suburban Centre based on the controls previously established for the Lakewood Suburban Centre;
 - 5) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by request for proposal; and
 - 6) that the Land Branch Manager be authorized to administer development controls as a condition of sale in accordance with the criteria outlined in the report of the General Manager, Community Services Department dated June 12, 2008.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated June 12, 2008 forwarding information on the sale of Multi-Family land for rental and entry-level housing in the Blairmore Suburban Centre and Willowgrove.

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Your Committee has reviewed this report with the Administration and supports the sale of this land, as outlined therein.

3. Request to Sell City-Owned Property

Lots 89 to 103, Block 959; Lots 20 to 44, Block 969; Lots 18 – 36, Block 973; Lots 13 to 32, Block 975; Lots 1 to 21, Block 976; Lots 1 to 12, Block 977; Lots 1 to 32, Block 978, Lots 1 to 37, 112 to 120, and 170 to 204, Block 979; Lots 1 to 29, Block 983; Lots 1 to 29, Block 984; Lots 1 to 23, Block 985; and Lots 1 to 10, Block 986 all in Plan (To Be Registered)

McClocklin Road, McCallum Lane, Way, Hargreaves Green, Lane, Crescent, Geary Crescent, Hampton Circle, Klassen Crescent, Lane, Dawson Crescent

Hampton Village Neighbourhood

(File No. CK. 4215-1)

RECOMMENDATION:

- 1) that the Land Branch Manager be authorized to sell 316 lots in the Hampton Village Neighbourhood as outlined in the report of the General Manager, Community Services Department dated June 16, 2008;
- 2) that any of the lots which are not sold through the lot-draw process be placed for sale over-the-counter on a first-come; first-served basis;
- 3) that the Land Branch Manager be authorized to sell Lots 1 and 2, Block 979 and Lot 17, Block 985, Plan (To Be Registered) to the highest bidder through a tender process for the intended use of developing Type 2 Residential Care Homes, with tender conditions and reserve bid prices as outlined in this report, plus applicable taxes;
- 4) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sales by public tender;
- 5) that any of the pre-designated Type 2 Residential Care Home lots which are not sold through the public tender process be placed for sale over-the-counter on a first-come, first-served basis for the same intended purpose for a period of one year with conditions specified in the sales agreements, as outlined in the report of the General Manager, Community Services Department dated June 16, 2008;

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- 6) that any of the pre-designated Type 2 Residential Care Home lots remaining in inventory after a period of one year be made available for sale over-the-counter on a first-come, first-served basis for one of the permitted uses within the R1A zoning district; and
- 7) that the Land Branch Manager be authorized to administer development controls for the 316 lots in accordance with the criteria outlined in the report of the General Manager, Community Services Department dated June 16, 2008.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated June 16, 2008 forwarding information on the sale of lots in the Hampton Village Neighbourhood.

Your Committee has reviewed this report with the Administration, and supports the sale of these lots as outlined therein.

4. Request to Sell City-Owned Property

**Lots 30 to 72, Block 516; Lots 1 to 10, Block 548; Lots 1 to 18, Block 549; Lots 1 to 28, Block 550; Lots 1 to 98, Block 551; Lots 1 to 14, Block 552; Lots 1 to 14, Block 553; Lots 1 to 12, Block 554; Lots 1 to 21, Block 555; Lots 1 to 15, Block 556; Lots 1 to 16, Block 557; Lots 1 to 12, Block 558; Lots 1 to 7, Block 559; Lots 1 to 25, Block 560; Lots 1 to 14, Block 561; Lots 1 to 27, Block 562; Lots 1 to 20, Block 563; Lots 1 to 22, Block 564; Lots 1 to 20, Block 565; and Lots 1 to 19, Block 566 all in Plan (To Be Registered) Muzyka Road, Bennion Crescent, Bay, Terrace, Lucyk Crescent, Rise, Wesolowski Cove, Brace Cove, Fleming Crescent, Bay, Masuda Terrace, Padget Crescent, Way, Cove, Lane, Stefaniuk Crescent, Bay, Patrick Crescent, Lane, Way, Avenue, Rise, Bay, Cove, Terrace, Place
Willowgrove Neighbourhood
(File No. CK. 4215-1)**

RECOMMENDATION:

- 1) that the Land Branch Manager be authorized to sell 455 lots in the Willowgrove Neighbourhood as outlined in the report of the General Manager, Community Services Department dated June 16, 2008;
- 2) that any of the lots which are not sold through the lot-draw process be placed for sale over-the-counter on a first-come, first-served basis;

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- 3) that the Land Branch Manager be authorized to sell Lots 8, 9 and 10, Block 561, Plan (To Be Registered) to the highest bidder through a tender process for the intended use of developing Type 2 Residential Care Homes, with tender conditions and reserve bid prices as outlined in the report of the General Manager, Community Services Department dated June 16, 2008, plus applicable taxes;
- 4) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sale by public tender;
- 5) that any of the pre-designated Type 2 Residential Care Home lots which are not sold through the public tender process be placed for sale over-the-counter on a first-come, first-served basis for the same intended purpose for a period of one year, with conditions specified in the sales agreements as outlined in the report of the General Manager, Community Services Department dated June 16, 2008;
- 6) that any of the pre-designated Type 2 Residential Care Home lots remaining in inventory after a period of one year be made available for sale over-the-counter on a first-come, first-served basis for one of the permitted uses within the R1A Zoning District; and
- 7) that the Land Branch Manager be authorized to administer development controls for the 455 lots in accordance with the criteria outlined in the report of the General Manager, Community Services Department dated June 16, 2008.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated June 16, 2008 forwarding information on the sale of lots in the Willowgrove Neighbourhood.

Your Committee has reviewed this report with Administration, and supports the sale of these lots, as outlined therein.

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**5. Lot Allocation Policy
(File No. CK. 4110-36)**

RECOMMENDATION: that approval be granted for the continuation of multiple lot purchases for the Builder Initiative Group until December 31, 2008.

ADOPTED.

City Council considered Clause 1, Report No. 2-2008 of the Land Bank Committee on the above matter at its meeting held on January 14, 2008 and adopted the recommendation that there be no change to the Lot Allocation Policy at this time and that the Administration report to the Land Bank Committee in six months' time.

Attached is a report of the General Manager, Community Services Department dated June 10, 2008 in response to Council's referral.

Your Committee has reviewed this report with the Administration and supports the continuation of multiple lot purchases for the Builder Initiative Group until December 31, 2008."

His Worship the Mayor assumed the Chair.

Moved by Councillor Pringle, Seconded by Councillor Clark,

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) Joanna Klimaszewski, dated June 23

Expressing concerns regarding train noise in the Stonebridge neighbourhood. (File CK. 375-2)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor Wyant.

THAT the letter be referred to the Administration.

CARRIED.

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**2) Denis Lemelin, National President
Canadian Union of Postal Workers, dated June 2008**

Requesting that consideration be given to passing a resolution regarding the possible deregulation of Canada Post. (File No. CK. 127-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

THAT the information be received.

CARRIED.

**3) David Pratt, Special Advisor, Auxiliary Role Project
Canadian Red Cross, dated July 3**

Requesting that Council consider supporting the CRC Auxiliary Role Project by passing the resolution noted in their letter. (File No. CK. 155-2)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Lorje, Seconded by Councillor Heidt.

THAT the letter be referred to the Administration.

CARRIED.

4) John Parry for the Saskatoon Peace Coalition, dated July 8

Submitting various requests with respect to Saskatoon Peace Coalition events. (File No. 205-1)

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- RECOMMENDATION:**
- 1) that City Council proclaim August 3 – 9, 2008 as Peace Week in Saskatoon;
 - 2) that the City Clerk be authorized to sign the proclamation on behalf of City Council; and
 - 3) that the direction of Council issue with respect to the remaining requests.

Moved by Councillor Penner, Seconded by Councillor Pringle,

- 1) *that City Council proclaim August 3 – 9, 2008 as Peace Week in Saskatoon;*
- 2) *that the City Clerk be authorized to sign the proclamation on behalf of City Council; and*
- 3) *that remaining requests in the letter dated July 8, 2008, be referred to the Administration.*

CARRIED.

5) Donna Etcheverry, dated July 6

Expressing concern regarding the use of fireworks within city limits. (File No. CK. 2500-1)

RECOMMENDATION: that the letter be referred to the Administration.

Moved by Councillor Dubois, Seconded by Councillor Paulsen,

THAT the matter be referred to the Administration for a report.

CARRIED.

6) Jamie McKenzie, dated July 3

Expressing concern with respect to Access Transit bookings. (File No. CK. 7305-1)

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RECOMMENDATION: that the letter be referred to the Administration for a response to the writer.

Moved by Councillor Neault, Seconded by Councillor Penner,

THAT the letter be referred to the Administration for a response to the writer.

CARRIED.

7) Michael Sikorski, dated June 30

Submitting comments regarding pedestrian access at Circle Drive and Airport Drive. (File No. CK. 6150-1)

RECOMMENDATION: that the letter be referred to the Administration to respond to the writer.

Moved by Councillor Pringle, Seconded by Councillor Heidt,

THAT the letter be referred to the Administration for a response to the writer.

CARRIED.

8) Dorothy Hyde, President, Dundonald Community Association, dated June 23

Submitting a request for extension of the Noise Bylaw on Sunday, August 24, 2008 from 12:00 p.m. to 12:00 a.m. in conjunction with the Dundonald Community Association's annual "Fun Day in the Park". (File No. CK. 185-9)

RECOMMENDATION: that permission be granted to extend the time under the Noise Bylaw from 12:00 p.m. to 12:00 a.m. on Sunday, August 24, 2008 in Dundonald Park in conjunction with the Dundonald Community Association's annual "Fun Day in the Park".

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT permission be granted to extend the time under the Noise Bylaw from 12:00 p.m. to 12:00 a.m. on Sunday, August 24, 2008 in Dundonald Park in conjunction with the Dundonald Community Association's annual "Fun Day in the Park".

CARRIED.

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9) Will Antonishyn, Credit Union Centre, dated June 30

Requesting permission to extend the time which entertainment can be heard under the Noise Bylaw until 10:30 p.m., from July 16 to 19, 2008, in Kiwanis Park in conjunction with Taste of Saskatchewan. (File No. CK. 185-9)

RECOMMENDATION: that permission be granted to extend the time which entertainment can be heard under the Noise Bylaw until 10:30 p.m., from July 16 to 19, 2008, in Kiwanis Park in conjunction with Taste of Saskatchewan.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT permission be granted to extend the time which entertainment can be heard under the Noise Bylaw until 10:30 p.m., from July 16 to 19, 2008, in Kiwanis Park in conjunction with Taste of Saskatchewan.

CARRIED.

10) Julia Laforge, We Are Many Festival, dated July 6

Requesting permission to extend the time which entertainment can be heard under the Noise Bylaw until 12:30 a.m. from August 22 – 24, 2008, in Diefenbaker Park in conjunction with activities for the We Are Many Festival. (File No. CK. 185-9)

RECOMMENDATION: that permission be granted to extend the time which entertainment can be heard under the Noise Bylaw until 12:30 a.m. from August 22 – 24, 2008, in Diefenbaker Park in conjunction with activities for the We Are Many Festival.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT permission be granted to extend the time which entertainment can be heard under the Noise Bylaw until 12:00 a.m. from August 22 – 24, 2008, in Diefenbaker Park in conjunction with activities for the We Are Many Festival.

CARRIED.

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**11) Sgt. Grant Obst (Saskatoon Police Service)
2008 Can Am Police Fire Games Organizing Committee**

Requesting permission to extend the time which entertainment can be heard under the Noise Bylaw from 5:00 p.m. until approximately 12:00 a.m. from July 13 – 19, 2008, in the Gardens to the rear of the Delta Bessborough Hotel in conjunction with activities for the 2008 Can Am Police Fire Games. (File No. CK. 185-9)

RECOMMENDATION: that permission be granted to extend the time which entertainment can be heard under the Noise Bylaw from 5:00 p.m. until approximately 12:00 a.m. July 13 – 19, 2008, in the Gardens to the rear of the Delta Bessborough Hotel in conjunction with activities for the 2008 Can Am Police Fire Games.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT permission be granted to extend the time which entertainment can be heard under the Noise Bylaw from 5:00 p.m. until approximately 12:00 a.m. July 13 – 19, 2008, in the Gardens to the rear of the Delta Bessborough Hotel in conjunction with activities for the 2008 Can Am Police Fire Games.

CARRIED.

12) Brad Zurevinski, Stantec Consulting Ltd., dated July 7

Requesting temporary closure of 23rd Street between 3rd and 4th Avenues from 8:00 a.m. to 6:00 p.m. on August 15, 2008 in conjunction with a celebrity street hockey tournament for charity. (File No. CK. 205-1)

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

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the request be approved subject to administrative conditions.

CARRIED.

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C. INFORMATION ITEMS

1) Kim Campbell, dated June 23

Expressing concern regarding the City applying a \$50,000 penalty on residential lots. (File No. CK. 4110-36)

2) Robert Morgan, dated June 24

Submitting comments with respect to the Lake Placid development in River Landing. (File No. CK. 4129-3)

3) Peggy Durant, dated June 23

Submitting comments with respect to the Lake Placid development in River Landing. (File No. CK. 4129-3)

4) David Haye, dated June 25

Submitting comments with respect to naming new neighbourhoods. (File No. CK. 4131-5)

5) Charlie Bueckert, dated June 25

Submitting comments with respect to citizens yielding to transit buses. (File No. CK. 7300-1)

6) Matthew Slywka, dated June 10

Submitting comments with respect to vehicle inspections done by Saskatoon Police Service. (File No. CK. 5300-1)

7) Erin Brown, dated June 26

Submitting comments with respect to fire pits in the city. (File No. CK. 2500-6)

8) Kevin Norlin, dated June 27

Submitting comments with respect to affordable housing. (File No. CK. 150-1)

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9) Kim Ali, dated July 2

Submitting appreciation to the City for its assistance with the HBC Run for Canada which took place on July 1st in Diefenbaker Park. (File No. CK. 205-1)

**10) Bruce Cory, Executive Director
Broadway Business Improvement District, dated July 2**

Submitting the 2007 Broadway Business Improvement District Annual Review for information. (File No. CK. 430-1)

11) Amanda Blanchard, dated July 6

Submitting comments with respect to “long boards” being used as transportation. (File No. CK. 5000-1)

12) Jana Klein, dated July 7

Advising that the Alzheimer Society will be conducting their annual door-to-door campaign in the fall of 2008. (File No. CK. 205-1)

13) Deborah Barrie, dated July 7

Submitting an online petition page for the ban of the sale or gift of the one time use plastic shopping bag. (File No. CK. 7830-1)

14) Gwen Wuschke, dated July 3

Submitting comments regarding various issues. (File No. CK. 4129-1)

15) Joanne Sproule, Deputy City Clerk, dated June 9

Providing Notice of Hearing of the Development Appeals Board with respect to the property located at 371 Rutherford Crescent. (File No. CK. 4352-1)

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16) Joanne Sproule, Deputy City Clerk, dated June 9

Providing Notice of Hearing of the Development Appeals Board with respect to the property located at 2238 Easthill. (File No. CK. 4352-1)

17) Joanne Sproule, Deputy City Clerk, dated June 9

Providing Notice of Hearing of the Development Appeals Board with respect to the property located at 923 – 5th Avenue North. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Rachael Kenny, dated June 18

Submitting comments regarding the need for more bike paths in the city. (File No. CK. 5200-5-5)
(Referred to the Administration for a response to the writer.)

2) Patricia Pavey, dated June 18

Submitting comments regarding the watering times in City parks. (File No. CK. 4205-9)
(Referred to the Administration for consideration.)

3) Rita Moate, dated June 22

Requesting that “Loonie swims” be available at the public pools for the summer. (File No. CK. 1720-3) **(Referred to the Administration for a response to the writer.)**

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4) Bettine Corrins, dated June 23

Requesting that “Loonie swims” be available at the public pools for the summer. (File No. CK. 1720-3) **(Referred to the Administration for a response to the writer.)**

5) Tom Brownbridge, dated June 22

Requesting that “Loonie swims” be available at the public pools for the summer. (File No. CK. 1720-3) **(Referred to the Administration for a response to the writer.)**

6) Charlie Bueckert, dated June 25

Submitting suggestion that the lane markings be painted on 22nd Street between Witney Avenue and Confederation Drive. (File No. CK. 6315-1) **(Referred to the Administration for consideration.)**

7) Shane Bartholamew, dated June 26

Requesting speed bumps on Monck Avenue. (File No. CK. 6320-1) **(Referred to the Administration for a response to the writer.)**

8) Sandra Finley, dated June 26

Submitting comments regarding street lights operating during daylight hours. (File No. 6300-1) **(Referred to the Administration for appropriate action.)**

9) Wendy Sly, dated July 4

Submitting comments with respect to graffiti on the corner of Warman Road at 33rd Street. (File No. CK. 5000-3) **(Referred to the Administration for a response to the writer.)**

10) Connie den Hollander, dated July 1

Submitting comments with respect to no shuttle service at Canada Day celebrations in Diefenbaker Park. (File No. CK. 7300-1) **(Referred to the Administration for a response to the writer.)**

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11) Edwardine Smokeyday, dated June 30

Submitting comments with respect to transit services. (File No. CK. 7300-1) **(Referred to the Administration for a response to the writer.)**

**12) Jim Leach, Vice President
Holiday Park Community Association, dated June 30**

Submitting a suggestion that the former Sanatorium site archway bricks and angel stone be used to build an arch. (File No. CK. 710-1) **(Referred to the Administration for consideration.)**

13) Chirstina Stefanyshin, dated July 7

Expressing concern regarding vehicles that belong to a home-based business being allowed to park on any street. (File No. CK. 6120-1) **(Referred to the Administration for a response to the writer.)**

14) Joe and Connie Abrook, July 7

Submitting comments with respect to street maintenance and recycling. (File No. CK. 6315-1 and 7830-5) **(Referred to the Administration for consideration.)**

15) Kristen Smith, dated July 8

Submitting comments with respect to not allowing dogs in riverbank parks. (File No. CK. 152-2) **(Referred to the Administration for consideration.)**

16) Patrick Osam, dated July 7

Submitting comments regarding legalizing an existing basement suite in his home. (File No. CK. 4355-1) **(Referred to the Administration to respond to the writer.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

THAT the information be received.

CARRIED.

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E. PROCLAMATIONS

1) Don Ewles, Jubilee Residences Foundation, dated June 23

Requesting that City Council proclaim September 21 to 27, 2008, as Special Care Home Week in Saskatoon. (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, in the standard form, on behalf of City Council.

Moved by Councillor Dubois, Seconded by Councillor Penner,

- 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, in the standard form, on behalf of City Council.*

CARRIED.

ENQUIRIES

**Councillor G. Wyant
Alternate Truck Routes for Training Purposes
(File No. CK. 6000-1)**

As Council knows we have recently adopted new truck routes for the City. The problem with the truck routes is that they do not give training schools access to routes which they need for the proper training of their students. Permits are issued which give limited exceptions to truck routes for training purposes; however, there are other needs that these training schools have.

Would the Administration please provide a report with options available so that training schools can have access to alternate routes within the City for training purposes. I would like that report to come forward after consultation with the Saskatchewan Transport Training Association. I would also like the Administration to consult with the association as it relates to the improvement of signage within the City of Saskatoon.

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**Councillor D. Hill
Use of Longboards in City Centre No Skateboard Zone
(File No. CK. 5200-4)**

Would the Administration please report on the possibility of allowing longboards as an alternate means of transportation in the City Centre No Skateboard Zone.

**Councillor B. Dubois
Four-way Stop -Kerr Road and Berini Drive
(File No. CK. 6280-1)**

Would the Administration please investigate the feasibility of a four way stop at the intersection of Kerr Road and Berini Drive.

**Councillor B. Dubois
Review of Walkway Closure Process
(File No. CK. 6295-1)**

Would the Administration please look at the walkway closure process, and the opportunity to shorten the process from approximately nine months to less than that.

The meeting recessed at 6:57 p.m. and reconvened at 7:00 p.m. with His Worship the Mayor in the Chair.

HEARINGS

- 4a) Discretionary Use Application
Retail Store with a Gross Leasable Floor Area of more than 5,000 Square Metres
115 Marquis Drive West – Agriplace Neighbourhood
Lot 12, Block 235, Plan No. 91S31478
Applicant: Urban Systems
(File No. CK. 4355-08-5)**

REPORT OF THE A/CITY CLERK:

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

The City Planner has advised that notification posters have been placed on site and letters have been sent to all adjacent landowners within 150 metres of the site.

Attached are copies of the following:

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- Report of the General Manager, Community Services Department dated June 4, 2008 recommending that the application submitted by Urban Systems requesting permission to expand the retail store at 115 Marquis Drive West by 1,400 square metres be approved subject to:
 - a) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses; and
 - b) the retail store having a maximum gross floor area of 13,400 square metres.
- Letter dated June 30, 2008 from the Municipal Planning Commission advising that the Commission supports the above-noted recommendation.”

The A/City Clerk distributed copies of the Costco Wholesale plans for the proposed expansion.

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Development Services Branch Manager, Community Services Department, reviewed the discretionary use application and expressed the Department’s support.

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

Ms. Curesha Moodley, representing the applicant, Urban Systems Ltd., reviewed the details about what services would be provided in the proposed expansion and asked Council to support the application.

Ms. Melody Herring, representing Costco Wholesale, addressed parking concerns and indicated that they have provided more spaces than what is required.

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT the submitted correspondence and reports be received.

CARRIED.

Moved by Councillor Lorje, Seconded by Councillor Hill,

THAT the hearing be closed.

CARRIED.

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Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the application submitted by Urban Systems requesting permission to expand the retail store at 115 Marquis Drive West by 1,400 square metres be approved subject to:

- a) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses; and*
- b) the retail store having a maximum gross floor area of 13,400 square metres.*

CARRIED.

**4b) Proposed Development Plan Amendment
Pleasant Hill Land Use Policy Map from
'Low/Medium Density Residential' to 'Medium Density Residential'
Parcels B and D as indicated on Plan of Proposed Subdivision
300 Block of Avenue N South and 400 Block of Avenue O South
Pleasant Hill Neighbourhood
Applicant: City of Saskatoon
Proposed Bylaw No. 8691
(File No. CK. 4351-08-11)**

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8691.

Attached are copies of the following:

- Proposed Bylaw No. 8691;
- Clause 1, Report No. 6-2008 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on June 9, 2008; and
- Copy of the notice that appeared in the local press under dates of June 21 and 28, 2008.”

His Worship the Mayor opened the hearing.

Mr. Alan Wallace, Neighbourhood Planning Manager, Community Services Department, reviewed the proposed Development Plan Amendment and expressed the Department's support.

Councillor Bev Dubois, member of the Municipal Planning Commission, expressed the Commission's support of the proposed Development Plan Amendment.

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Mr. Byron Nelson expressed concerns with respect to the density of Parcel B and questioned the number of residential lots there would be. He suggested that rather than housing, the land be used for more park space for the school.

Moved by Councillor Neault, Seconded by Councillor Wyant,

THAT the submitted correspondence and reports be received.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT Council consider Bylaw No. 8691.

CARRIED.

- 4c) Proposed Zoning Bylaw Amendment
RM1 Zoning District to RM3 Zoning District and
RM1 Zoning District to M2 Zoning District
300 Block of Avenue N South and 400 Block of Avenue O South
Pleasant Hill Neighbourhood
Applicant: City of Saskatoon
Proposed Bylaw No. 8692
(File No. CK. 4351-08-11)**
-

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8692.

Attached are copies of the following:

- Proposed Bylaw No. 8692;
- Clause 1, Report No. 6-2008 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on June 9, 2008; **(See Attachment 4b)**

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- Copy of the notice that appeared in the local press under dates of June 21 and 28, 2008.”

His Worship the Mayor opened the hearing.

Mr. Alan Wallace, Neighbourhood Planning Manager, Community Services Department, reviewed the proposed Zoning Bylaw Amendment and expressed the Department’s support.

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

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

Moved by Councillor Wyant, Seconded by Councillor Neault,

THAT the submitted correspondence and reports be received.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Pringle,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT Council consider Bylaw No. 8692.

CARRIED.

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- 4d) Proposed Zoning Bylaw Amendment
RMTN District to RM3 District
12-acre Site on Patrick Crescent
Willowgrove Neighbourhood
Applicant: City of Saskatoon
Proposed Bylaw No. 8693
(File No. CK. 4351-08-5)**

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8693.

Attached are copies of the following:

- Proposed Bylaw No. 8693;
- Clause 1, Report No. 4-2008 of the Municipal Planning Commission, which was adopted by City Council at its meeting held on May 5, 2008; and
- Notice that appeared in the local press under dates of June 21 and 28, 2008.”

His Worship the Mayor opened the hearing.

Mr. Alan Wallace, Neighbourhood Planning Manager, Community Services Department, reviewed the proposed Zoning Bylaw Amendment and expressed the Department’s support.

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

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

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the submitted correspondence and reports be received.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Pringle,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Penner,

THAT Council consider Bylaw No. 8693.

CARRIED.

MATTERS REQUIRING PUBLIC NOTICE

- 5a) **Proposed Lane Restrictions**
500 Block of Avenue S South
(File No: CK. 6150-1)
-

REPORT OF THE A/CITY CLERK:

“The following is a report of the A/General Manager, Infrastructure Services Department dated July 2, 2008:

‘RECOMMENDATION: that the lane adjacent to the 500 Block of Avenue S South, as shown on Plan No. 240-0041-001r001 (Attachment 1), be closed to vehicular traffic.

REPORT

Infrastructure Services has received a request from residents living adjacent to the north-south lane located behind the 500 Block of Avenue S, to close the lane to vehicular traffic to reduced illegally activity during the night.

In order to determine utilization of the lane, a vehicle/pedestrian count was conducted on August 21, 2007 during the peak hours of the day. The results of the count are as follows.

Lane located at 1808-17th Street West

Time	Vehicles	Pedestrians
8:00 a.m. - 9:00 a.m.	0	2
11:30 a.m.- 1:30 p.m.	4	5
3:00 p.m. - 5:00 p.m.	4	2
Total	8	9

As outlined above, there is a minimal amount of traffic movement in the lane, with a total of eight vehicles and nine pedestrians observed during peak hours.

A survey was sent to a catchment area asking to comment on the proposed vehicular restriction to the lane. The responses indicated 85% were in favour of the restriction.

The adjacent property owners do not need the lane to access their backyard, nor is there any back lane garbage pickup. The Administration is, therefore, recommending that the lane be closed to vehicular traffic. Pedestrians and cyclists will still be able to access the lane.

PUBLIC NOTICE

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

- Advertised in *The StarPhoenix* and *Sun* on the weekends of July 5 and 6 and July 12 and 13, 2008 (Attachment 2);
- Posted on the City Hall Notice Board on Friday, July 4, 2008;
- Posted on the City of Saskatoon website on Friday, July 4, 2008; and
- Flyers distributed to residents living on the east side of the 500 Block of Avenue S South and 1800 Block of 17th and 18th Street West on Thursday, July 3, 2008.

ATTACHMENTS

1. Plan No. 240-0041-001r001; and
2. Copy of Public Notice.””

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A/General Manager, Infrastructure Services Gardiner reviewed the proposed lane closure.

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

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT the lane adjacent to the 500 Block of Avenue S South, as shown on Plan No. 240-0041-001r001 (Attachment 1), be closed to vehicular traffic.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

1) Tyson Brown, dated June 26

Requesting permission to address Council regarding his suggestion to require a permit to have a fire pit in the city. (File No. CK. 2500-6)

RECOMMENDATION: that Tyson Brown be heard.

Moved by Councillor Wyant, Seconded by Councillor Dubois.

THAT Tyson Brown be heard.

CARRIED.

Mr. Tyson Brown asked that there be more fire pit regulations and better enforcement for extinguishing them, particularly when there are health concerns. He circulated a picture of the smoke from a neighbour's fire pit and demonstrated how difficult it is for someone with asthma to breathe when there is smoke.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the matter be referred to the Administration.

CARRIED.

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2) Jamie McKenzie, dated June 30

Requesting permission to address Council regarding the training of transit drivers. (File No. CK. 7300-1)

RECOMMENDATION: that Jamie McKenzie be heard.

Moved by Councillor Wyant, Seconded by Councillor Dubois.

THAT Jamie McKenzie be heard.

CARRIED.

Mr. Jamie McKenzie indicated that he would like City Transit drivers for the regular transit service to also be trained in how to deal with people with disabilities.

Moved by Councillor Clark, Seconded by Councillor Penner,

THAT the matter be referred to the Saskatoon Accessibility Advisory Committee.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaws 8691

Moved by Councillor Pringle, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8691, being “The Development Plan Amendment Bylaw, 2008 (No. 7)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Pringle, Seconded by Councillor Lorje,

THAT Bylaw No. 8691 be now read a second time.

CARRIED.

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The bylaw was then read a second time.

Moved by Councillor Pringle, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8691.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8691 was considered clause by clause and approved.

Moved by Councillor Pringle, Seconded by Councillor Hill,

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

CARRIED.

Moved by Councillor Pringle, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8691 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Pringle, Seconded by Councillor Wyant,

THAT Bylaw No. 8691 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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Bylaw 8692

Moved by Councillor Pringle, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8692, being “The Zoning Amendment Bylaw, 2008 (No. 12)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Pringle, Seconded by Councillor Lorje,

THAT Bylaw No. 8692 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Pringle, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8692.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8692 was considered clause by clause and approved.

Moved by Councillor Pringle, Seconded by Councillor Hill,

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

CARRIED.

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Moved by Councillor Pringle, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8692 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Pringle, Seconded by Councillor Wyant,

THAT Bylaw No. 8692 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 8693

Moved by Councillor Pringle, Seconded by Councillor Clark,

THAT permission be granted to introduce Bylaw No. 8693, being “The Zoning Amendment Bylaw, 2008 (No. 13)” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Pringle, Seconded by Councillor Lorje,

THAT Bylaw No. 8693 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Pringle, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 8693.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8693 was considered clause by clause and approved.

Moved by Councillor Pringle, Seconded by Councillor Hill,

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

CARRIED.

Moved by Councillor Pringle, Seconded by Councillor Dubois,

THAT permission be granted to have Bylaw No. 8693 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Pringle, Seconded by Councillor Wyant,

THAT Bylaw No. 8693 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 Pringle,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 7:50 p.m.

Mayor

City Clerk