

ORDER OF BUSINESS

REGULAR MEETING OF CITY COUNCIL

MONDAY, MARCH 7, 2011, AT 6:00 P.M.

- 1. Approval of Minutes - Monday, February 22, 2011.**

- 2. Public Acknowledgements**

- 3. Hearings (6:00 p.m.)**
 - a) Discretionary Use Application – Parking Station
Lots 5 and 6, Block 2, Plan No. G191
1909 Broadway Avenue – R2 Zoning District
Queen Elizabeth Neighbourhood
Applicant: Saskatoon Trading Company Ltd.
(File No. CK. 4355-011-1)**

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

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

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated January 17, 2011, recommending that the application submitted by Saskatoon Trading Company Ltd. requesting permission to use 1909 Broadway Avenue for the purpose of a parking station, be approved subject to the following conditions:
 - 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses;
 - 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application; and
 - 3) the applicant satisfying the following conditions of the Infrastructure Services Department:

- i) a fence is required adjacent to the rear property line. If the applicant is intending to use the lane as access, the fence will not be required. However, the entire east-west portion of the lane must be paved, and support from the affected property owner needs to be indicated; and
 - ii) surface drainage of the property must be contained on site and not directed to adjacent properties. If the drainage is designed to go to the existing catch basins on the adjacent Shoppers Drug Mart property, the lot must be consolidated with this site.
- Letter dated February 14, 2011, from the Secretary to the Municipal Planning Commission advising that the Commission supports the above-noted recommendation.

b) Discretionary Use Application – Residential Care Home – Type II
Lot 16, Block 606, Plan No. 66A19386
402/404 Acadia Drive – R2 Zoning District
College Park Neighbourhood
Applicant: STC Urban First Nations Services Inc.
(File No. CK. 4355-011-2)

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

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

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated January 14, 2011, recommending that the application submitted by STC Urban First Nations Services Inc. requesting permission to use 402/404 Acadia Drive for the purpose of a Residential Care Home – Type II, with a maximum of ten residents, be approved, subject to the following conditions:
 - 1) the applicant obtaining a Development Permit and all other relevant permits and licenses (such as Building and Plumbing Permits); and
 - 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

- Letter dated February 14, 2011, from the Secretary to the Municipal Planning Commission advising that the Commission supports the above-noted recommendation.

**c) Proposed Zoning Bylaw Text Amendment
Permit Place of Worship as a Permitted Use in B4 Zoning District
Applicant: Prairie Muslim Association
Proposed Bylaw No. 8918
(File No. CK. 4350-011-01)**

The purpose of this hearing is to consider proposed Bylaw No. 8918.

Attached are copies of the following:

- Proposed Bylaw No. 8918;
- Report of the General Manager, Community Services Department dated January 24, 2011, recommending that the proposal to amend Section 10.6.2 of the Zoning Bylaw No. 8770 to permit places of worship in a B4 District, be approved;
- Letter dated February 14, 2011, from the Secretary to the Municipal Planning Commission advising that Commission supports the above-noted recommendation;
- Notice that appeared in the local press under dates of February 19 and February 26, 2011.

**d) Proposed Rezoning from M3 District to B2 District
Lots 2 to 4, Block 197, Plan No. 101946427
302, 310 and 318 Cope Lane – Stonebridge Neighbourhood
Applicant: Kindrachuk Agrey Architecture
Proposed Bylaw No. 8919
(File No. CK. 4351-011-03)**

The purpose of this hearing is to consider proposed Bylaw No. 8919.

Attached are copies of the following:

- Proposed Bylaw No. 8919;

- Report of the General Manager, Community Services Department dated January 24, 2011, recommending that the proposal to rezone Lots 2 to 4, Block 197, Plan No. 101946427 (302, 308, and 310 Cope Lane) from an M3 District to B2 District, be approved;
- Letter dated February 14, 2011, from the Secretary to the Municipal Planning Commission advising that Commission supports the above-noted recommendation;
- Notice that appeared in the local press under dates of February 19 and February 26, 2011.

e) **Proposed Rezoning from B3 District to B6 District**
Lots 1 to 6, Block 2, Plan No. F4570
15 23rd Street East – Central Business District
Applicant: 23rd Street Ventures Inc.
Proposed Bylaw No. 8920
(File No. CK. 4351-011-02)

The purpose of this hearing is to consider proposed Bylaw No. 8920.

Attached are copies of the following:

- Proposed Bylaw No. 8920;
- Report of the General Manager, Community Services Department dated January 24, 2011, recommending that the proposal to rezone Lots 1 to 6, Block 2, Plan No. F4570 (15 23rd Street East) from a B3 District to a B6 District, be approved;
- Letter dated February 14, 2011, from the Secretary to the Municipal Planning Commission advising that Commission supports the above-noted recommendation;
- Notice that appeared in the local press under dates of February 19 and February 26, 2011.

4. Matters Requiring Public Notice

a) Investment in the Equity Building Program (File No. CK. 750-4, CK. 1790-1, CS. 750-1 and CS. 1790-3)

The following is a report of the A/General Manager, Corporate Services Department dated February 18, 2011:

- “RECOMMENDATION:**
- 1) that \$3,000,000 be allocated to the Equity Building Program in the form of a civic long-term investment; and,
 - 2) that the proposed revision to Investment Policy (Policy C12-009, Portfolio Management), as outlined in this report, be approved.

BACKGROUND

At an Investment Committee meeting held on September 14, 2010, the General Manager, Community Services Department provided an overview of the newly-proposed Equity Building Program (EBP). The mandate of the EBP will allow eligible applicants to accumulate sufficient equity over a period of time to secure home ownership. Affinity Credit Union is a committed partner to this program. Affinity's responsibilities will include, but are not limited to, marketing the EBP, coordinating the application process, and managing the mortgage arrangements for eligible applicants. The City's participation in the EBP involves depositing funds into an Affinity Credit Union bank account whereby the funds would be used to finance the 5% down payment for eligible applicants. The deposit account will be repaid by the applicant through monthly payments over a five-year term. Any default of monthly payments will be recovered by the potential sale proceeds from the sale of the property. Through a risk share agreement, Affinity Credit Union will assume one-third of the default risk with the remaining default risk assumed by the City.

The financial details of the EBP are outlined below:

- The City of Saskatoon will place on deposit with Affinity Credit Union a sum of \$3,000,000.00;
- Funds on deposit will revolve in perpetuity;
- Applied funds will earn a rate of return of 3.64% for the initial five-year period; the investment rate will be reviewed and reset on an annual basis for new applicants, and;
- Unapplied funds on deposit will be invested by Affinity Credit Union in short-term investments.

REPORT

Your Investment Committee considered this investment proposal from the following perspectives:

1. Eligibility under Corporate Investment Policy: Corporate investment Policy was developed to provide policy guidelines relating to the investment of civic funds, the composition and responsibilities of the Investment Committee, and the custodial and settlement procedures for securities. More specifically, City Council Policy C12-009, Portfolio Management, was established to address investment eligibility, credit quality ratings, investment limits, and maturity terms.

With respect to the EBP, the act of placing funds on deposit with Affinity Credit Union contravenes Corporate Investment Policy because all civic investments must be rated by a recognized bond rating agency. Short-term investments must be rated R-1 Low or higher. Long-term investments must have a credit rating of A or higher. Affinity Credit Union is not rated by a recognized credit rating agency.

Corporate investment policy specifically addresses short-term and long-term investments which have a defined maturity date. The EBP requires that deposited funds revolve in perpetuity which implies the absence of a stated maturity date. All investment transactions executed by the City involve fixed-income securities with a clearly defined maturity date.

2. Valuation of EBP Investment Proposal: The EBP was valued by assessing the risk\return characteristics of the specific investment relative to alternative capital market securities.

The EBP was initially presented with a 3.0% rate of return (ROR) over a five-year period. Two-thirds of the default risk on the loan payment will be assumed by the City with the balance assumed by Affinity Credit Union. Affinity Credit Union holds first mortgage on the property. It is the understanding of the Investment Committee that the Affordable Housing Reserve will guarantee any default of monthly payments relating to the risk exposure of the investment. A second risk consideration is the illiquid nature of the investment; that is, the ability to convert the investment to cash in a very short period of time.

Your Investment Committee selected a five-year Bank of Montreal (BMO) Senior Deposit Note for comparison purposes. At the time, the BMO Senior Deposit Note was trading at a level of 3.02%, roughly the same yield as the EBP investment. The BMO Senior Deposit Note is rated AA by Dominion Bond Rating Service and A+

by Standard and Poors. As well, many investment dealers provide a bid\offer market for senior deposit notes, thus allowing investors to quickly buy or sell deposit notes for cash.

Your Investment Committee, through discussions with some investment dealers, determined that the liquidity risk premium should be valued at a minimum of 50 basis points (0.50%). There is virtually no credit risk associated with the equity investment given the debt service guarantee of the Affordable Housing Reserve. For the inherent risks assumed, your Investment Committee believes a minimum ROR of 3.52% (3.02% + 0.50%) would be required for the City to invest in the EBP program. Your Investment Committee and the General Manager, Community Services Department mutually agreed on a five-year rate of 3.64% based on the current qualifying base mortgage rate of 5.39% less 1.75%.

Proposed Policy Revision

Section 3 subsection 3.2, c), i)

This new clause specifically addresses the portfolio investment in the EBP and the terms and conditions governing same. The EBP investment will be limited to a maximum dollar amount of \$3 million and will remain as an investment for the duration of the program. This proposed policy amendment is required to make the EBP investment eligible under Corporate Investment Policy.

OPTIONS

The alternative option is not to invest civic funds in the EBP.

POLICY IMPLICATIONS

Revised corporate investment policy upon City Council approval.

FINANCIAL IMPLICATIONS

The EBP investment will experience a rate of return of 3.64% for the initial five-year term. The investment rate will be reviewed and reset on an annual basis for new applicants to the EBP.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the recommendations in this report.

PUBLIC NOTICE

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

- Advertised in *The StarPhoenix* on Saturday, February 26, and Saturday, March 5, 2011.
- Posted on the City's Notice Board on February 25, 2011.
- Posted on the City's Website on February 25, 2011.

ATTACHMENTS

1. Policy No. C12-009 – Portfolio Management.
2. Photocopy of Public Notice.”

b) Intent to Borrow
(File Nos. CK. 1750-1, x 1702-1, CS.1702-1 and CS.1750-1)

The following is a report of the A/General Manager, Corporate Services Department dated February 22, 2011:

“RECOMMENDATION: that City Council authorize the planned borrowing to finance the following projects approved, in principle, through Capital Budgets and capital plans:

- a) an additional \$7,500,000 (up to \$8,229,000) for the expansion and modification to buildings, systems, pumps and piping at the 42nd Street Reservoir to meet pumping capacity for the North Industrial area (Capital Project 713);
- b) up to \$2,100,000 for the Wastewater Treatment Sludge Disposal Maintenance Facility (Capital Project 1227);

- c) up to \$3,300,000 for expansion and upgrade of the Radio Trunking System (Capital Project 1523);
- d) an additional \$9,100,000 (up to \$23,220,000) for the Water Treatment Plant – reservoir capacity expansion throughout the distribution system (Capital Project 2198);
- e) up to \$1,000,000 for the river bank restoration project at the Water Treatment Plant site (Capital Project 2199);
- f) up to \$2,700,000 for the Wastewater Treatment Plant Operations Facility Upgrade and Expansion (Capital Project 2212); and
- g) an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

REPORT

The Cities Act and City Council Bylaw 8171 require that City Council give Public Notice before borrowing money, lending money or guaranteeing the repayment of a loan.

Capital Budget Borrowing

The above-noted projects listed under the recommendation are included in the 2011 Capital Budget. Through its Capital Budget deliberations, City Council has authorized these projects to proceed, subject to a Public Notice Hearing for borrowing. While some expenditures may have already been incurred, no borrowing has been undertaken pending this Public Hearing. It should also be noted that while authorization is being requested for the full borrowing requirements for all of these projects, actual borrowing will occur based on cash flow requirements and/or prevailing market conditions. Debt repayment on all these capital projects is supported by mill rate or water and wastewater utility rates.

OPTIONS

The alternative option is not to proceed with the construction of the various capital projects noted above, or to finance these projects without borrowing.

POLICY IMPLICATIONS

City Council should be aware that the Administration will follow its existing practice with respect to borrowing. Once an Administrative decision has been made to borrow, Council will be requested to authorize the General Manager, Corporate Services Department, to effect that borrowing within specified ranges (interest rates, for example). Once a borrowing has occurred, the Administration will draft and present a borrowing bylaw, with all of the relevant data related to the transaction, for Council's approval.

City Council is also asked to allow a 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

FINANCIAL IMPLICATIONS

The requested borrowing identified through the recommendation is being proposed within the capital budget plan with debt repayment covered through mill rate funding that is in place or through water and wastewater utility rates.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

- Advertised in the *Saskatoon StarPhoenix* on Saturday, February 26, and Saturday, March 5, 2011. Posted on the City Hall Notice Board on Friday, February 25, 2011.
- Posted on the City's Website on Friday, February 25, 2011.

ATTACHMENT

1. Photocopy of Public Notice.”

c) **Transfer of Funding from the Water and Sewer Infrastructure Replacement Reserve to the Stabilization Reserve for Water and Wastewater**
(Files: CK. 1702-1, CK. 1815-1 and US. 1700-1)

The following is a report of the General Manager, Infrastructure Services Department dated February 18, 2011:

- “RECOMMENDATION:**
- 1) that returned funding in the amount of \$1,600,000 be placed to the Water and Sewer Infrastructure Replacement Reserve from the following Capital Projects:
 - a) Project 1615 - Water Distribution, in the amount of \$335,000;
 - b) Project 1616 - Waste Water Collection, in the amount of \$725,000;
 - c) Project 1617 – Primary Water Mains, in the amount of \$25,000;
 - d) Project 1618 - Sanitary Sewer Trunks, in the amount of \$415,000; and
 - e) Project 2263 - Watershed Management and Assessment Program, in the amount of \$100,000; and
 - 2) that returned funding be moved from the Water and Sewer Infrastructure Replacement Reserve (Capital) to the Water and Wastewater Stabilization Reserve (Operating).

REPORT

The water and wastewater utilities were impacted in 2010 from the wet and cool summer, resulting in decreased revenues. The actual consumption to date is significantly below the budgeted amount, and as a result, both utilities are expecting significant deficits. The Water and Wastewater Stabilization Reserve does not have funding to offset the deficits, and as a result, any realized deficits would need to be covered by the general operating fund. The Administration does not feel it is appropriate to have the general fund subsidize the utilities.

The Administration has reviewed all expenditures for both Operating and Capital programs in the water and wastewater utilities and instituted spending freezes in the early fall. In addition, previously approved projects funded from the Water and Sewer Infrastructure Replacement Reserve have been reviewed and reprioritized to identify funding that could be returned to the Water and Sewer Infrastructure Reserve. The Administration is recommending that these funds be redirected to the Stabilization Reserve for water and wastewater to assist in offsetting the decreased revenues experienced in the water and wastewater utilities in 2010.

The review identified \$1,600,000 which can be returned to the Water and Wastewater Replacement Reserve, in accordance with Capital Reserve Bylaw, 6774, to assist in minimizing the water utility deficit.

This return is comprised of a net \$310,000 from the 2005 through 2009 approved allocation to the Network Management component of Capital Project 1615 - Water Distribution; \$700,000 from the 2006 through 2009 approved allocation to the Network Management component of Capital Project 1616 - Waste Water Collection; \$390,000 from the 2004 through 2009 approved allocation to the Network Management component of Capital Project 1618 - Sanitary Sewer Trunks; and a deferral of \$100,000 from Capital Project 2263 - Watershed Management and Assessment Program, which will be rebudgeted in 2012. In addition, a total of \$100,000 was identified to be returned from the Capital Operations and General Support components of Capital Projects 1615, 1616 and 1618, as listed above, as well as Capital Project 1617 – Primary Water Mains.

OPTIONS

An option could be to leave the returned funding in the Water and Sewer Infrastructure Reserve. This would not provide any reduction to the anticipated deficit and would require the full deficit to be covered through the general operating fund. It should be noted that the reserve is currently in a deficit position as a result of the advancement of Flood Protection projects and the payment of the claims related to the 2005 floods. The reserve will be repaid over time through the Flood Protection Levy being billed and collected from utility customers. Returning the funds to this reserve would help reduce this deficit, although not eliminate it.

POLICY IMPLICATIONS

This transaction requires Public Notice and approval from City Council, as Capital Reserve Bylaw 6774 states that any amounts returned from capital projects are to go back to the original source; that these reserves only contain funds for capital expenditures; and that the reserves shall not be used for operating expenses. Instead of retaining the amount in the

reserve, Public Notice has been given to transfer the returned funding in the amount of \$1,600,000, as identified above, from the Water and Sewer Infrastructure Reserve to the Water and Wastewater Stabilization Reserve.

FINANCIAL IMPLICATIONS

The reallocation of these funds is required to manage the deficit position of the utility, which is a direct result of the extreme weather experienced in 2010 which impacted revenues. The capital programs for the whole water and wastewater system will be re-prioritized to match the funding available. However, the net effect is an increase in the infrastructure deficit for the water and wastewater system.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

- Advertised in the *StarPhoenix* and *Sun* on the weekends of February 26 and 27, 2011; and March 5 and 6, 2011;
- Posted on the City Hall Notice Board on Friday, February 25, 2011; and
- Posted on City of Saskatoon website on Friday, February 25, 2011.

ATTACHMENT

1. Copy of Public Notice.”

d) **Proposed Closure of Right-of-Way
Walkway between 67 and 71 Bence Crescent
(Files CK. 6295-09-14 and IS. 6295-1)**

The following is a report of the General Manager, Infrastructure Services Department dated February 18, 2011:

- “RECOMMENDATION:** 1) that the walkway adjacent to 67 and 71 Bence Crescent be closed;

- 2) that upon receipt of the legal land survey documents the City Solicitor be requested to prepare the appropriate bylaw for consideration by City Council;
- 3) that upon approval of the bylaw, the City Solicitor be instructed to take all necessary steps to bring the intended closure forward and to complete the closure; and
- 4) that upon closure of the walkway, the land be sold to Gerald and Cindy Hubick of 71 Bence Crescent for \$1,000.

BACKGROUND

At its meeting on December 1, 2008, Council determined that while a new policy was adopted for reviewing requests for walkway closures, outstanding requests would be given the option of proceeding with either the new policy or the former policy. The residents submitting the request for closure of the walkway adjacent to 67 and 71 Bence Crescent have opted to continue with the former policy.

The Planning and Operations Committee, at its meeting on August 18, 2009, considered a report of the General Manager, Infrastructure Service Department, dated July 21, 2009 (Attachment 1), and approved the recommendation that the Administration proceed with Public Notice for the closure of a portion of the walkway right-of-way adjacent to 67 and 71 Bence Crescent and 1234 and 1302 Catherwood Avenue in the Westview neighborhood.

Council, during Matters Requiring Public Notice, considered and approved a report recommending the closure of the portion of the walkway between 1234 and 1302 Catherwood Avenue on December 14, 2009. In order for a walkway to be closed under former Policy C07-017, Walkway Closure Fee Assistance, all fees must be collected before proceeding to Public Notice. At that time, the fees had not been received from the property owners of 71 Bence Crescent. The funds have now been received.

REPORT

If the closure is approved by City Council, the Administration will proceed with acquiring the legal land survey documents to transfer the title of land. Typically, this process involves acquiring a plan of consolidation and gathering utility consents to verify easements. This process can take between six and eight months. Once all the

documentation has been received, a report will be submitted to City Council to consider the bylaw for closure.

Upon closing the walkway adjacent to 67 and 71 Bence Crescent, the land will be sold to Gerald and Cindy Hubick of 71 Bence Crescent for \$1,000. The owner of 67 Bence Crescent is not interested in purchasing a portion of the walkway.

The adjacent property owners will not be allowed to build a structure or alter the right-of-way until title of land has been transferred, however, they will be allowed to close the parcel by installing a temporary fence or extending their existing fence line.

If there are any utilities located on this land parcel, easements will be attached to the title or they will be relocated at the expense of the property owner.

ENVIROMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

- Advertised in the *StarPhoenix* and *Sun* on the weekends of February 26 and 27, and March 4 and 5, 2011;
- Posted on the City Hall Notice Board on Friday, February 25, 2011;
- Posted on City of Saskatoon website on Friday, February 25, 2011; and
- Flyers distributed to affected parties on Thursday February 24, 2011.

ATTACHMENTS

1. Excerpt from the minutes of the Planning and Operations Committee dated August 18, 2009; and
2. Copy of Public Notice.”

- e) **Aero Green Business Park**
Proposed Closure of all Streets and Lanes in Registered Plan No. 66S09344
Excepting All that Portion Shown as Cynthia Street on Said Registered Plan; and that
Portion of Jeremy Drive Lying West of Cynthia Street; and All of the Portions of the
Lane Lying to the West of Westerly Boundary of the North-South Lane, Registered
Plan No. 69S07233
(File No.: CK. 6295-011-1 and IS. 6295-1)
-

The following is a report of the General Manager, Infrastructure Services Department dated February 24, 2011:

- “RECOMMENDATION:**
- 1) that City Council consider Bylaw 8926;
 - 2) that the Administration be instructed to take all necessary steps to bring the intended closure forward and to complete the closure;
 - 3) that upon closing all streets and lanes in the Registered Plan No. 66S09344, excepting all that portion shown as Cynthia Street on said registered plan; and that portion of Jeremy Drive lying West of Cynthia Street; and all of the portions of the lane lying West of Westerly Boundary of the North-South lane Registered Plan No. 69S07233, indicated on Plan of Proposed Surface Subdivision of All Streets and Lanes prepared by Webb Survey dated February 18, 2011, and on Plan No: 240-0005-004r001, the land be transferred to 310644 Alberta Ltd. in exchange for dedication of future roads in the area; and
 - 4) that the land titled Parcel AA Registered Plan No. 80S45858 as showing on Plan No. 240-0005-004r001 be transferred to 310644 Alberta Ltd. in exchange for dedication of future roads in the area; and
 - 5) that all costs associated with this closure be paid by the applicant.

REPORT

A request has been received from 310644 Alberta Ltd. (Re/Max Guardian Commercial) to close all the streets and lanes on Registered Plan No. 66S09344 excepting all that portion shown as Cynthia Street on said registered plan; and that portion of Jeremy Drive located West of Cynthia Street; and all of the portions of the lane lying to the West of Westerly boundary of the North-South lane, Registered Plan No. 69S07233 on Plan of Proposed Surface Subdivision of All Streets and Lanes and Plan No. 240-0005-004001 (Attachment 1 and Attachment 2).

The purpose of the closure of all the streets and lanes is for development of the Aero Green Business Park. All streets and lanes will be consolidated with the adjacent property in exchange for dedication of future roadways in the area. In addition to the road closure, land titled Parcel AA Registered Plan No. 80S45858 as shown on Plan No. 240-0005-004r001 will be transferred to 310644 Alberta Ltd. in exchange for dedication of future roads in the area.

PUBLIC NOTICE

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

- Advertised in the *StarPhoenix* on the weekends of February 26 and March 5, 2011;
- Posted on the City Hall Notice Board on Thursday, February 24, 2011; and
- Posted on the City of Saskatoon website on Thursday, February 24, 2011.

ATTACHMENTS

1. Plan of Proposed Surface Subdivision of All Streets, Lanes;
2. Plan 240-0005-004r001;
3. Proposed Bylaw 8926, and;
4. Copy of Public Notice.”

f) **Blairmore Sector Plan Amendment**
(File No.: CK. 4110-32 and PL. 4110-12-3)

The following is a report of the General Manager, Community Services Department dated February 23, 2011:

“RECOMMENDATION: that the proposed Blairmore Sector Plan Amendment be approved.

EXECUTIVE SUMMARY

The Blairmore Sector Plan (formerly West Sector Plan) was approved by City Council on November 29, 2004. The development potential of portions of the area has changed since 2004, as have some of the strategies for servicing. In response to the following changes, the proposed Blairmore Sector Plan Amendment has been drafted as outlined in Attachment 1:

1. The boundary of the first residential neighbourhood in the Sector (that is, Kensington) is revised;
2. The segment of 33rd Street West to Dalmeny Road is realigned a half mile north. The realignment defines the north boundary of Kensington;
3. The Claypool Drive Extension (formerly known as Cynthia Street Extension) is realigned so that it continues straight west to Dalmeny Road, rather than deflecting south;
4. A neighbourhood is added to the Sector west of Hampton Village, as the Infrastructure Services Department has now determined that this area can be serviced;
5. A revised storm water and sanitary sewer plan is proposed;
6. Lands west of the West Swale are shown as Urban Holding, rather than future neighbourhoods, to ensure compatibility between urban growth and mining interests;
7. The approved alignment of Perimeter Highway is reflected;
8. Lands south of the Canadian Pacific Railway tracks are removed, since they will be part of a future study (that is, the Southwest Sector Plan);
9. The district commercial area is relocated to 33rd Street West. This will be a more central location to serve the proposed neighbourhoods;
10. Population projections are increased to reflect an increased density target of seven units per acre; and
11. The development sequence is modified to include the additional neighbourhood west of Hampton Village.

The revisions to the Sector Plan are being proposed at this time so that the neighbourhood boundaries for Kensington can be established and the Neighbourhood Concept Plan for Kensington can be completed. Lot sales indicate that Hampton Village could be fully built-out by 2014. To meet demand for growth, lots in Kensington should be ready for sale by late 2013 or early 2014. To achieve this, the design and construction of major infrastructure must begin along 33rd Street West. For example, prior to subdividing or servicing new residential lots in this area, the proposed deflection of 33rd Street West needs to be constructed, and a new lift station and storm water pond need to be built north of this new road alignment.

BACKGROUND

Sector Plans serve as a development framework for future growth and are based on the policies contained in The Official Community Plan Bylaw No. 8769. Sector Plans provide a broad framework for future urban development, include the location and size of future neighbourhoods and commercial/employment areas, identify natural areas for preservation, and provide the blueprint for extension and phasing of servicing infrastructure and major transportation routes. *The Planning and Development Act, 2007* requires Sector Plans and any amendments to be approved by City Council.

The Blairmore Sector Plan (formerly West Sector Plan) guides long-term development on the west edge of Saskatoon out to Perimeter Highway. The original Blairmore Sector Plan was approved by City Council on November 29, 2004. The development potential of portions of the area has changed since 2004, as have some of the strategies for servicing the area; therefore, a Sector Plan amendment is being proposed.

Phase 1 of the Blairmore Sector Plan started construction in 2006 with the development of the Blairmore Suburban Centre. The Blairmore Suburban Centre consists of the Shaw Centre and two high schools (Bethlehem Catholic High School and Tommy Douglas Collegiate). Development continues in this phase with the construction of commercial and institutional developments and multi-unit housing.

REPORT

The Blairmore Sector Plan Amendment report being recommended for approval is appended as Attachment 1.

The Blairmore Sector is located east of Perimeter Highway, north of the Canadian Pacific Railway rail line, west of Hampton Village, Dundonald, Confederation Park, Pacific Heights, and Parkridge neighbourhoods, and south of Beam Road.

If the proposed amendments to the Blairmore Sector Plan are approved, the Blairmore Sector would consist of 1,881 hectares (4,647 acres) of land, eight future neighbourhoods, a suburban centre, a district commercial centre, and up to 70,000 people. A detailed build-out of the Sector Plan is shown on Page 10 of the Blairmore Sector Plan Amendment report (Attachment 1).

The Blairmore Sector Plan is a preliminary planning study and is future oriented. No specific timeframe for development is applied to the Sector Plan. The Blairmore Sector is proposed to be developed in a sequential pattern from east to west. The proposed amendment to the Blairmore Sector Plan illustrates four phases of growth. Phase 1

comprises the Blairmore Suburban Centre, Phase 2 comprises two neighbourhoods east of Dalmeny Road, Phase 3 comprises three neighbourhoods between Dalmeny Road and the West Swale, and Phase 4 comprises the lands between the West Swale and Perimeter Highway.

Rationale for Changes to the Sector Plan

In the 2004 Blairmore Sector Plan, the boundary for Neighbourhood No. 1, now named Kensington, made for a challenging shape and a neighbourhood that was separated by an arterial road (33rd Street West). To avoid having an arterial road bisect a neighbourhood and to allow for a linear connected neighbourhood, 33rd Street West is being proposed outside the neighbourhood, defining the north boundary of Kensington.

The 2004 Blairmore Sector Plan alignment for the Claypool Drive Extension was designed to deflect southward, west of Hampton Village. This would restrict residential development west of Hampton Village; therefore, the Claypool Drive Extension is being proposed to follow the road allowance until it connects with Dalmeny Road. The realignment of Claypool Drive and 33rd Street West allows the lands west of Hampton Village to be considered for a new additional neighbourhood in the Sector.

To provide sanitary services to the Blairmore Sector, a new lift station will be required on the south edge of the proposed additional neighbourhood. This new lift station would allow the area, proposed for the new additional neighbourhood, to be part of Phase 2 of the Sector build-out, creating a compact development pattern.

To avoid potential conflicts between mining operations and urban development, the City of Saskatoon (City)'s Administration has undertaken proactive discussions with mining operators in the area to identify areas of common interest. The City Administration has agreed to focus on developing areas that will not be affected by mining operations. In return, the mining operators have agreed to ensure mining operations occur outside the City's short-term and medium-term growth areas. The City Administration will continue to work with the mining operators to monitor the lands in the City's long-term growth area and determine when those lands could be developed. As a result, the lands in Phase 4 of the Blairmore Sector are being proposed as Urban Holding lands.

The 2004 Blairmore Sector Plan provided a District Commercial site west of the West Swale. Because of the proposed reclassification of the lands in Phase 4 as Urban Holding and the addition of a new neighbourhood in Phase 2, the District Commercial site was repositioned to service the more northerly neighbourhoods in the Sector. The proposed District Commercial location was chosen to ensure that commercial areas in the Sector are evenly distributed throughout, and it is located next to three arterial roadways which will

provide good visibility and access/egress to the site. In the future, when the lands in Phase 4 are proposed to be developed as residential neighbourhoods, an additional District Commercial site could be centrally located if demand is warranted.

Over the last few years, a trend for denser neighbourhood design has evolved; therefore, the build-out projections have been increased to reflect this. The proposed overall build-out projections would increase from five dwelling units per acre to seven dwelling units per acre. A detailed build-out projection for the sector is shown on Page 10 of the Blairmore Sector Plan Amendment report (Attachment 1).

OPTIONS

1. Approve the Blairmore Sector Plan Amendment report.
2. Do not approve the Blairmore Sector Plan Amendment report, which would retain the original Blairmore Sector Plan of 2004. This option is not recommended by the Administration because the development potential of portions of the area has changed since 2004, as have some of the strategies for servicing the area. Not amending the Blairmore Sector Plan would also delay planning and developing the Kensington neighbourhood.

POLICY IMPLICATIONS

The approval of the proposed Blairmore Sector Plan Amendment does not have policy implications.

FINANCIAL IMPLICATIONS

The Infrastructure Services Department conducted a preliminary analysis of the offsite servicing requirements for the Blairmore Sector. The analysis involved:

- the general sizing of piping systems,
- the identification of overland drainage patterns to allow for the costing of the various underground systems, and
- the arterial roadways within the sector.

The costs of the above systems were then estimated. Revenues from prepaid service rates (i.e. offsite levies) were estimated based on average frontages within recently developed neighbourhoods and adjusted for non-frontage areas such as swales and drainage ditches.

The result was a projection of costs totalling \$243 million with offsetting revenues of \$229 million. The net outcome is a deficit of \$14 million for the offsite service reserves,

which represents about 5.8 percent of total costs. The Infrastructure Services Department has advised that the level of the overall deficit, given the initial preliminary analysis that has taken place, appears manageable.

STAKEHOLDER INVOLVEMENT

Sector Plans and amendments to them are widely circulated and reviewed. Consistent with the standard procedures, the proposed amendments to the Blairmore Sector Plan have been presented to the following groups:

- Stakeholders and Property Owners June 15, 2010
- Public Open House June 23, 2010
- Development Review Committee August 11, 2010
- Senior Management Team August 24, 2010
- Technical Planning Commission September 22, 2010
- Municipal Planning Commission December 7, 2010
- Planning and Operations Committee January 11, 2011
- Administration and Finance Committee February 28, 2011

The proposed amendments to the Sector Plan reflect the comments that were received during this process.

As previously noted, a meeting with property owners and other stakeholders in the Blairmore Sector was held prior to the Public Open House. A presentation was made explaining the amendments to the Blairmore Sector Plan, and a question and answer period followed.

Also previously noted, there was a Public Open House held to provide the general public with the opportunity to view and comment on the proposed amendments of the Blairmore Sector Plan. The Public Open House was advertised by:

- flyers that were sent to over 10,000 households adjacent to the area;
- two ads placed in each of *The StarPhoenix* and *The Sunday Sun*;
- emails sent to the surrounding Community Associations; and
- information on the City of Saskatoon website.

Approximately 100 people signed the attendance sheet at the Public Open House, and positive comments were received from individuals that attended.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

SAFETY [Crime Prevention Through Environmental Design (CPTED)]

A Crime Prevention Through Environmental Design (CPTED) review was completed on March 4, 2010. The recommendations from the CPTED review have been incorporated in the proposed amendments to the Sector Plan.

PUBLIC NOTICE

Public Notice will be required before City Council considers this matter, pursuant to Section 12.3 of The Public Notice Policy Bylaw No. C01-021. The following notices will be given:

- A notice will be published in *The StarPhoenix* on February 26, 2011, and March 5, 2011.
- A notice will be published in *The Sunday Sun* on February 27, 2011, and March 6, 2011.

ATTACHMENT

1. Blairmore Sector Plan Amendment Report September 2010”

The Blairmore Sector Plan Amendment is available for viewing on www.saskatoon.ca, look under “S” for Sector Planning.

Attached are copies of the following:

- Letter dated December 14, 2010, from the Secretary to the Municipal Planning Commission advising that the Commission supports the above-noted recommendation of the Administration;
- Letter dated February 17, 2011, from the Secretary to the Planning and Operations Committee advising that the Committee supports the above-noted recommendation of the Administration; and
- Notice that appeared in the local press under dates of February 26 and March 5, 2011.

**g) Proposed Amendment to Arbor Creek Neighbourhood Concept Plan
Lot A, Block 331 and Lot A, Block 339, Plan 96S28729
Applicant: Dundee Realty Corporation
(File No. CK. 4131-16)**

The following is a recommendation of the General Manager, Community Services Department:

RECOMMENDATION: that the application to amend the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A Block 331 and Lot A Block 339, Plan 96S28729 from “School Sites” to “Residential”, be approved.

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated February 7, 2011;
- Letter dated February 28, 2011 from the Secretary to the Municipal Planning Commission advising the Commission supports the above-noted recommendation;
- Letter dated March 1, 2011, from the Secretary to the Planning and Operations Committee advising the Committee supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of February 26 and March 5, 2011.

**h) Proposed Amendment to Rosewood Neighbourhood Concept Plan
Applicant: Arbutus Meadows Partnership
(File No. CK. 4110-40)**

The following is a recommendation of the General Manager, Community Services Department:

RECOMMENDATION: that the proposed amendment to the Rosewood Neighbourhood Concept Plan, as shown on Attachment 1, be approved subject to the following conditions:

- 1) the population density of the development must stay at or below the target density of 42 people per hectare (Daryl Schmidt, Infrastructure Services Department);

- 2) the developer must adhere to the agreed upon maximum sanitary and storm water discharge rates into the City of Saskatoon's piped and overland systems (Daryl Schmidt, Infrastructure Services Department); and
- 3) the areas of this proposal, outside of Phase 1, will remain zoned as a Future Urban Development District (FUD), until an appropriate Concept Plan Amendment is reviewed by the Administration and approved by City Council.

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated February 7, 2011;
- Letter dated February 28, 2011 from the Secretary to the Municipal Planning Commission advising the Commission supports the above-noted recommendation;
- Letter dated March 1, 2011, from the Secretary to the Planning and Operations Committee advising the Committee supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of February 26 and March 5, 2011.

5. Unfinished Business

- a) **Proposal to Amend Animal Control Bylaw No. 7860
Location of Pigeon Lofts or Flight Pens
(File No. CK. 151-2)**

City Council, at its meeting held on February 7, 2011, deferred consideration of Clause 1, Report No. 2-2011 of the Administration and Finance Committee, a copy of which is attached, regarding the above matter.

Attached is a copy of a letter from Dean Mario, Co-owner Frill Crest Lofts, dated March 1, 2011, submitting comments regarding this matter.

6. Reports of Administration and Committees:

- a) Report No. 1-2011 of the Municipal Planning Commission;
- b) Administrative Report No. 4-2011;
- c) Legislative Report No. 4-2011;
- d) Report No. 3-2011 of the Planning and Operations Committee;
- e) Report No. 3-2011 of the Administration and Finance Committee;
- f) Report No. 1-2011 of the Audit Committee;
- g) Report No. 1-2011 of the Land Bank Committee;
- h) Report 1-2011 of the Naming Advisory Committee;
- i) Report No. 3-2011 of the Executive Committee.

7. Communications to Council – (Requests to speak to Council regarding reports of Administration and Committees)

8. Communications to Council (Sections B, C, and D only)

9. Question and Answer Period

10. Matters of Particular Interest

11. Enquiries

12. Motions

13. Giving Notice

14. Introduction and Consideration of Bylaws

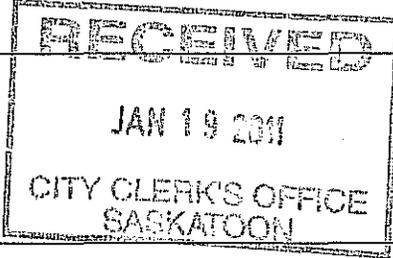
- Bylaw No. 8917 - The Animal Control Amendment Bylaw, 2011
- Bylaw No. 8918 - The Zoning Amendment Bylaw, 2011 (No. 4)
- Bylaw No. 8919 - The Zoning Amendment Bylaw, 2011 (No. 5)
- Bylaw No. 8920 - The Zoning Amendment Bylaw, 2011 (No. 6)
- Bylaw No. 8926 - The Street Closing Bylaw, 2011
- Bylaw No. 8927 - The License Amendment Bylaw, 2011

15. Communications to Council – (Section A - Requests to Speak to Council on new issues)

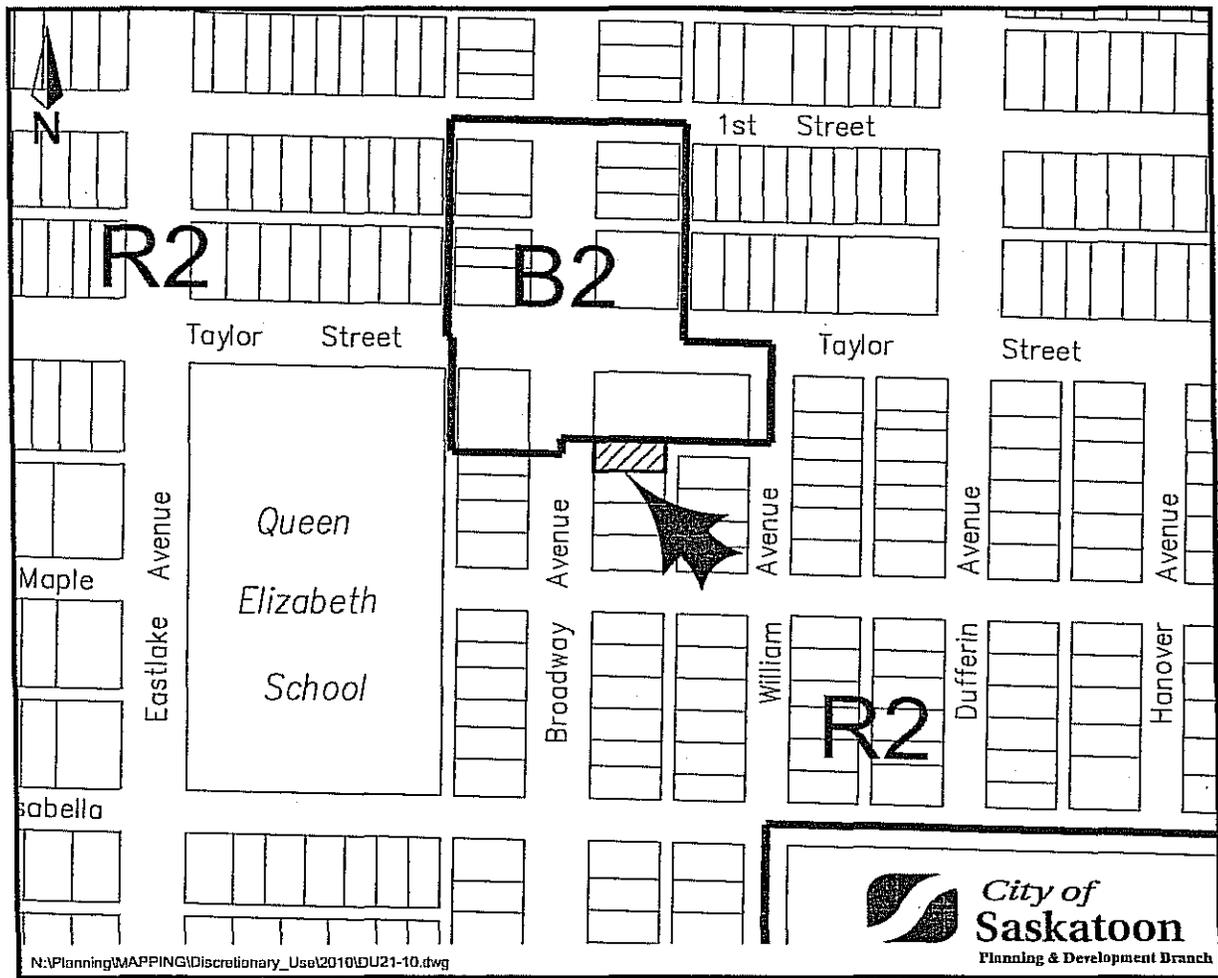
COMMUNITY SERVICES DEPARTMENT

3a

APPLICATION NO. D21/10	PROPOSAL Discretionary Use – Parking Station	EXISTING ZONING R2
LEGAL DESCRIPTION Lots 5 and 6, Block 2, Plan No. G191		CIVIC ADDRESS 1909 Broadway Avenue
DATE January 17, 2011	APPLICANT Saskatoon Trading Company Ltd. 320 – 39 th Avenue S.W. Calgary AB T2S 0W7	OWNER Abraham and Katherina Fehr Box 168 Warman SK S0K 1E0



LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council at the time of the Public Hearing, recommending that the application submitted by Saskatoon Trading Company Ltd. requesting permission to use 1909 Broadway Avenue for the purpose of a parking station, be approved subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses;
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application; and
- 3) the applicant satisfying the following conditions of the Infrastructure Services Department:
 - i) a fence is required adjacent to the rear property line. If the applicant is intending to use the lane as access, the fence will not be required. However, the entire east-west portion of the lane must be paved, and support from the affected property owner needs to be indicated; and
 - ii) surface drainage of the property must be contained on site and not directed to adjacent properties. If the drainage is designed to go to the existing catch basins on the adjacent Shoppers Drug Mart property, the lot must be consolidated with this site.

B. PROPOSAL

An application has been submitted by Saskatoon Trading Company Ltd. requesting City Council's approval to use the property located at 1909 Broadway Avenue for the purpose of a parking station. The proposed parking station would provide parking for customers of Shoppers Drug Mart which is located immediately north of the subject site. This property is zoned R2 District in the Zoning Bylaw No. 8770. In this district, a parking station is a discretionary use.

C. REASON FOR PROPOSAL (BY APPLICANT)

A minor addition is planned for the Shoppers Drug Mart in the near future. The proposed parking station would provide additional parking for customers of Shoppers Drug Mart and would help alleviate parking congestion on the nearby streets.

D. JUSTIFICATION

1. Community Services Department Comments

a) Introduction

A "parking station" means a site used for the parking of private passenger vehicles when such parking is ancillary to a permitted principal use located on an adjacent or nearby site.

b) Official Community Plan

The Official Community Plan Bylaw No. 8769 permits a range of complementary uses within neighbourhoods provided that they are compatible with a residential environment. These activities shall provide a needed service to the area and shall appropriately address land use conflicts. Your Administration is of the view that the proposal is consistent with this policy.

c) Roadway Access

Access to the site is available via the rear lane. This proposal is not expected to have a significant impact on traffic flows in the area.

d) Zoning Bylaw Requirements

This proposal meets all relevant Zoning Bylaw No. 8770 requirements.

e) Compatibility with Adjacent Land Uses

Low-density residentially zoned properties are located south and east of the subject site. Commercially zoned sites are located at all four corners of the Broadway Avenue/Taylor Street intersection.

A solid wood fence, ranging in height from 1 to 2 metres, will be provided along the south property line of the parking station. In addition, a landscaping strip, 1.5 metres in width, will be provided adjacent to the south property line. This will act as a buffer and provide an appropriate level of screening between the parking station and the residential property to the south.

Given the above, your Administration is of the belief that any land use impacts resulting from the parking station will be negligible.

f) Neighbourhood Planning Section

The Neighbourhood Planning Section has no objection to the proposal.

g) Building Standards Branch

The Building Standards Branch has no objection to the proposal provided that the following condition is satisfied:

- i) a Building Permit is obtained for the demolition of the existing one-unit dwelling located at the above site.

Please note that plans and documentation submitted in support of this Discretionary Use Application has not been reviewed for compliance with the requirements of the 2005 National Building Code of Canada.

2. Comments by Others

a) Infrastructure Services Department

The proposal is acceptable to the Infrastructure Services Department provided that the following conditions are satisfied:

- i) a fence is required adjacent to the rear property line. If the proponent is intending to use the lane as access, the fence will not be required. However, the entire east-west portion of the lane must be paved, and support from the affected property owner needs to be indicated.

It is noted that the lane will be used as access for the parking station. As a result; a fence, adjacent to the rear property line, will not be required.

- ii) surface drainage of the property must be contained on site and not directed to adjacent properties. If the drainage is designed to go to existing catch basins on the adjacent Shoppers Drug Mart property, the lot must be consolidated with this site.

b) Utility Services Department, Transit Services Branch

Transit Services Branch (Transit) has no concerns with the proposal.

There are no service standards for parking stations. No additional stops or services are required, and no requests for changes to Transit service will be entertained as a result of any development associated with this application.

E. COMMUNICATION PLAN

The President of the Queen Elizabeth Community Association was notified of this application by letter, dated December 16, 2010. In addition, the Planning and Development Branch sent out notification letters to assessed property owners within a 75 metre radius of the site to inform residents of the proposal and to request feedback on the proposed parking station. To date, two comments have been received from nearby property owners. One nearby property owner, who resides immediately south of the proposed parking station, had no objection provided that the parking station was appropriately screened from the property. Your Administration notes that the proposed parking station is screened from the residential property to the south via a solid wood fence, ranging in height from 1 to 2 metres, and a 1.5 metre wide landscaping strip. One nearby property owner recommended that the subject site be used for the storage of the Shoppers Drug Mart's garbage bins which are currently located on the east side of the Shoppers Drug Mart building.

Once the Municipal Planning Commission has considered this application, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. Advertising will consist of sending notices to all assessed property owners within a 75 metre radius of the site and to the President of the Queen Elizabeth Community Association. The applicant will also place a notice sign on site as prepared by the Community Services Department.

F. ENVIRONMENTAL IMPLICATIONS

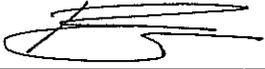
There are no environmental implications.

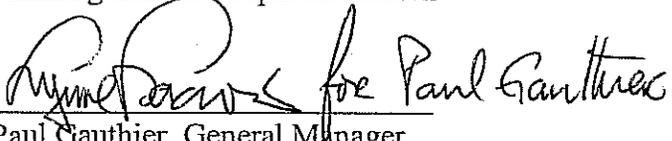
G. ATTACHMENTS

1. Location Facts
2. Site Plan

D21/10
1909 Broadway Avenue
January 17, 2011

Written by: Matt Grazier, MCIP, Planner 13
Planning and Development Branch

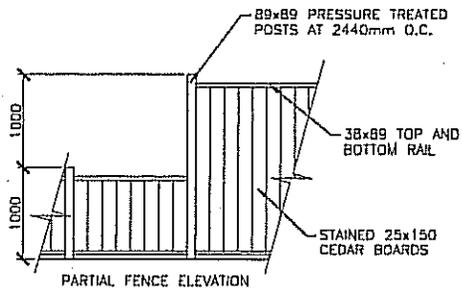
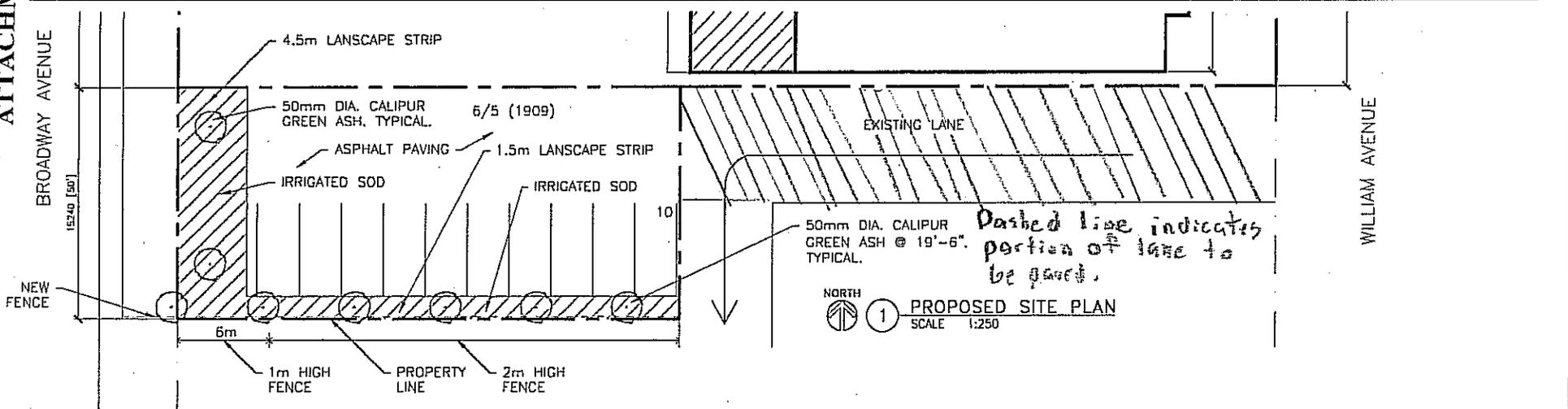
Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: January 19, 2011

cc: Murray Totland, City Manager

ATTACHMENT 1

FACT SUMMARY SHEET	
A. Location Facts	
1. Municipal Address	1909 Broadway Avenue
2. Legal Description	Lots 5 and 6, Block 2, Plan No. G191
3. Neighbourhood	Queen Elizabeth
4. Ward	7
B. Site Characteristics	
1. Existing Use of Property	One-Unit Dwelling
2. Proposed Use of Property	Parking Station
3. Adjacent Land Uses and Zoning	
North	Retail Store – B2
South	One-Unit Dwelling – R2
East	Two-Unit Dwelling – R2
West	Retail Store – B2
4. No. of Existing Off-Street Parking Spaces	0
5. No. of Off-Street Parking Spaces Required	0
6. No. of Off-Street Parking Spaces Provided	10
7. Site Frontage	15.24 Metres
8. Site Area	499.87 Square Metres
9. Street Classification	Minor Arterial
C. Official Community Plan Policy	
1. Existing Official Community Plan Designation	Residential
2. Existing Zoning District	R2



<p>HOWARDS HOWARDS McWEN ARCHITECTS</p> <p>300 W. 10TH ST. SUITE 200 WISCONSIN, WI 53080</p> <p>TEL: 414.224.1100 FAX: 414.224.1101 WWW.HOWARDSHOWARDS.COM</p>	<p>PROJECT:</p> <p>SHOPPERS ON BROADWAY AND TAYLOR</p>	<p>CONTENTS:</p> <p>PROPOSED SITE PLAN LOT, 6/5 (1909)</p>	<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>													<p>DRAWN: JW</p> <p>CHECKED: DE</p> <p>DATE: JAN, 6, 2011</p> <p>SCALE: AS NOTED</p> <p>FILE: 5694</p>	<p>DRAWING:</p> <p>A3</p>
<p>DATE: 01/06/2011</p> <p>TIME: 10:00 AM</p> <p>BY: DE</p>																	



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

February 14, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
 Discretionary Use Application – Parking Station
 Lots 5 and 6, Block 2, Plan No. G191
 1909 Broadway Avenue – R2 Zoning District
 Queen Elizabeth Neighbourhood
 Applicant: Saskatoon Trading Company Ltd.
 (File No. CK. 4355-011-1)**

The Municipal Planning Commission has considered the report of the Community Services Department dated January 17, 2011, with respect to the above Discretionary Use Application.

The Commission has reviewed the report with the Administration. The Administration confirmed that there was provision for an appropriate buffer, including a fence, along the south property line as was referenced in the submitted report. In addition, there is sufficient space for garbage trucks to access the alley for garbage pickup. It was also confirmed that Shoppers Drug Mart's garbage bins are currently located on the east side of the building on their site and a better screening mechanism would be looked at.

Following review of this matter, the Commission is supporting the following recommendation of the Community Services Department:

“that the application submitted by Saskatoon Trading Company Ltd. requesting permission to use 1909 Broadway Avenue for the purpose of a parking station, be approved subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses;
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application; and

- 3) the applicant satisfying the following conditions of the Infrastructure Services Department:
- i) a fence is required adjacent to the rear property line. If the applicant is intending to use the lane as access, the fence will not be required. However, the entire east-west portion of the lane must be paved, and support from the affected property owner needs to be indicated; and
 - ii) surface drainage of the property must be contained on site and not directed to adjacent properties. If the drainage is designed to go to the existing catch basins on the adjacent Shoppers Drug Mart property, the lot must be consolidated with this site.”

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above Discretionary Use Application.

Yours truly,



Diane Kanak, Deputy City Clerk
Municipal Planning Commission

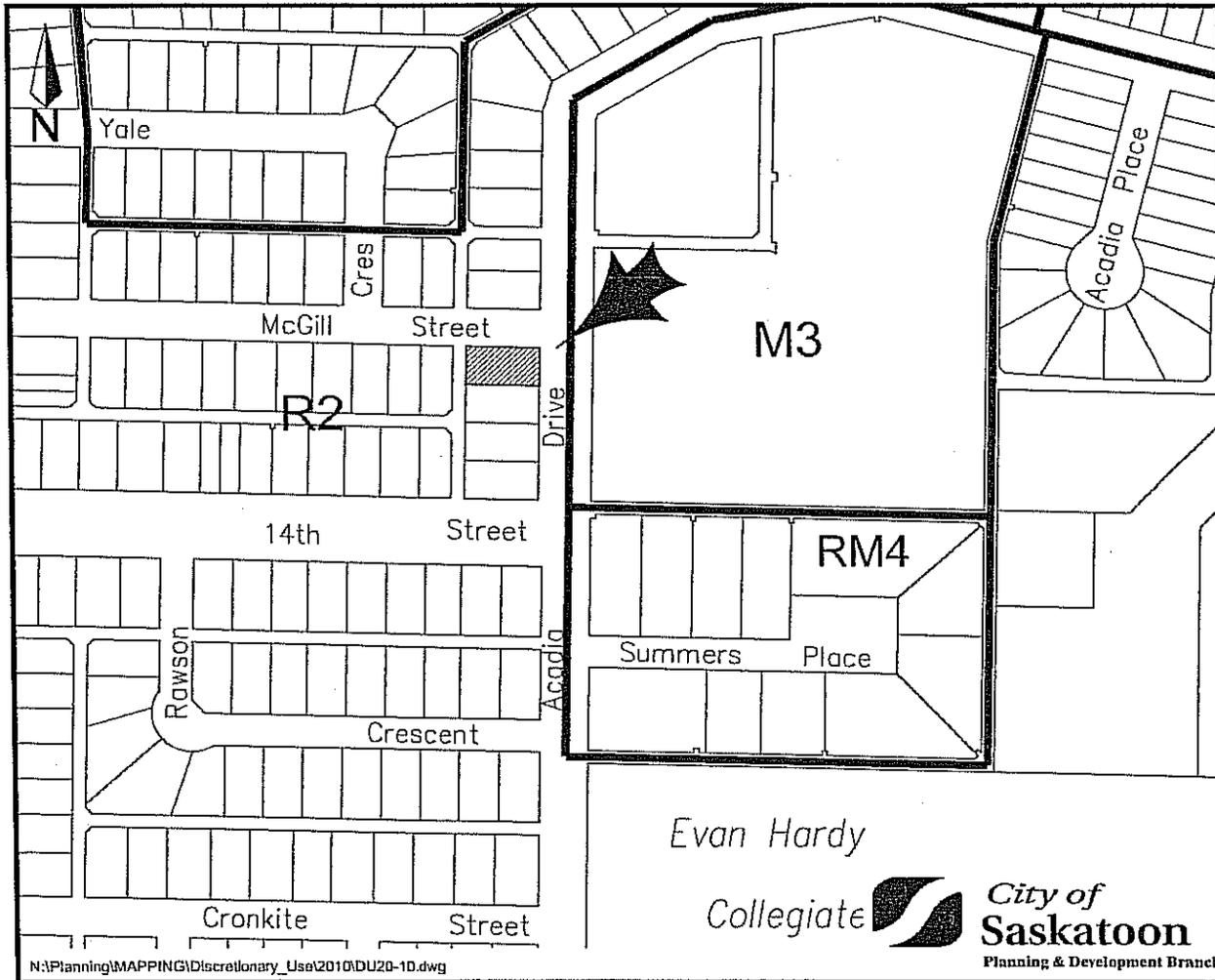
:dk

4355-01-2
36

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. D20/10	PROPOSAL Discretionary Use – Residential Care Home - Type II	EXISTING ZONING R2
LEGAL DESCRIPTION Lot 16, Block 606, Plan No. 66S19386	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>JAN 26 2011</p> <p>CITY CLERK'S OFFICE SASKATOON</p> </div>	CIVIC ADDRESS 402/404 Acadia Drive
DATE January 14, 2011		APPLICANT STC Urban First Nations Services Inc. 200 – 335 Packham Avenue Saskatoon SK S7N 4S1

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION

that a report be forwarded to City Council at the time of the Public Hearing recommending that the application submitted by STC Urban First Nations Services Inc. requesting permission to use 402/404 Acadia Drive for the purpose of a Residential Care Home – Type II, with a maximum of ten residents, be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits and licenses (such as Building and Plumbing Permits); and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

B. PROPOSAL

In 1995, City Council approved this site for the purpose of a boarding house, accommodating a maximum of 13 residents. The boarding house provided accommodations for seniors and functioned like a residential care home. It is noted that prior to 1999, past City of Saskatoon (City) Zoning Bylaws did not contain specific provisions for residential care homes. In this respect, this property's current legal use is a boarding house.

As a result, an application has been submitted by STC Urban First Nations Services Inc. requesting City Council's approval to use the property located at 402/404 Acadia Drive for the purpose of a Residential Care Home – Type II, with a maximum of ten residents under care. This property is zoned R2 District in Zoning Bylaw No. 8770. In this district, a Residential Care Home – Type II is a Discretionary Use.

The proposed care home would accommodate infants and children up to 12 years of age who are under the care of the Ministry of Social Services (Ministry). The care home will act as an emergency receiving facility, accommodating residents for varied lengths of time until longer term placements are identified.

C. REASON FOR PROPOSAL (BY APPLICANT)

There continues to be an overwhelming pressure on the foster care system to provide bed spaces for children who come into the care of the Ministry under *The Child and Family Services Act*. This ten-bed resource will provide a strong support to the existing residential continuum. One of the pressures experienced by the Ministry is the need for resources that can manage larger sibling groups on short notice. Allowing this resource to operate with a capacity of ten beds will provide the opportunity for larger sibling

groups to be placed together while planning occurs with the family and where necessary, a longer term placement is identified.

D. JUSTIFICATION

1. Community Services Department Comments

a) Introduction

A "Residential Care Home – Type II" means a residential care home in which the number of residents, excluding staff, is more than 5 and not more than 15.

b) Official Community Plan Bylaw No. 8769

The Official Community Plan Bylaw No. 8769 considers complementary community facilities, such as residential care homes, to be an acceptable use in a residential area, provided that they appropriately address issues of transportation, parking and land-use conflicts.

The Official Community Plan Bylaw No. 8769 also notes that the City shall continue to promote and facilitate the development of supportive housing forms in all areas of the city.

c) Parking

The off-street parking requirement for a residential care home is one space, plus one space for every five residents. Approval for a care home with ten residents requires three off-street parking spaces. Based upon the plans submitted by the applicant, one parking space is located in the detached garage, and one parking space is located in the east driveway. The east driveway will also be widened to accommodate a third parking space. It is also noted that opportunities for parking exist on the north driveway. However, these parking spaces do not meet the Zoning Bylaw No. 8770 minimum size requirements for parking spaces.

This property is also located on a corner site. Given this, opportunities exist for street parking on the fronting and flanking streets.

Generally care homes that accommodate children and youth do have higher staffing needs, and this care home in particular may have up to four staff on duty at any given time. However, given the availability of parking

in the detached garage, the east and north driveways, and on the fronting and flanking streets, your Administration is of the view that the site has ample parking to accommodate the proposed care home.

d) Roadway Access

Access to the site is via Acadia Drive and McGill Street. In the City's Roadway Classification System, Acadia Drive is designated as a major collector, while McGill Street is designated as a local street. This proposal is not expected to have a significant impact on traffic flows in the area.

e) Zoning Bylaw Requirements

This proposal meets all relevant Zoning Bylaw No. 8770 requirements.

f) Compatibility with Adjacent Land Uses

The subject site has low-density residentially zoned properties to the north, south, and west. A large, institutionally zoned property (Sherbrooke Community Centre) is located just east of the site.

There are currently eight residential care homes in the College Park neighbourhood. This includes five Type I Residential Care Homes and three Type II Residential Care Homes. It is again noted that the subject site currently functions as a Type II Residential Care Home. Thus, approval of this proposal would not increase the total number of residential care home in the College Park neighbourhood.

Information on other Type II Residential Care Homes in the College Park neighbourhood is outlined below. Their location, size, type of licensing, and proximity to the subject site is as follows:

- i) 618 Acadia Drive: This residential care home accommodates ten residents and is licensed as a Personal Care Home. This site is located approximately 340 metres from the subject site; and
- ii) 54/56 Carleton Drive: This residential care home accommodates eight residents and is licensed as a Personal Care Home. This site is located approximately 300 metres from the subject site.

Please note that information has been provided with respect to existing Type II Residential Care Homes only, as they have previously been

approved through a public process.

Residential care homes, which accommodate children and youth who are under the care of the Ministry, are often inherently prone to opposition from the community. Your Administration acknowledges substantial feedback from nearby property owners expressing opposition towards the proposal. Nearby property owners generally recognized the need for the care home, though most felt that the proposed care home would be better suited to a more affordable neighbourhood.

The proposed care home would function as an emergency receiving facility. Children may be brought to the home during late hours of the evening or early hours of the morning. The drop-off periods can be a concern within a residential setting. However, the proposed care home is located on a major collector street, in which traffic volumes and background noises are higher than those experienced in residential areas where the primary access is via a local street. In this respect, your Administration is of the view that any impact resulting from the late evening/early morning drop-off times would be negligible.

While substantial feedback was received on this application, the majority of input pertained to the care home residents and not issues over land use compatibility. In the review of such applications, your Administration primarily looks at objective, quantifiable criteria, such as parking, traffic, and site characteristics. Comments received from nearby property owners are summarized in greater detail in Section E of this report.

It should be further stated that one objective of the City's Official Community Plan involves facilitating and promoting the development of residential care homes in all areas of the city.

This proposal meets all Zoning Bylaw No. 8770 requirements and is consistent with the objectives of the City's Official Community Plan Bylaw No. 8769. In this respect, your Administration is of the view that the proposal is appropriately sited and is compatible with the surrounding land uses.

g) Neighbourhood Planning Section Comments

The Neighbourhood Planning Section has no objection to the proposed care home.

h) Building Standards Branch Comments

The Building Standards Branch has no objection to the proposal.

2. Comments by Others

a) Infrastructure Services Department

The Infrastructure Services Department has no objection to the proposal.

b) Transit Services Branch

Transit Services Branch (Transit) has no concerns with the proposal.

Transit service standards require a bus stop within 450 metres of this type of development. The nearest Transit service, Routes 3 and 5, stop on Acadia Drive at 14th Street, a distance of 125 metres from the proposed development. No additional stops or service changes are required and no requests for changes to Transit service will be entertained as a result of any development associated with this application.

E. COMMUNICATION PLAN

The President of the College Park Community Association was notified of this application by letter dated November 25, 2010. In addition, the Planning and Development Branch sent out notification letters to all assessed property owners within a 150 metre radius of the site to inform residents of the proposal and to request feedback on the proposed care home. To date, 15 telephone calls have been received. Letters and comment sheets, which were submitted, are also attached (see Attachment 3).

A Public Information Meeting was held on January 5, 2011, with approximately 25 people in attendance. Comments received on the topic of this application are summarized as follows:

- Several comments received expressed concern over a decline in property values as a result of the proposed care home.

In response to these concerns, your Administration notes that there are more than 50 academic studies on residential care homes and their impact on property values. These studies conclude that residential care homes do not negatively affect the property values of nearby properties, nor do they increase the length of time it takes to sell a neighbouring property. These studies were conducted on a

variety of different types of care homes, including youth homes.

Results of these studies were shared with concerned property owners; however, some nearby property owners felt that the study results were not representative of this particular proposal.

- Several comments received expressed concern over an increase in crime and acts of vandalism as a result of the proposed care home.

In response to these concerns, your Administration notes that its review of civic policy for residential care homes involved an analysis of police calls and visits for city blocks which contain a youth care home. Based upon these statistics, no correlation exists between the location of a youth care home and an increase in crime. In many cases, the number of police calls generated by the care home sites was higher than other properties on the block. However, the scope of calls was predominantly insignificant. The vast majority of calls received by Saskatoon Police Service were from the owner/operator of the care home. This reflects a zero tolerance policy often held by the owner/operator in which any breach of curfew is reported. Given the above, having a youth care home on a block may result in a higher police presence in the area; however, this does not correlate with an overall increase in crime.

- Questions were received enquiring about operator procedure should an adjacent property ever incur any sort of damage or vandalism.

The applicant noted that such an instance would be an extremely rare occurrence and that they would be willing to pay any sort of insurance deductible or money necessary for repair.

- Comments were received from property owners raising concerns over disgruntled parents visiting the care home site.

In response to this, the applicant and a representative from the Ministry of Social Services noted that this has never been an issue in the City for any sort of care home or foster home in general.

- Several callers felt that the proposed care home would be better suited to locate on an acreage, within an institutional area, or in general, just another part of the city.
- Comments were received citing concern over anticipated noise levels resulting from the proposed care home.

In response to this, the applicant noted that three staff are on duty at all times and options are available to call in additional staff if more direct supervision is required for residents. If neighbours were finding noise to be an issue, the applicant encouraged continual feedback from the neighbours in order to resolve any issues.

- Some nearby property owners felt that the proposed care home provided no benefit to the surrounding area and community in general.
- Comments were put forth from nearby property owners questioning whether or not Civic Administration had the ability to restrict the care home to the targeted age group (12 years of age and under).

Your Administration clarified that it is not able to enforce any sort of age restriction. In other municipalities, similar attempts have resulted in challenges from human rights tribunals and have resulted in litigation. Your Administration also commented that the intent of Zoning Bylaw No. 8770 is to regulate land uses and not land users. Where Zoning Bylaws regulate the land user, this is referred to as "people zoning".

- Concern was put forth by nearby property owners that the proposed care home may accommodate all older children (i.e. all 12 year olds). The applicant clarified that their intent is to accommodate sibling groups which would prevent this from happening.
- One letter of support was received from a nearby property owner who felt that the proposed care home would contribute to the diversity of the neighbourhood.

Once the Municipal Planning Commission has considered this application, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. Advertising will consist of sending notices to all assessed property owners within a 150 metre radius of the site, to everyone in attendance at the meeting, and to the President of the College Park Community Association. The applicant will also place a notice sign on site as prepared by the Community Services Department.

Should City Council approve this application, your Administration will hold another meeting with neighbours and the applicant to facilitate the drafting of a Good Neighbour Agreement, in order to address some of the concerns noted above.

F. ENVIRONMENTAL IMPLICATIONS

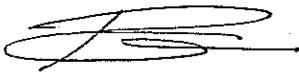
There are no environmental and/or greenhouse gas implications.

G. ATTACHMENTS

1. Location Facts
2. Site Plan
3. Letters Received from Nearby Property Owners.

Written by: Matt Grazier, MCIP, Planner 13
Planning and Development Branch

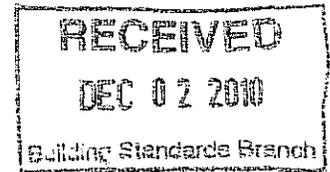
Reviewed by: 
Randy Grauer, Manager
Planning and Development Branch

Approved by: 
for Paul Gauthier, General Manager
Community Services Department
Dated: Jan 25, 2011

cc: Murray Totland, City Manager

ATTACHMENT 1

FACT SUMMARY SHEET		
A. Location Facts		
1.	Municipal Address	402/404 Acadia Drive
2.	Legal Description	Lot 16, Block 606, Plan No. 66S19386
3.	Neighbourhood	College Park
4.	Ward	8
B. Site Characteristics		
1.	Existing Use of Property	Boarding House (13 residents)
2.	Proposed Use of Property	Residential Care Home – Type II (10 residents)
3.	Adjacent Land Uses and Zoning	
	North	Two-Unit Dwelling – R2 District
	South	Two-Unit Dwelling – R2 District
	East	Special Needs Housing – M3 District
	West	One-Unit Dwelling – R2 District
4.	No. of Existing Off-Street Parking Spaces	2
5.	No. of Off-Street Parking Spaces Required	3
6.	No. of Off-Street Parking Spaces Provided	3
7.	Site Frontage	18.29 Metres
8.	Site Area	608.09 Square Metres
9.	Street Classification	Major Collector and Local Street
C. Official Community Plan Policy		
1.	Existing Official Community Plan Designation	Residential
2.	Existing Zoning District	R2



December 2, 2010

2 Whitecroft Place
Toronto ON M9A 4T2

City of Saskatoon
Community Services Department
222 3rd Ave. North
Saskatoon SK S7K 0J5

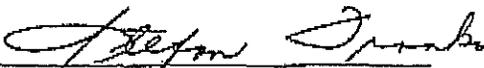
Faxed to: 306-975-7712

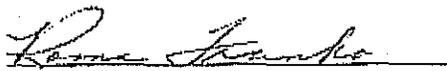
Attention: Matt Grazier, Planner 13
Planning and Development Branch

Re: Discretionary Use Application: PL 4355 D20/10
Applicant: STC Urban First Nations
Intended Use: Residential Care home — Type II (10 residents)
Civic Address: 402/404 Acadia Drive

As owners of 28 Summers Place, Saskatoon, we have given serious consideration to the proposed application, and we are opposed to having 402/404 Acadia Drive used as a Residential Care Home as described in your letter dated November 22, 2010.

Yours truly,


Stefani Franko


Roma Franko

November 25, 2010

City of Saskatoon
Community Services Department
222 3rd Avenue North
Saskatoon, SK S7K 0J5
Attention: Matt Grazier, Planner 13

Dear Sir:

Re: STC Urban First Nations PL 4355 D20/10 Residential Care Home at
402/404 Acadia Drive, Saskatoon, Saskatchewan

Please be advised that we are not in agreement to this proposal on the part of the City to allow this Residential Care Home II for the purpose of a residential centre for as many as 15 kids who are up to the age of 12.

We are opposed for several reasons, not the least of which is the fact that these children do not constitute a typical "family" unit, but are, in fact, under the care of Social Services. We question the staff's commitment to raising these kids with values such as respect for other people's property and rights.

We have lived in our home for over 10 years and the neighbourhood is considered to be middle class. It is a quiet neighbourhood with a low crime rate. Our own children would have difficulty affording a home in this area. It troubles us that our neighbourhood will now contain, in our opinion, a sizable number of troubled youth.

Allowing this residential holding centre will increase the noise level so other people will not be able to enjoy their right of enjoying their backyards in the summer months. Kids tend to make excessive noise. It's what they do, and up to 15 of them on one property is onerous, to say the least —no matter what their age.

Allowing this residential holding centre will increase the likelihood that damage to property will increase because it is the 8-12 year olds that do a significant portion of the vandalism in the city.

City Planners are aware that the Urban First Nations have their own reserve property right here within the confines of the city limits. That is where they should be housing their special needs children. To allow them to arbitrarily rezone quiet residential areas of the city is unacceptable to us as property owners who will be affected the most by this proposed action on the part of the City. People purchase property at certain locations for a reason, one of the main reasons being the type of zoning in place, with the expectation that the zoning will not change.

See Page 2 following:

Community Services Department
Attention: Matt Grazier, Planner 13
November 25, 2010
Page 2

A care home designated for the care and support of seniors or adults with intellectual or physical disabilities would not have the same impact or effect as one for children placed within Social Services. We also question the experience the urban First Nations have in dealing with these types of individuals (not that Social Services has a great record either, as evidenced in the numerous newspaper articles that have come to light in recent times).

Thank you for your time and attention to this matter. We hope that you take our concerns seriously, as there must be alternate areas that are already properly zoned for this type of establishment.

Yours truly



Karl and Lesya Swystun
37 Yale Crescent

cc: Mayor Don Atchison
Glen Penner, City Councillor glen.penner@saskatoon.ca
June Draude, Minister of Social Services jdraude@mha.legassembly.sk.ca
Rm 346, 2405 Legislative Drive, Regina, SK S4S 0B3

Grazier, Matt (CY - Planning and Development)

From: Audrey Dosman [adosman@sasktel.net]
Sent: January 05, 2011 11:24 AM
To: Grazier, Matt (CY - Planning and Development)
Cc: Altrogge, David
Subject: tonight's meeting re:402/404 Acadia Drive

Matt Grazier, Planning and Development Branch
City of Saskatoon, Community Services Department

RE: Public Information Meeting January 5, 2011
proposed discretionary use for 402/404 Acadia Drive
Residential Care Home - Type II - infants and children up to 12 years of age

Dear Sir:

We are writing in support of the proposed care home.

College Park is a good neighborhood in which to raise children. In particular, the neighborhood offers two elementary schools and four parks within walking distance of the proposed care home. One of the parks has a supervised playground and paddling pool program in the summer. The College Park Recreation Association is active. These may be beneficial to the care home staff and residents.

The neighborhood has diversity with a secondary school, long term care facility and personal care and group homes. The proposed care home will contribute to this diversity.

The proposed group home is replacing the clientele of the previous owners of this same building with a different age group of residents but the intent is similar - to care for their clients in a residential setting.

Unfortunately we cannot attend this evening's meeting. We want to give our support to the approval of the care home for infants and children up to 12 years of age. We trust that you will take our support into consideration.

Thank you.
Sincerely,

Audrey Dosman and David Altrogge
3322-14th Street E.
(h) 306-373-5251

Wednesday, January 5, 2011

COMMENT SHEET

Grave Concerns:

(1) We chose the location of our home & invested a significant amount based on the zoning in place. This is being compromised & I see NO net benefit to the neighbourhood in having this type of holding facility in this area.

(2) How on earth can you expect so many kids on one piece of property.

(3) Mgmt problems can bring the whole area down & turn it into a 22nd & Ave P situation.

(4) Neither Soc Services nor Aboriginals have a great record of taking care of kids with special needs.

(Optional)

Your Name: Lesya Swystun Your Phone: 373-1692

Your Address: YALE CRES.

If you wish to hand in at a later date, please send to City of Saskatoon, Community Services Department, Attn: Matt Grazier, City Hall, 222-3rd Avenue North, Saskatoon, SK S7H 0J5 or you can fax to: 975-7712. You may also email to matt.grazier@saskatoon.ca or call 975-7889 if you have any further questions.

Wednesday, January 5, 2011

COMMENT SHEET

My concern in this change provides no net benefits to anyone currently
on the community. Other structures such as various stores or
businesses may be desired by some, not by others. I fail to see
how anyone benefits by this change.

Thank you for taking the time to consider my concerns

(Optional)

Your Name:

Karl Dwyer

Your Phone:

373-1692

Your Address:

37 Yale Cr.

If you wish to hand in at a later date, please send to City of Saskatoon, Community Services
Department, Attn: Matt Grazier, City Hall, 222-3rd Avenue North, Saskatoon, SK S7H 0J5 or you
can fax to: 975-7712. You may also email to matt.grazier@saskatoon.ca or call 975-7889 if you
have any further questions.



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

February 14, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
 Discretionary Use Application — Residential Care Home – Type II
 Lot 16, Block 606, Plan No. 66S19386
 402/404 Acadia Drive – R2 Zoning District
 College Park Neighbourhood
 Applicant: STC Urban First Nations Services Inc.
 (File No. CK. 4355-011-2)**

The Municipal Planning Commission has considered the report of the Community Services Department dated January 14, 2011, with respect to the above Discretionary Use Application.

The Commission has reviewed the report with the Administration and with Ms. Marie Adams, representing the Applicant, STC Urban First Nations Services Inc. Ms. Adams submitted the attached information sheet to the Commission and provided further details and clarification in response to questions from the Commission:

- There are concerns about parking in the area in general and not just specific to their proposal. They will be adding more parking on location.
- The only traffic to the site would be when children are dropped off or are taken out to functions or visiting family offsite. There is no visiting at the site.
- On the issue of increased police presence, they have a good working relationship and work together on reporting and following up on curfews and other issues related to the care plan for the children.
- She supports the good neighbour agreement as an opportunity to alleviate concerns from the community and address issues as they arise.
- Prior to this, the site had a boarding house with a maximum of 13 residents.
- This application is for a residential care home with a maximum of 10 residents. They could have applied for up to 15 but chose to apply for approval for up to 10. They want to provide the appropriate space for the children, including indoor and outdoor play space. There are licensing requirements through provincial regulations in terms of fire rating, space requirements, and other issues within the home that must also be met.
- While it is anticipated that the average number of residents would be around 6 at a time, they applied for approval for up to 10 as the need for this type of facility is extensive.

February 14, 2011

Page 2

- The proposed care home will act as a receiving facility for children up to 12 years who are under the care of the Ministry of Social Services. The maximum stay will be 30 days, with the average between 3 to 5 days. The goal is to try to work towards placement back with the families or with extended families. The children are dropped off at all times of the day and night but this is done quietly and no different than any other household.
- If the age limit of the children were to be changed, they would have to go through the necessary provincial licensing approval process.
- The school age children are driven to school by the staff. They are not picked up by school buses. There are three staff members for the facility.
- The Ministry has not had any instances of confrontation with parents at the other similar homes and the children are taken offsite for any visits.

In reviewing this matter, the Commission also had questions whether there were distinctions between the requirements for residential care homes for youth, seniors, and persons with intellectual disabilities, in terms of land use impacts. The Administration provided clarification that the Zoning Bylaw does not regulate the type of resident cared for in a residential care home, i.e. it regulates the land use not the land user.

Following review of this matter, the Commission is supporting the following recommendation of the Community Services Department:

“that the application submitted by STC Urban First Nations Services Inc. requesting permission to use 402/404 Acadia Drive for the purpose of a Residential Care Home – Type II, with a maximum of ten residents, be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits and licenses (such as Building and Plumbing Permits); and
- 2) the final plans submitted being substantially in accordance with the plans submitted in support of this Discretionary Use Application.”

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above Discretionary Use Application.

Yours truly,



Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk

Attachment

*circulated to me
MPC - Feb. 8/11
by Ms. Marie Adams,
STC Urban
First Nations
Services Inc.*

Information Sheet for 402 – 404 Acadia Drive Children's Home

January 5, 2011 Community Meeting

402 – 404 Acadia Drive has operated as a 10 bed care home for adults for a number of years. The current owners have decided to retire and STC Urban First Nations Services, Inc. offered to purchase the home and take possession January 17, 2011. STC Urban plans to continue using the facility as a home to care for little children aged 0 to 12 in a family setting.

STC Urban has applied to the City for licensing to operate the home with 10 beds. Licensing for the 10 bed approval goes to City Council the first week of February. It is anticipated children will be in the home by end of February. The home, if operating with 10 beds will always have minimum 3 staff acting in the capacity of parents, with 6 beds it will have a minimum of 2 staff, 24 hours a day.

Children who come to the home are from crisis situations, where they have been apprehended by Social Services and need a safe home to go to. Many will be siblings as we plan to keep siblings together as much as possible. The Ministry currently estimates apprehensions at approximately 33 a month. Please note there are other homes that currently receive apprehended children so not all these placements would come to Acadia Dr. While there may be some increased traffic with staff, the overall traffic will probably not be any different than what has been there. Placements in the home will be short term with the children being moved to longer term placements when they must remain in care.

The yard will have some changes done. Once the weather warms, the driveway will be expanded to accommodate the staff to park on the property, the fence will be upgraded and the backyard will be fenced in for the playground area for the children.

The home will not affect the local school population. The children who are school aged will attend the schools they were enrolled in prior to coming into our care.

An open house will be held February ^{28th} 16th from 10:00 am to 2:00 pm, prior to taking in any children. Neighbours are invited to come meet the staff. The supervisor(s) of the home will be there to answer any questions.

As with our other homes in the city, we anticipate that joining the neighbourhood will prove to be a definite asset. We currently operate three 24 hour homes, the first one opened 10 years ago. Our homes operate like a block parent home, offering a safe place for children to go to, 24 hours a day. They are a safety net in the community.

3c)

BYLAW NO. 8918

The Zoning Amendment Bylaw, 2011 (No. 4)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 4).

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to include places of worship as a permitted use in the regulations applicable to the B4 – Arterial and Suburban Commercial Zoning District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Subsection 10.6.2 Amended

4. The chart contained in Subsection 10.6.2 is amended by adding the following:

“

B4 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m2.)	Front Yard	Side Yard	Rear Yard	Building Height (max.)
10.6.2 Discretionary Uses (34) Places of worship	15	225	9	3	7.5	17

”

Coming Into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

Read a third time and passed this _____ day of _____, 2011.

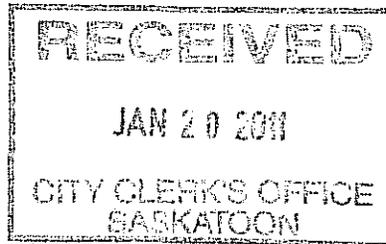
Mayor

City Clerk

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z32/10	PROPOSAL Proposed Zoning Bylaw Text Amendment – Permit Place of Worship as a Permitted Use in B4 Zoning District	EXISTING ZONING
LEGAL DESCRIPTION		CIVIC ADDRESS N/A
DATE January 24, 2011		NEIGHBOURHOOD OWNER
	APPLICANT Prairie Muslim Association 116 Avenue J South Saskatoon SK S7M 2A1	

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to amend Section 10.6.2 of the Zoning Bylaw No. 8770 to permit places of worship in a B4 District, be approved.

B. PROPOSAL

An application has been submitted by the Prairie Muslim Association requesting that the B4 – Arterial and Suburban Commercial District be amended to allow "Places of Worship" as a permitted use.

C. REASON FOR PROPOSAL (by Applicant)

To provide for a place of worship in the B4 District.

D. BACKGROUND INFORMATION

The Zoning Bylaw No. 8770 defines a "place of worship" as a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues, and parish halls.

Places of worship are currently permitted in the B2 – District Commercial, B5 – Inner-City Commercial Corridor, B5C – Riversdale Commercial, and B6 – Downtown Commercial Districts.

E. JUSTIFICATION

- 1. a) Proposed Zoning Bylaw No. 8770 Text Amendment

It is the opinion within the Planning and Development Branch that places of worship is an appropriate permitted use in the B4 District. The proposed development standards are outlined below:

B4 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m2.)	Front Yard	Side Yard	Rear Yard	Building Height (max.)
10.6.2 Permitted Uses (34) Places of worship	15	225	9	3	7.5	17

b) Development Review Section

The Development Review Section has examined the proposed text amendment and has no concerns. A number of commercial zoning districts already allow places of worship as a permitted use. The B4 District permits a broad range of commercial and related uses. A place of worship will be consistent with this current range of permitted uses. No land use conflicts are anticipated to result from amending the B4 District to allow places of worship as a permitted use.

c) Neighbourhood Planning Section

The request from the Prairie Muslim Association to amend the text of the B4 District in Zoning Bylaw No. 8770 to include places of worship as a permitted use is supported by the Neighbourhood Planning Section.

The proposed amendment is consistent with Section 5.1.2.p) of the Official Community Plan Bylaw No. 8769 which calls for the neighbourhoods to include a range of complementary institutional and community facilities that are compatible with and accessory to a residential environment, including places of worship.

2. Comments by Others

a) Infrastructure Services Department

The proposed text amendment to Zoning Bylaw No. 8770 is acceptable to the Infrastructure Services Department.

b) Transit Services Branch

The Transit Services Branch has no concerns with the proposed text amendment to Zoning Bylaw No. 8770.

F. ENVIRONMENTAL IMPLICATIONS

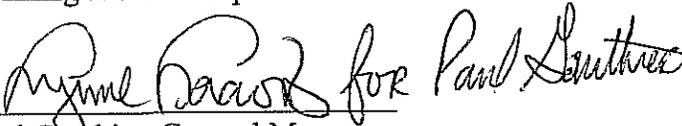
There are no environmental and/or greenhouse gas implications.

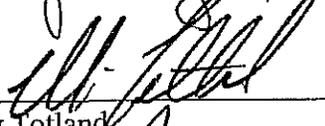
G. COMMUNICATION PLAN

If the application is approved for advertising by City Council, a notice will be placed in The StarPhoenix once a week for two consecutive weeks. Upon completion of the required notice period, City Council will hold a public hearing to consider all written and oral submissions.

Written by: Shall Lam, Planner 16
Planning and Development Branch

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: January 20, 2011

Approved by: 
Murray Totland
City Manager
Dated: Jan. 20/11



City of
Saskatoon

Office of the City Clerk

222 - 3rd Avenue North
Saskatoon, SK S7K 0J5

ph 306•975•3240
fx 306•975•2784

February 14, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Zoning Bylaw Text Amendment
Permit Place of Worship as a Permitted Use in B4 Zoning District
Applicant: Prairie Muslim Association
(File No. CK. 4350-011-01)**

The Municipal Planning Commission has considered the report of the Community Services Department dated January 24, 2011, with respect to the above proposed Zoning Bylaw Text Amendment.

The Commission has reviewed the report with the Administration and the following clarification was provided in response to questions from the Commission:

- The applicant came forward with a proposal for a chosen location within the B4 District and asked that an amendment to the Zoning Bylaw be considered to allow places of worship as a permitted use within the B4 District. The applicants were operating at a location in a B4 District unaware of the requirements of the bylaw.
- Places of worship are permitted uses in other commercial districts. The Administration looked at this location as well as other B4 zoning areas in the city, in terms of any land use issues, and was of the opinion that they would also be appropriate as permitted uses in the B4 District.
- The application was not put forward as a discretionary use in that places of worship are not listed as discretionary uses under the B4 District. That would have required an amendment to the Zoning Bylaw to include places of worship as a discretionary use, followed by an application to consider the discretionary use application. The Administration's position is that this is an appropriate use within the B4 and supported the application for an amendment to the Zoning Bylaw. In terms of questions why the City was not the applicant when the report related to an amendment to B4 in all areas, the Administration noted that while it is less common, applications from the public to amend the Zoning Bylaw text do come forward from time to time.

Following review of this matter, the Commission is supporting the following recommendation of the Community Services Department:

“that the proposal to amend Section 10.6.2 of Zoning Bylaw No. 8700 to permit places of worship in a B4 District, be approved.”

February 14, 2011
Page 2

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed Zoning Bylaw Text Amendment.

Yours truly,

A handwritten signature in cursive script that reads "Diane Kanak".

Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk



Zoning Notice

PROPOSED ZONING BYLAW AMENDMENT - BYLAW NO. 8918

PLACES OF WORSHIP IN THE B4 ZONING DISTRICT

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). Bylaw No. 8918 will revise the B4 - Arterial and Suburban Commercial District to allow Places of Worship as a permitted use in the B4 District.

REASON FOR THE AMENDMENT - The reason for this amendment is to permit places of worship in the B4 Commercial Zoning District.

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, March 7, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by 10:00 a.m. on Monday, March 7, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

**Community Services Department
Planning and Development Branch
City Hall, 222- 3rd Avenue North
Saskatoon, SK
8:00 a.m. - 5:00 p.m.
Monday to Friday (except holidays)
Phone: 975-7723 (Shall Lam)**

3a)

BYLAW NO. 8919

The Zoning Amendment Bylaw, 2011 (No. 5)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 5).

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an M3 District to a B2 District.

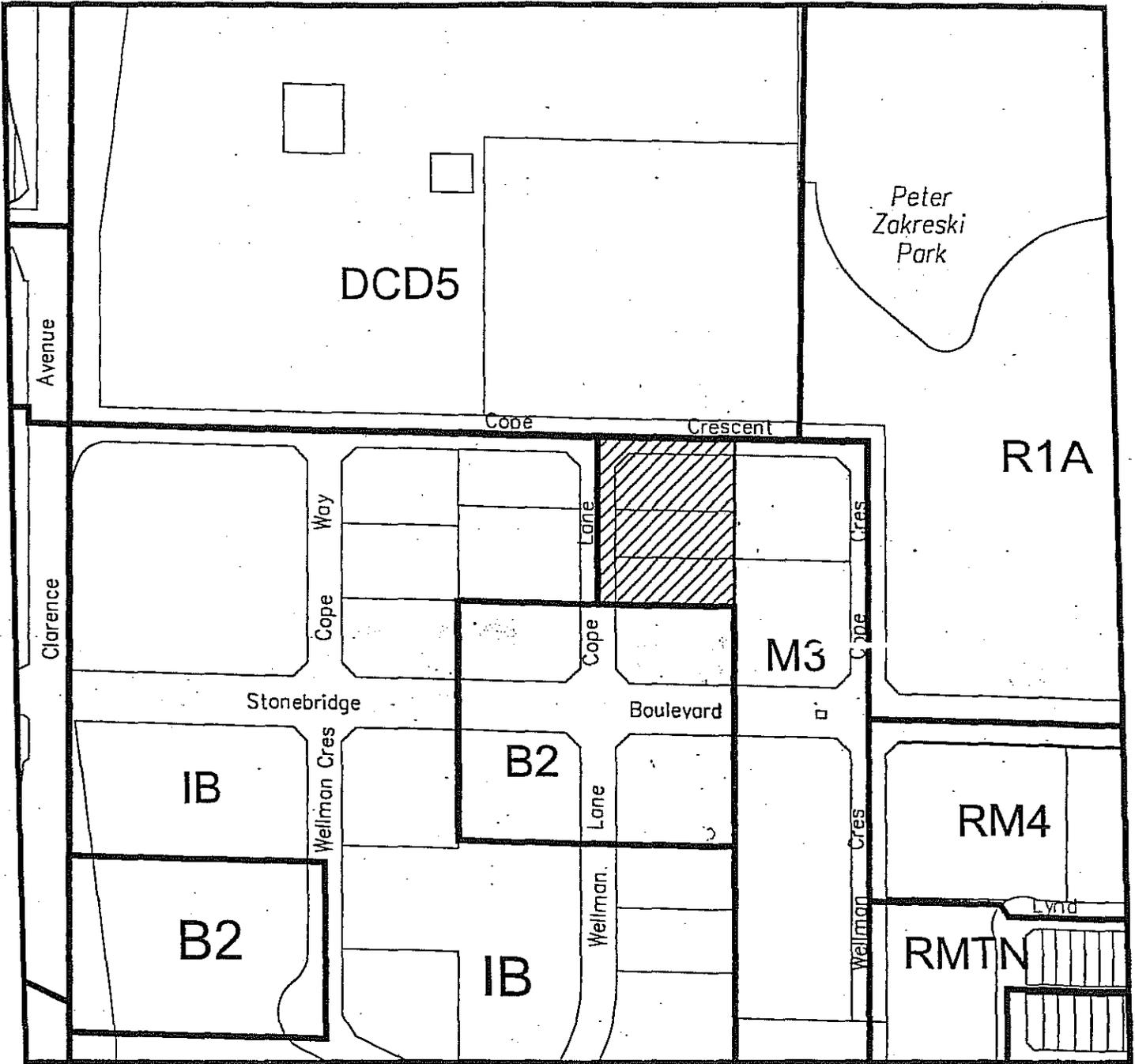
Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Zoning Map Amended

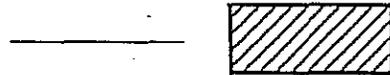
4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an M3 District to a B2 District:

- (a) Civic Address: 302 Cope Lane
Surface Parcel No. 164087376
Legal Description: Lot 4, Blk/Par 197, Plan 101946427 Ext 0;
- (b) Civic Address: 310 Cope Lane
Surface Parcel No. 164087400
Legal Description: Lot 3, Blk/Par 197, Plan 101946427 Ext 0; and



REZONING

From M3 to B2



COMMUNITY SERVICES DEPARTMENT

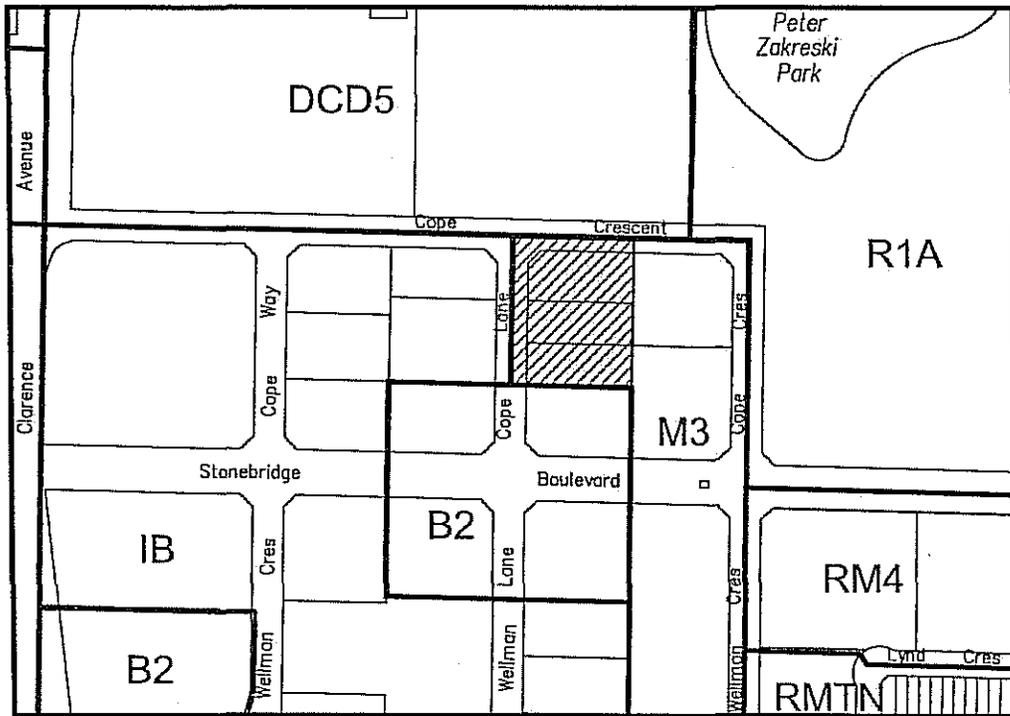
APPLICATION NO. Z26/10	PROPOSAL Proposed Rezoning from M3 to B2	EXISTING ZONING M3
LEGAL DESCRIPTION Lots 2 to 4, Block 197, Plan No. 101946427		CIVIC ADDRESS 302, 308, and 310 Cope Lane
DATE January 24, 2011	APPLICANT Kindrachuk Agrey Architecture 619 Main Street East Saskatoon SK S7H 0J8	OWNER Rocom Management Ltd. 158 Lakeshore Crescent Saskatoon SK S7J 3T3

RECEIVED

JAN 28 2011

CITY CLERK'S OFFICE
SASKATOON

LOCATION PLAN



PROPOSED REZONING

From M3 to B2

City of
Saskatoon
Planning & Development Branch

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to rezone Lots 2 to 4, Block 197, Plan No. 101946427 (302, 308, and 310 Cope Lane) from an M3 District to B2 District be approved.

B. PROPOSAL

The Planning and Development Branch has received an application from Kindrachuk Agrey Architecture on behalf of Rocom Management Ltd., requesting that Lots 2 to 4, Block 197, Plan No. 101946427 (302, 308, and 310 Cope Lane) in the Stonebridge Neighbourhood be rezoned from M3 – General Institutional Service District to B2 – District Commercial District. This proposal will facilitate the development of the site to accommodate a Value Village store.

C. REASON FOR PROPOSAL (by Applicant)

To amend the zoning designation of the subject property to enable the development of commercial retail in response to the significant demand for servicing the needs of the area neighbourhood. The commercial zoning will also complement the developed adjacent regional large format retail (DCD5).

D. BACKGROUND INFORMATION

The Stonebridge Business Park Concept Plan was approved by City Council in 2007. This Concept Plan envisaged a development which would accommodate light industrial, institutional, and commercial uses in a high quality comprehensively planned environment. This Business Park includes three land use components. The primary land use is the Industrial Business District (IB) which is 14.3 hectares in area. In addition, 3.4 hectares is zoned General Institutional Service District (M3) and 3.2 hectares is zoned District Commercial (B2). A 1.4 hectare site was rezoned from IB to B2 in 2010 to accommodate a Co-op food store.

E. JUSTIFICATION

1. Community Services Department Comments
 - a) Development Review Section

At the time the Stonebridge Business Park Concept Plan was approved, four sites comprising 1.8 hectares in area were zoned B2. The intent of this commercial area was to serve primarily as a convenience function for those

using the business park and for residents of the nearby Stonebridge and Willows neighbourhoods. The subject site is 0.715 hectares in area and is located between this B2 commercial area immediately to the south and the Stonegate Shopping Centre, located immediately to the north.

This rezoning is intended to specifically accommodate the construction of a Value Village store which will use the entire site. Value Village Stores Inc. advise that their current location on Circle Drive serves their customers in the north and west parts of the city, but does not adequately serve customers throughout the city. They note that they have been unable to find an appropriately zoned location to serve the south and east side of Saskatoon, which necessitates this Rezoning Application (Please refer to Attachment 2 – Letter dated January 25, 2011 from Value Village Stores Inc.).

While this Rezoning Application is intended to accommodate a specific use, the Development Review Section has some concern respecting the potential for other commercial rezoning applications in the Stonebridge Business Park. The development of this area as a business park has been an important step in establishing an employment centre in this part of the city. Employment centres provide significant benefits in terms of reduced commuting distances and per capita vehicle travel.

b) Compatibility with Adjacent Land Uses

The development of this site for commercial use will integrate well with the surrounding land uses which include the Stonegate Shopping Centre to the north and a medical clinic to the south.

c) Future Growth Section

We caution the approval of any additional rezoning for retail in the Stonebridge area until a larger Retail Impact Study is completed understanding the city-wide impacts of this area and additional areas to the east. We understand there is a city-wide low vacancy rate today driving the demand for new retail. This makes the Stonebridge Business Park attractive due to it being the only serviced, green-field parcel remaining on the east side of the city; however, when looking at the larger picture of the growth of Saskatoon, additional retail may be better located in other parts of the city surrounded by growing residential.

d) Building Standards Branch

The Building Standards Branch of the Community Services Department has no objection to the above referenced Rezoning Application.

2. Comments by Others

a) Infrastructure Services Department

The proposed Zoning Bylaw amendment is acceptable to the Infrastructure Services Department.

Please note that although a Traffic Impact Study (TIS) is not required for this rezoning, the actual development may present the need for the developer to provide a TIS in the future.

b) Transit Services Branch

Transit Services Branch (Transit) has no easement requirements regarding the above referenced property.

At present, Saskatoon Transit's closest bus stop is approximately 50 meters from the above referenced property on the north side of Cope Crescent, west of Cope Lane.

Bus service is at 30-minute intervals, Monday to Saturday, and at 60-minute intervals after 18:00, Monday to Friday, early Saturday mornings, Sundays, and statutory holidays.

F. ENVIRONMENTAL IMPLICATIONS

There are no environmental implications and/or greenhouse gas implications.

G. COMMUNICATION PLAN

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. The Planning and Development Branch will notify the Stonebridge Community Association and the Community Consultant of the Public Hearing date by letter. A notice will be placed in The StarPhoenix once a week for two consecutive weeks. Notice boards will also be placed on the site. The property owners affected by this rezoning will also be notified, in writing.

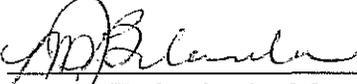
H. ATTACHMENTS

1. Fact Summary Sheet
2. Letter dated January 25, 2011 from Value Village Stores Inc.

Written by: Tim Steuart, MCIP, Manager
Development Review Section
Planning and Development Branch

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
for Paul Gauthier, General Manager
Community Services Department
Dated: Jan 27, 2011

Approved by: 
for Murray Totland, City Manager
Dated: Jan 28/11

FACT SUMMARY SHEET

A. Location Facts	
1. Municipal Address	302, 308, and 310 Cope Lane
2. Legal Description	Lots 2 to 4, Block 197, Plan No. 101946427
3. Neighbourhood	Stonebridge
4. Ward	7
B. Site Characteristics	
1. Existing Use of Property	Vacant
2. Proposed Use of Property	Retail Store
3. Adjacent Land Uses and Zoning	
North	DCD5 – Large Format Retail
South	B2 – Medical Clinic
East	M3 – Vacant
West	IB – Vacant
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	N/A
6. No. of Off-Street Parking Spaces Provided	N/A
7. Site Frontage	Total = 95.86 metres
8. Site Area	Total = 7145.72 square metres
9. Street Classification	Cope Lane – Local Cope Crescent - Local
C. Official Community Plan Policy	
1. Existing Official Community Plan Designation	Business Park
2. Proposed Official Community Plan Designation	Business Park
3. Existing Zoning District	M3
4. Proposed Zoning District	B2



January 25, 2011

Doing Business As

Value Village
SAVERS
Village Valeurs
SAVERS Recycling Inc.

City of Saskatoon
222-3rd Avenue North
Saskatoon SK S7K 0J5

Attention: Mr. Tim Stuart

Dear Sir:

Corporate Offices:

11400 SE 6th Street
Suite 220
Bellevue, WA 98004

P.O. Box 808
Bellevue, WA 98009

P: 425-462-1515
F: 425-451-2250

www.savers.com

Reference: 302, 310, 318 Cope Lane
Value Village Stores Inc.
Stonebridge Business Park
Saskatoon, Saskatchewan

We are of the understanding that the City of Saskatoon is in the process of re-zoning the above referenced lots from M-3 to B-2 to accommodate our retail use on the site, thru the developer for the project Rocom Management Ltd. In having researched the market for the past three (3) years for a location to service the needs of the South / East side of Saskatoon, it was determined that the Stonebridge area was the best location to provide this service to our customers. As there are limited opportunities of B-zoned land which would accommodate our use on the South / East side of Saskatoon, we selected the subject site due to the fact that it is directly across the street from the premier Power Centre on the South side and is in a rapidly growing residential neighborhood, which has a mix of multifamily, single detached entry level housing, along with your average to upper end homes in the City. We currently operate a store on Circle Drive, which services the North / West sides of the City, but is not meeting our growing needs to provide the service that we desire to the entire City of Saskatoon.

With the opening of this location it will provide between 30-50 new jobs for the residents of Saskatoon and show our companies commitment to the City by the opening of a second location. In addition, along with the amount of new revenue and jobs that will be created our non-profit partners within the local community will be the benefactors of added revenue to support their programs. Our store target demographic is extremely broad and appeals to the upper, middle and lower income families within the City of Saskatoon and also services many students (high school / university), collectors of antiques and the local small business owners/operators.

We look forward to adding a second location in the City of Saskatoon in the near future, pending the City's approval to proceed ahead with the re-zoning of these lands for Rocom Management Ltd.

If you require any additional information or have any questions please do not hesitate to call me directly at 425-450-2316.

Yours truly,

David J. Cree
Director Real Estate
Value Village Stores Inc.

U.S. Store Operations:
TVI, Inc.

11400 SE 6th Street
Suite 220
Bellevue, WA 98004

P.O. Box 808
Bellevue, WA 98009

P: 425-462-1515
F: 425-451-2250

www.savers.com

Canadian Store Operations:
Value Village Stores, Inc.

7350 Edmonds Street
Burnaby, BC V3N 1A8

P: 604-540-4916
F: 604-540-6478

www.valuevillage.com
www.villagedesvaleurs.com

Australian Store Operations:
Savers Australia Pty. Ltd.

330 Sydney Road
Brunswick, Victoria, AU 3056

P: 011-61-3-9381-2800
F: 011-61-3-9381-2700

www.savers.com.au

Savers Recycling, Inc.

4101 K Industry Drive E.
Fife, WA 98424

P: 253-896-0055
F: 253-896-0160



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

February 14, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rezoning from M3 District to B2 District
Lots 2 to 4, Block 197, Plan No. 101946427
302, 310 and 318 Cope Lane – Stonebridge Neighbourhood
Applicant: Kindrachuk Agrey Architecture
(File No. CK. 4351-011-03)**

The Municipal Planning Commission has considered the report of the Community Services Department dated January 24, 2011, with respect to the above proposed rezoning.

The Commission has reviewed the report with the Administration and with representatives of the applicant and owner. Further clarification was provided by the applicant, as follows:

- There will be 100 parking stalls provided on site and this exceeds the B2 parking rate requirements.
- There will be access to this site for semi-trailer trucks. There is a loading dock on the side of the building.

The Administration advised that the larger Retail Impact Study referred to in the submitted report is anticipated to be completed by the end of the year.

Following consideration of the matter, the Commission is supporting the following recommendation of the Community Services Department:

“that the proposal to rezone Lots 2 to 4, Block 197, Plan No. 101946427 (302, 310, and 318 Cope Lane) from an M3 District to B2 District be approved.”

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed rezoning.

Yours truly,

Diane Kanak
Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk



Zoning Notice

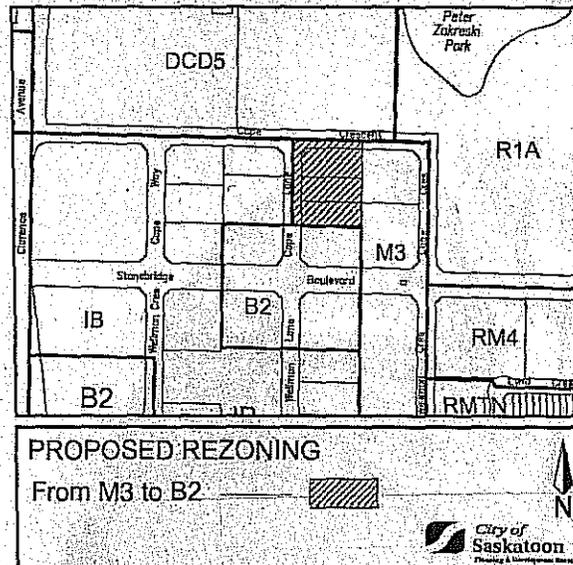
STONEBRIDGE BUSINESS PARK

PROPOSED ZONING BYLAW AMENDMENT - BYLAW NO. 8919

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). Through Bylaw No. 8919, the properties in the Stonebridge Business Park as shown in the map below will be rezoned from M3 District to B2 District.

LEGAL DESCRIPTION - Lots 2 to 4, Block 197, Plan No. 101946427

CIVIC ADDRESS - 302, 310, and 318 Cope Lane



REASON FOR THE AMENDMENT - The proposed rezoning of this property to a B2 District will provide for the development of retail store.

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, March 7, 2011, at 6:00 p.m.** in Council Chambers, City Hall, Saskatoon, Saskatchewan.

All submissions received by the City Clerk by 10:00 a.m. on Monday, March 7, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department
Planning and Development Branch
City Hall, 222-3rd Avenue North
Saskatoon, SK
8:00 a.m. - 5:00 p.m.
Monday to Friday (except holidays)
Phone: 975-7723 (Shall Lam)

3e)

BYLAW NO. 8920

The Zoning Amendment Bylaw, 2011 (No. 6)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 6).

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from a B3 District to a B6 District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Zoning Map Amended

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a B3 District to a B6 District:

(a) Civic Address: 15 23rd Street East

Surface Parcel No. 119851050

Legal Description: Lot 1, Blk/Par 2, Plan F4570 Ext 0
As described on Certificate of Title 89S29395

Surface Parcel No. 119853041

Legal Description: Lot 2, Blk/Par 2, Plan F4570 Ext 0
As described on Certificate of Title 89S29395

Surface Parcel No. 119853052

Legal Description: Lot 3, Blk/Par 2, Plan F4570 Ext 0
As described on Certificate of Title 89S29395

Surface Parcel No. 119853063

Legal Description: Lot 4, Blk/Par 2, Plan F4570 Ext 0
As described on Certificate of Title 89S29395

Surface Parcel No. 120304055
Legal Description: Lot 5, Blk/Par 2, Plan F4570 Ext 0
As described on Certificate of Title 89S29395

and,

Surface Parcel No. 120304066
Legal Description: Lot 6, Blk/Par 2, Plan F4570 Ext 0
As described on Certificate of Title 89S29395.

Coming Into Force

5. This Bylaw shall come into force on the day of its final passing.

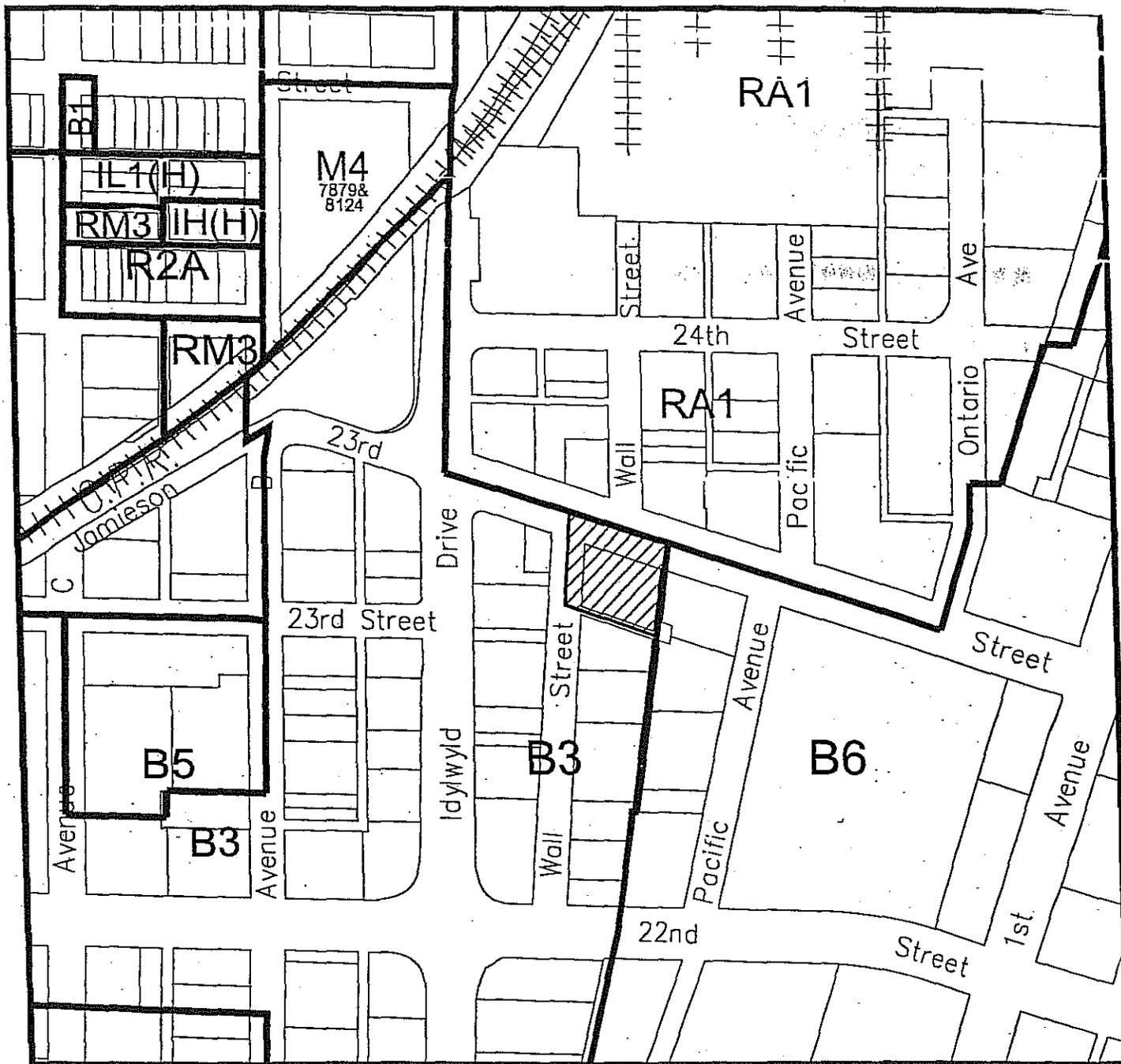
Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

Read a third time and passed this _____ day of _____, 2011.

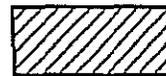
Mayor

City Clerk



REZONING

From B3 to B6

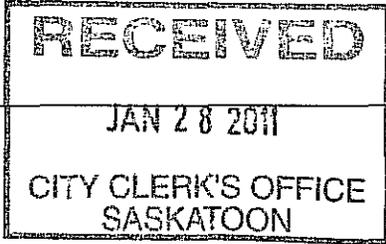


City of Saskatoon

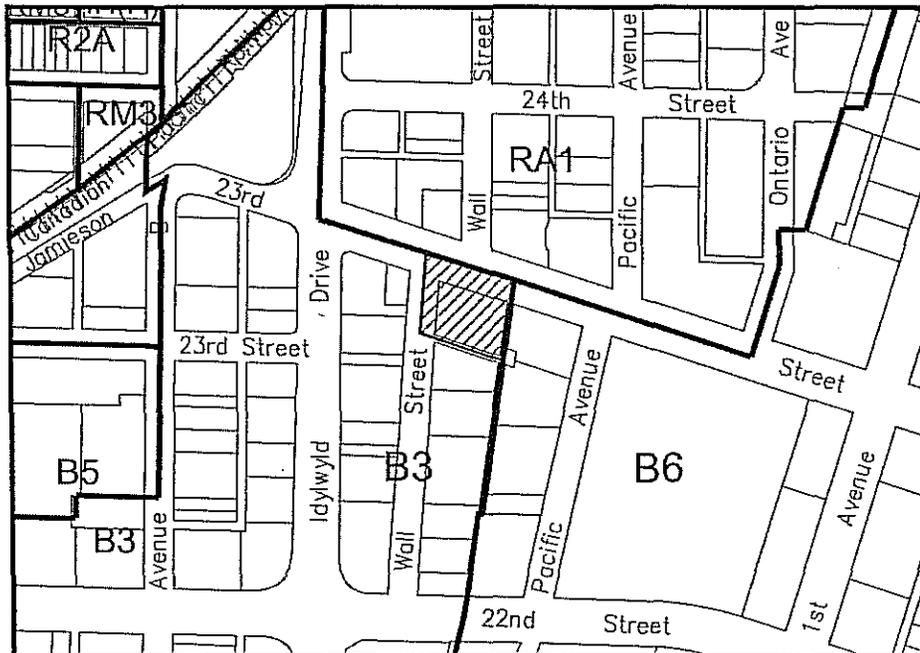
Planning & Development Branch

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z33/10	PROPOSAL Proposed Rezoning from B3 to B6	EXISTING ZONING B3
LEGAL DESCRIPTION Lots 1 to 6, Block 2, Plan No. F4570		CIVIC ADDRESS 15 23 rd Street East
DATE January 24, 2011		NEIGHBOURHOOD Central Business District
APPLICANT 23 rd Street Ventures Inc. 128 4 th Avenue South, Unit 200 Saskatoon SK S7K 1M8		OWNER 23 rd Street Ventures Inc. 128 4 th Avenue South, Unit 200 Saskatoon SK S7K 1M8



LOCATION PLAN



PROPOSED REZONING

From B3 to B6

City of Saskatoon
Planning & Development Branch

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to rezone Lots 1 to 6, Block 2, Plan No. F4570 (15 23rd Street East) from a B3 District to a B6 District be approved.

B. PROPOSAL

The Planning and Development Branch has received an application from 23rd Street Ventures Inc., requesting that the Zoning Bylaw No. 8770 be amended to rezone Lots 1 to 6, Block 2, Plan No. F4570 (15 23rd Street East) in the Central Business District from a B3 District to a B6 District.

C. REASON FOR PROPOSAL (by Applicant)

Please refer to Attachment 2 – Letter dated November 2, 2010, from Brian Turnquist, President, 23rd Street Ventures Inc.

D. BACKGROUND INFORMATION

The 0.41 acre site is located on the south-east corner of 23rd Street East and Wall Street in the Central Business District. The Official Community Plan – Downtown Land Use Map identifies this site within the Warehouse Service Area. This site is currently zoned B3 – Medium Density Arterial Commercial District. The location previously contained a motorcycle shop and a billiards lounge which was demolished in 1990.

E. JUSTIFICATION

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769

This applicant intends to convert a vacant site into a viable commercial development. The proposal is in compliance with the objectives contained in Section 6.1 'The Downtown', including the following:

- 6.1.1.a) To ensure the Downtown remains the centre and heart of the financial, administrative, cultural and commercial activities of the City and Region.

6.1.1.b) To ensure the Downtown is an attractive, functional, and vibrant place.

b) Development Review Section

This site is currently vacant serving as a commercial parking station. The applicant is proposing an amendment from a B3 Zoning District to a B6 Zoning District to provide for the development of an office building with grade level and underground parking. The B6 Zoning District will provide the flexibility to construct a multi-storey office building with sufficient floor area to make the development viable. The current B3 zoning on this property is intended for arterial commercial development and permits a maximum building height of 10 metres and a maximum gross floor space ratio of 0.75:1.

c) Compatibility with Adjacent Land Uses

The redevelopment of this site will enhance the character of this area and will integrate well with other office buildings located to the south and east of this site.

d) Neighbourhood Planning Section

From the information received, the application for the rezoning of 15 23rd Street East (Central Business District) from B3 District to B6 District is supported by the Neighbourhood Planning Section; however, the Warehouse District Local Area Plan (LAP), approved by City Council October 7, 2002, identifies design guidelines that must be considered within the proposed development.

The Warehouse District LAP includes a descriptive set of guidelines that are not intended to restrict development in the area, but rather to guide the appearance of new buildings, conversions, or renovations in the area. Any project in the Warehouse District should be consistent with the following guidelines:

- “Massing and building form should respect the physical character of the surrounding area; the urban industrial nature of the area calls for the use of materials that relate to this theme. Suggested materials may be or resemble stone, brick, or cast iron.

- Development in the District should be multi-storey, in keeping with the scale in the area. Ground floors will predominantly be occupied by street-oriented commercial uses to promote street level vitality. Large windows should be used to create transparency at grade, enhance the visual appearance or “friendliness”, and minimize the impact of large blank walls.
- The use and placement of art to enhance the District should be encouraged. Art may take the form of sculptures, murals, or decorative accents on buildings and public or private spaces. Art should be used creatively to reflect the themes in the area.”

The Neighbourhood Planning Section sees this proposal as a positive development for the Warehouse District, in that it is an adaptive reuse of the existing parking lot located at 15 23rd Street East; however, the design of the building could better reflect the Warehouse theme presented in the area.

The design guidelines brought forward in the Warehouse District LAP were approved to influence development in a way that special features, central to the overall revitalization of the District, are maintained to achieve the overall goals of the area. The Neighbourhood Planning Section feels an increased consideration to the identified design guidelines would project a more suitable outcome for the Warehouse District.

Overall, the Neighbourhood Planning Section supports the rezoning Application, but requests that the design guidelines identified within the Warehouse District LAP are considered throughout all aspects of this proposal. By referencing these design guidelines, this development will reinforce the built environment and support the special features that are central to the overall goals to revitalize the Warehouse District.

e) Building Standards Branch

The Building Standards Branch, Community Services Department, has no objection to the proposed Rezoning Application. The site plan submitted has not been reviewed for code compliance. A Building Permit is required before any construction on this parcel begins.

2. Comments by Others

a) Infrastructure Services Department

The proposed amendment to the Zoning Bylaw No. 8770 is acceptable to the Infrastructure Services Department subject to the following conditions:

i) The developer will be required to notify the Transportation Branch in writing regarding whether a Traffic Impact Study (TIS) is necessary for this development. If a TIS is not required, an explanation must be included. A TIS is generally required under the following conditions:

- the development will generate over 100 vehicles per hour (vph) in the peak direction of travel;
- the development results in safety, operational, or design issues that require mitigation through study, and
- the development results in a change in land use designation or is infill into an existing neighbourhood.

In cases where the anticipated impact will be less than 100 v.p.h. in the peak direction of travel, a letter addressed to the Transportation Branch stating the anticipated trip generation will typically be sufficient.

Comment: The applicant has confirmed in writing with the Transportation Branch stating the anticipated trip generation will be less than 100 vehicles per hour and will not be required to provide a TIS for this development.

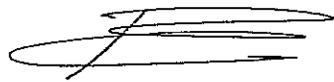
ii) The lanes must be paved to accommodate access to the proposed ramp and at-grade parking.

Comment: The applicant has been advised of this and has agreed to the paving of the lanes.

iii) The developer will be required to notify the Strategic Services Branch, Water and Sewer Planning Group, in writing, to confirm the building's fire flow requirement is less than the fire flow currently

Rezoning Z33/10
15 23rd Street East
January 24, 2011

Reviewed by:



Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by:



for Paul Gauthier, General Manager
Community Services Department
Dated: Jan 27, 2011

Approved by:



for Murray Totland
City Manager
Dated: Jan 28/11

FACT SUMMARY SHEET

A. Location Facts	
1. Municipal Address	15 23 rd Street East
2. Legal Description	Lots 1 to 6, Block 2, Plan No. F4570
3. Neighbourhood	Central Business District
4. Ward	1
B. Site Characteristics	
1. Existing Use of Property	Vacant – Commercial Parking Lot
2. Proposed Use of Property	B6 – Downtown Commercial
3. Adjacent Land Uses and Zoning	
North	RA1
South	B3
East	B6
West	B3
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	N/A
6. No. of Off-Street Parking Spaces Provided	N/A
7. Site Frontage	47.86 metres
8. Site Area	1660.3 square metres
9. Street Classification	23 rd Street East – Major Arterial with Access Wall Street – Local
C. Official Community Plan Policy	
1. Existing Official Community Plan Designation	Downtown
2. Proposed Official Community Plan Designation	Downtown
3. Existing Zoning District	B3
4. Proposed Zoning District	B6

November 2, 2010

City of Saskatoon
Planning & Development Branch
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5

Dear Sirs:

Please accept this letter as part of the application to amend the zoning of 15 23rd Street from B3 to B6 zoning. The reasons for the re-zoning request are broad, and, we believe to the benefit of the Saskatoon Downtown area. Many projects to convert existing vacant lots from surface parking use to a commercial development have been marketed and proposed in the Downtown; very few have proceeded. Our proposed project, a four storey office building, is led by one of the major occupying tenants and this ensures that this project will move forward. This project is in accordance with what we understand to be the City of Saskatoon's objectives to encourage land owners to develop vacant land into commercially viable developments (through the City's proposed Brownfield Property Tax Incentive Program). Viability is the key hurdle to many projects that have been proposed but not undertaken and is the reason for this request to re-zone this property. Acceptance of this application to amend the zoning to B6 from the current B3 zoning will avoid causing this proposed project to be reconsidered or potentially not going ahead.

Reasons this application should be supported:

- Conversion of an existing parking lot to a commercially viable project in an under-developed and neglected area of Downtown.
- The Brownfield Tax Property Incentive Program developed by the City demonstrates its understanding that the viability of these projects needs to be mutually beneficial to the City and the developers.
- Adjacent Zoning is B6; approval is a matter of incorporating this property as an extension of B6 zoning along 23rd Street.
- Traffic impact; the property's location should not affect neighbouring business owners due to location on the corner of 23rd and Wall Streets. The desired route for traffic will predominantly be from Idylwyld and 1st Avenues via 23rd Street (since Wall Street access at 22nd Street is only for west bound traffic it will not be the desired route). Upon completion of the South bridge a majority of tractor trailer traffic should be diverted from Idylwyld and this will promote Idylwyld for access the property.
- Current conceptual design incorporates ample surface and underground parking as a benefit to the property and is a priority for the project.
- Will help the City change the community's perception of "where" downtown is and help create a natural transition to the North Downtown Redevelopment Project (city yards).

One of the foremost reasons for considering this location for construction of an office building was other development in the area that is planned or already underway. It is reasonable to assume this project

taking place will only bolster this area of downtown and encourage other projects to proceed. Planning is underway for construction to commence in spring of 2011 upon approval of the re-zoning to B6. This proposed project is a "real project" that will proceed with possession for tenant's summer of 2012.

Thank you for your consideration of this request. If you have any questions regarding it, please contact the writer.

Yours truly,

A handwritten signature in black ink, appearing to read "Brian Turnquist". The signature is fluid and cursive, with the first name "Brian" being more prominent than the last name "Turnquist".

Brian Turnquist, CA
President

23rd Street Ventures Inc.
c/o 200 - 128 4th Avenue South
Saskatoon, Saskatchewan S7K 1M8
306-244-4414



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North
Saskatoon, SK S7K 0J5

ph 306•975•3240
fx 306•975•2784

February 14, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Proposed Rezoning from B3 District to B6 District
Lots 1 to 6, Block 2, Plan No. F4570
15 23rd Street East - Central Business District
Applicant: 23rd Street Ventures Inc.
(File No. CK. 4351-011-02)**

The Municipal Planning Commission has considered the report of the Community Services Department dated January 24, 2011, with respect to the above proposed rezoning.

The Commission has reviewed the report with the Administration and Applicants and is supporting the following recommendation of the Community Services Department:

“that the proposal to rezone Lots 1 to 6, Block 2, Plan No. F4570 (15 23rd Street East) from a B3 District to a B6 District be approved.”

The Commission respectfully requests that the above recommendation be considered by City Council at the time of the public hearing with respect to the above proposed rezoning.

Yours truly,

A handwritten signature in cursive script that reads "Diane Kanak".

Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk



Zoning Notice

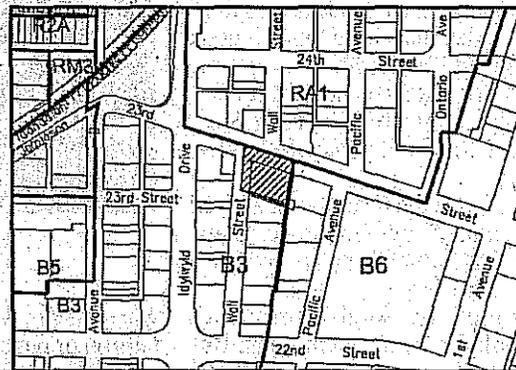
CENTRAL BUSINESS DISTRICT

PROPOSED ZONING BYLAW AMENDMENT - BYLAW NO. 8920

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). Through Bylaw No. 8920, the property in the Central Business District as shown in the map below will be rezoned from B3 District to B6 District.

LEGAL DESCRIPTION – Lots 1 to 6, Block 2, Plan No. F4570

CIVIC ADDRESS – 15 - 23rd Street East



PROPOSED REZONING

From B3 to B6



REASON FOR THE AMENDMENT – The proposed rezoning of this property to a B6 District will provide for the development of a multi-storey office building.

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on Monday, March 7, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.

All submissions received by the City Clerk by 10:00 a.m. on Monday, March 7, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department
Planning and Development Branch
City Hall, 222- 3rd Avenue North
Saskatoon, SK
8:00 a.m. – 5:00 p.m.
Monday to Friday (except holidays)
Phone: 975-7723 (Shall Lam)

4a)

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE <i>Portfolio Management</i>	ADOPTED BY: <i>City Council</i>	EFFECTIVE DATE <i>October 22, 2001</i>
		UPDATED TO <i>May 10, 2010</i>
ORIGIN/AUTHORITY <i>Administration and Finance Report No. 14-2001; and Order of Business - May 10, 2010</i>	CITY FILE NO. <i>CK. 1790-0</i>	PAGE NUMBER <i>1 of 9</i>

1. PURPOSE

The purpose of this policy is to provide specific guidelines regarding the portfolio management of the City of Saskatoon's (City) investment assets. This policy ensures that City portfolios are invested to primarily achieve the preservation of capital, the maintenance of liquidity sufficient to meet on-going financial requirements, and to maximize return on investment. A secondary purpose of this policy is to ensure the orderly retirement of outstanding City of Saskatoon sinking fund debentures at their maturity dates through portfolio management activities specific to the Sinking Fund.

2. DEFINITIONS

- 2.1 Bonds - evidence of indebtedness carrying a fixed term to maturity of one year or longer, but not including mortgages.
- 2.2 Money Market Securities - evidence of indebtedness carrying a fixed term to maturity of 364 days or less.
- 2.3 City Portfolios - refers to the investment portfolios managed by the City Treasurer, and include:
- a) General Account
 - b) Sinking Fund
 - c) Cemetery Perpetual Care Fund
 - d) Transit Vehicles Replacement Reserve
 - e) Public Library Capital Expansion Reserve
 - f) Public Library Equipment Replacement Reserve
 - g) Group Insurance Trust Fund
- 2.4 Bond Portfolio - represents all bonds held within City portfolios other than the pension funds, boards and commissions.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>2 of 10</i>

- 2.5 Money Market Portfolio - represents all money market securities held within City portfolios other than the pension funds, boards and commissions.
- 2.6 “Prudent Person Principle” - a “prudent person” must act in all matters regarding investments with the care, skill, prudence, and diligence under the circumstances then prevailing that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character and with like aims.
- 2.7 Bond Rating Service - a corporation whose primary business mandate is to analyze the credit-worthiness of debt securities issued by all levels of government and corporations and make recommendations as to the risk level of such debt. Debt ratings refer to the ratings issued by Dominion Bond Rating Service (DBRS) (Standard & Poor’s, Moody’s Investor Services).
- 2.8 Rating Definitions - (rating categories as per DBRS):
- a) Money Market Ratings
 - i) R-1 High - highest credit quality, unquestioned ability to repay current liabilities as they fall due.
 - ii) R-1 Middle - superior credit quality, above average strength in key areas of consideration for debt protection.
 - iii) R-1 Low - satisfactory credit quality, considerations for debt repayment still respectable.
 - b) Bond Ratings
 - i) AAA - bonds rated AAA are of the highest credit quality, exceptionally strong protection for the timely payment of principal and interest; establishment of a creditable track record of superior performance.
 - ii) AA - bonds rated AA are of superior credit quality and protection of interest and principal is considered high; they differ from bonds rated AAA only to a small degree.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>3 of 10</i>

- iii) A - bonds rated A are of satisfactory credit quality as protection of interest and principal is still substantial; the degree of strength is less than with AA rated entities.

3. POLICY

3.1 Investment of all City investment assets, with the exception of pension funds, boards, and commissions, are subject to the legislative and regulatory restraints under municipal and trustee legislation by the Province of Saskatchewan.

3.2 Approved Investments - the following securities are approved for purchase:

a) Money Market Securities

- i) Obligations of the Government of Canada or of a crown corporation guaranteed as to payment of principal and interest by the Government of Canada.
- ii) Obligations of any of the following issuers provided such issuer is assigned a credit rating by DBRS of not lower than R-1 Low, or equivalent rating assigned by a recognized bond rating service:
- (a) A Province of Canada or of a provincial crown corporation guaranteed as to payment of principal and interest by a province;
 - (b) A municipality or city in Canada;
 - (c) A chartered bank, credit union, or trust company;
 - (d) A Canadian corporation.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>4 of 10</i>

b) Bonds

- i) Obligations of the Government of Canada, or of an agency of the Government of Canada which carries the guarantee of the government;
- ii) Obligations of a Province of Canada or of a provincial crown corporation carrying the guarantee of its province, provided that the obligations to be purchased are assigned a credit rating of "A" or higher from a recognized bond rating service;
- iii) Obligations of a municipal government (excluding the Cities of Saskatoon and Regina), school unit or school district in Saskatchewan, or in debentures issued under *The Union Hospital Act*;
- iv) Obligations of other Canadian municipalities (including the Cities of Regina and Saskatoon) or their associated school boards, provided that the obligations to be purchased are assigned a credit rating of "A" or higher from a recognized bond rating service;
- v) Obligations of a Canadian corporation, provided that the obligations to be purchased are assigned a credit rating of "A" or higher from a recognized bond rating service; and
- vi) In cases where recognized bond rating services do not agree on a credit rating, eligibility for investment purposes will be determined by the following:
 - a) if two recognized bond rating services rate a security, use the lower credit rating to determine eligibility;
 - b) if three recognized bond rating services rate security, use the most common credit rating to determine eligibility;
 - c) if all three recognized bond rating services disagree on a credit rating, use the middle rating to determine eligibility.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>5 of 10</i>

c) Other Investments

i) Investment in the Equity Building Program (EBP) which specifically refers to a housing assistance program formed through the partnership between the City of Saskatoon and Affinity Credit Union. The terms and conditions of the EPB investment are as follows:

- a) the maximum amount of investment in the EPB shall not exceed \$3,000,000.00;
- b) the investment shall remain in effect for the full duration of the program;
- c) the investment shall earn a five-year rate of return based on the qualifying five-year mortgage rate less 1.75%; the investment rate shall be reviewed and reset on an annual basis for new applicants to the EBP, and;
- d) the Affordable Housing Reserve, an existing reserve approved by City Council, shall guarantee any default of monthly principal and interest payments accruing to the EBP investment.

3.3 Investment Limitations - all securities approved in this policy are subject to City policy, statutory regulations, and the "prudent person" principle.

a) Money Market Securities

i) Obligations of issuers qualified under Section 3, Subsection 3.2 a ii) are subject to the following restrictions, on a per individual issuer basis:

Rating

Investment Limit

Government of Canada or
agency of the Government
of Canada

100% of the money market
portfolio

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>6 of 10</i>

Province of Saskatchewan 50% of the money market portfolio

R-1 High 20% of the money market portfolio

R-1 Middle 15% of the money market portfolio

R-1 Low 10% of the money market portfolio.

ii) Short term notes issued by Canadian corporations (excluding bankers' acceptances) shall not exceed 60% of the money market portfolio.

iii) In the event the rating of a money market security is downgraded below the minimum acceptable credit rating [Section 3, Subsection 3.2 a) ii)] or exceeds the percentage limits [Section 3, Subsection 3.3 a) i)] as outlined in this policy, the City Treasurer shall sell the investment, during a reasonable period of time, to mitigate the negative impact of the money market investment.

b) Bonds

i) There shall be no restrictions on the purchase of securities offered by or unconditionally guaranteed by the Government of Canada, Province of Saskatchewan, and the City of Saskatoon.

ii) A minimum of 30% of the bond portfolio must be invested or shall be comprised of securities offered by or unconditionally guaranteed by the Government of Canada and/or the Province of Saskatchewan and/or the City of Saskatoon.

iii) The aggregate of securities offered by or unconditionally guaranteed by an individual province (excluding the Province of Saskatchewan) shall not exceed 20% of the bond portfolio.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>7 of 10</i>

- iv) The aggregate of securities offered by or unconditionally guaranteed by an individual municipality (excluding the City of Saskatoon) shall not exceed 10% of the bond portfolio.
- v) Obligations of a municipal government (excluding the Cities of Saskatoon and Regina), school unit or school district in Saskatchewan, or in debentures issued under *The Union Hospital Act* may be purchased to a maximum of \$500,000 for each issuing municipality, school unit or school district; provided that the total of such holdings does not exceed 10% of the bond portfolio.
- vi) The aggregate of municipal securities held (excluding the City of Saskatoon) shall not exceed 40% of the bond portfolio.
- vii) The aggregate of securities offered by or unconditionally guaranteed by an individual corporation shall not exceed 5% of the bond portfolio.
- viii) The aggregate of corporate securities held shall not exceed 25% of the bond portfolio.
- ix) Obligations of a Canadian corporation, which are assigned a credit rating of "A", shall not exceed 12.5% of the bond portfolio.
- x) In the process of bond trading, it may be advantageous to accept book losses on the sale of existing bond holdings. It is permissible to accept book losses in the bond portfolio subject to the following restrictions:
 - (a) Capital losses, net of offsetting capital gains, shall not exceed 0.5% of the book value of the bond portfolio in any one year; and
 - (b) Where the capital loss is realized as part of a trade to increase yield, the loss must be recoverable through increased yield in not more than half the term to maturity of the bond to be purchased.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>8 of 10</i>

- xi) In the event the rating of a bond is downgraded below the minimum acceptable credit rating [Section 3, Subsection 3.2 b)] or exceeds the percentage limits [Section 3, Subsection 3.3 b)] as outlined in this policy, the City Treasurer shall sell the investment, during a reasonable period of time, to mitigate the negative impact of the bond.

3.4 Term Structure

The investment portfolios will be structured with the objective of attaining a rate of return throughout budget and economic cycles commensurate with the City's investment risk constraints and the cash flow parameters specific to each portfolio.

- a) General Account Bond Portfolio - The term structure of bonds held in the General Account shall be subject to the following criteria:
 - i) The term structure of each security held in the portfolio shall not exceed ten (10) years;
 - ii) The weighted average term to maturity of the portfolio shall not exceed six (6) years; and
 - iii) A maximum of 20% of the authorized portfolio limit shall be placed in securities maturing in the same calendar year.
- b) Sinking Fund Bond Portfolio - The term structure of bonds held in the Sinking Fund shall be subject to the following criteria:
 - i) The term structure of each security held in the portfolio shall not exceed ten (10) years; and
 - ii) The maturity term of Sinking Fund investments will recognize the cash flow requirements specific to the Sinking Fund debentures outstanding.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>9 of 10</i>

- c) Cemetery Perpetual Care Fund Bond Portfolio - The term structure of bonds held in the Cemetery Perpetual Care Fund shall be subject to the following criteria:
 - i) The term structure of each security held in the portfolio shall not exceed thirty (30) years; and
 - ii) The weighted average term to maturity of the portfolio shall not exceed fifteen (15) years.
- d) Other Bond Portfolios - The term structure of bonds held in other civic reserves or funds shall be subject to the following criteria:
 - i) The term structure of each security held in the portfolio shall not exceed five (5) years;
 - ii) The weighted average term to maturity of the portfolio shall not exceed three (3) years; and
 - iii) Investments shall consider the cash flow parameters specific to each civic reserve or fund.

3.5 Liquidity

To ensure that there are sufficient funds available to offset the corporation's daily cash flow requirements, the General Account short-term portfolio shall not be less than 15% nor shall it exceed 75% of the short-term and long-term General Account portfolios combined.

4. RESPONSIBILITIES

- 4.1 General Manager, Corporate Services - is responsible for recommending policy revisions as may be periodically appropriate.
- 4.2 Investment Committee - is responsible for the following:
 - a) Reviewing and updating this policy as may be required subject to City Council's concurrence;

CITY OF SASKATOON COUNCIL POLICY

NUMBER

C12-009

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Portfolio Management</i>	<i>October 22, 2001</i>	<i>May 10, 2010</i>	<i>10 of 10</i>

- b) Approving and monitoring investment strategies developed for all civic portfolios; and
- c) Ensuring compliance with the provisions of this policy.

4.3 City Treasurer - is responsible for the following:

- a) Developing and implementing investment strategies for each specific portfolio;
- b) Providing compliance reports as directed by the Investment Committee; and
- c) Preparing and distributing the City Treasurer's Report on Investments.



Public Notice



INVESTMENT IN EQUITY BUILDING PROGRAM

City Council will be considering a report from the Administration at a Council meeting to be held on **Monday, March 7, 2011 at 6:00 p.m., Council Chambers, City Hall** recommending the following:

- 1) that \$3,000,000.00 be allocated to the Equity Building Program in the form of a civic long-term investment, and;
- 2) that the proposed revision to Investment Policy (Policy C12-009 – Portfolio Management) be approved.

The Cities Act and City Council Bylaw 8171 require that City Council give public notice when establishing an investment policy.

PUBLIC MEETING - City Council will hear all submissions on the proposed agreement on **Monday, March 7, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by 10:00 a.m. on Monday, March 7, 2011, will be forwarded to City Council. City Council will also hear all persons who are present at the meeting and wish to speak to the matter.

PUBLIC NOTICE INFORMATION: Questions regarding the proposal may be directed to the following:

City Clerk's Office
City Hall, 222-3rd Avenue North
Saskatoon, SK S7K 0J5
8:00 a.m to 5:00 p.m M-F (except holidays)
Phone: 975-3240



Public Notice



INTENT TO BORROW

City Council will be considering a report from the Administration at a Council meeting to be held on **Monday, March 7, 2011 at 6:00 p.m., Council Chambers, City Hall** recommending:

That City Council authorize borrowing to finance the following projects approved, in principle, through capital budgets and capital plans:

- a) an additional \$7,500,000 (up to \$8,229,000) for the expansion and modification to buildings, systems, pumps and piping at the 42nd Street Reservoir to meet pumping capacity for the North Industrial area (capital project 713);
- b) up to \$2,100,000 for the Wastewater Treatment Sludge Disposal Maintenance Facility (capital project 1227);
- c) up to \$3,300,000 for expansion and upgrade of the Radio Trunking System (capital project 1523);
- d) an additional \$9,100,000 (up to \$23,220,000) for the Water Treatment Plant reservoir capacity expansion throughout the distribution system (capital project 2198);
- e) up to \$1,000,000 for the river bank restoration project at the Water Treatment Plant site (capital project 2199);
- f) up to \$2,700,000 for the Wastewater Treatment Plant Operations Facility Upgrade and Expansion (capital project 2212); and
- g) an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

The Cities Act and City Council Bylaw 8171 require that City Council give public notice before borrowing money, lending money or guaranteeing the repayment of a loan.

For more information, contact the City Clerk's Office: 975-3240



Public Notice



INTENT TO MOVE CAPITAL MONEYS TO AN OPERATING RESERVE

City Council will be considering a report from the Administration at a Council meeting to be held on **Monday, March 7, 2011 at 6:00 p.m., Council Chambers, City Hall** recommending:

- 1) City Council authorize the transfer of \$1,600,000 in capital moneys from the Water and Sewer Infrastructure Replacement Reserve to the stabilization reserve for water and waste water. This transfer is required to mitigate a deficit realized in 2010 due to decreased revenues in the Water and Wastewater utilities resulting from reduced consumption due to the wet and cool summer.

Council Policy C01-021 on Public Notice requires that City Council give public notice before transferring capital monies to an operating budget or reserve.

PUBLIC MEETING - City Council will hear all submissions on the proposed agreement on **Monday, March 7, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by 10:00 a.m. on Tuesday, March 7, 2011, will be forwarded to City Council. City Council will also hear all persons who are present at the meeting and wish to speak to the matter.

PUBLIC NOTICE INFORMATION:
Questions regarding the proposal may be directed to the following:

Infrastructure Services
City Hall, 222-3rd Avenue North
Saskatoon, SK S7K 0J5
8:00 a.m to 5:00 p.m M-F (except
holidays)
Phone: 975-2452

4d)

The following is an excerpt from the minutes of meeting of the Planning and Operations Committee (Open to the Public) held on August 18, 2009:

- 10. Walkway Closure Application
Walkway Between 67 and 71 Bence Crescent and 1234 and 1302 Catherwood Avenue
(File No. CK. 6295-09-14)
-

The Deputy City Clerk submitted a report of the General Manager, Infrastructure Services Department dated July 21, 2009, with respect to the above-noted application.

Mr. Don Cook and Ms. Shirley Matt, Infrastructure Services Department, were available to answer questions.

Ms. Caroline Jaeschke addressed the Committee and spoke in support of the walkway closure.

RESOLVED: that the Administration proceed with public notice for the closure of the walkway between 67 and 71 Bence Crescent and 1234 and 1302 Catherwood Avenue in the Westview neighbourhood.

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Infrastructure Services
DATE: July 21, 2009
SUBJECT: Walkway Closure Application
Walkway between 67 and 71 Bence Crescent and
1234 and 1302 Catherwood Avenue
FILE NO: CK. 6320-1

RECOMMENDATION: that the Administration proceed with public notice for the closure of the walkway between 67 and 71 Bence Crescent and 1234 and 1302 Catherwood Avenue in the Westview neighbourhood.

BACKGROUND

Infrastructure Services has received an application (Attachment 1) to purchase and close the walkway between 67 and 71 Bence Crescent and 1234 and 1302 Catherwood Avenue in the Westview Neighbourhood. All adjacent property owners are in agreement with the closure.

At its meeting on December 1, 2008, Council determined that while a new policy was adopted for review for walkway closures, outstanding requests would be given the option of proceeding with either the new policy or the former policy. The residents submitting this particular request have opted to continue with the former policy.

REPORT

In order for a walkway to be closed, the following guidelines, as stated in former Policy C07-017 - Walkway Closure Fee Assistance, must be met:

- 1) There must be a safe alternative pedestrian route available;
- 2) There are less than fifty (50) pedestrian trips in total during a peak hour count;
- 3) There is 80% support for the closure by the property owners surveyed within the walkway's catchment area. All non-responses to the survey will be considered to be in favour of the closure.

According to the policy, a walkway serving as a route to neighbourhood commercial sites, transit routes and marked crosswalks will not be considered for closure unless it meets all the guidelines above.

The walkway between Bence Crescent and Catherwood Avenue may serve as a route to the Senator Hnatyshyn Park.

Pedestrian data was collected on August 20, 2008 during the peak hours of 7:00 a.m. to 9:00 a.m.; 11:30 a.m. to 1:30 p.m.; and 3:00 p.m. to 6:00 p.m. These hours include pedestrians walking to and from work or school and are not recreational hours. The results of the count are shown in the following table.

Pedestrian Count
Bence Crescent and Catherwood Avenue
May 19, 2009

Time	Pedestrian Classification		
	Elementary	High School	Adult
7:00 a.m. to 9:00 a.m.	1	0	2
11:30 a.m. to 1:30 p.m.	1	5	0
3:00 p.m. to 6:00 p.m.	2	0	6
Total	4	0	0
Overall Total	4		

As the count indicates, there are less than 50 pedestrians using the walkway during the peak hours.

In addition, the Administration completed a preliminary Crime Prevention Through Environmental Design (CPTED) review to determine the condition of the walkway. The review indicated that there was no vegetation restricting the sight lines; there was very little graffiti on the fence; there was no street light located at either end of the walkway on Bence Crescent or Catherwood Avenue and there was no garbage in the walkway.

The pedestrian routing program was used to determine the 5-minute, 10-minute and 20-minute walk route times to Senator J. Hnatyshun Park, the only destination point within the service area. It was determined that the walking route time would increase by four minutes within the five minute service area. There would be no impact on the walking route time within the other service areas.

STAKEHOLDER INVOLVEMENT

In May 2009, a survey to determine the level of support for the closure was sent to a catchment area of residents in the neighbourhood who were considered to be affected (Attachment 2). In total, 22 surveys were sent and 22 were returned, 14 of which responded in favour of the proposed closure and 7 against. (Non responses are considered to be in favour.) The results of the survey indicate that 80% of the catchment area is in favour of the closure of the walkway. This meets the 80% support needed to proceed.

CONCLUSION

All of the guidelines required for closure of a walkway, as stated in Policy C07-017 – Walkway Closure Fee Assistance, have been met, therefore, it is recommended that the Administration proceed with public notice for closure of the walkway between 67 and 71 Bence Crescent and 1234 and 1302 Catherwood Avenue.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letters from the adjacent property owners dated October 3, 2007;
2. Map outlining the catchment area; and
3. Summary of survey comments.

Written by: Leslie Logie-Sigfusson, Traffic Operations Technologist
Transportation Branch

Approved by: David LeBoutillier, A/Manager
Transportation Branch

Approved by: *Gaston Gourdeau*
Gaston Gourdeau, General Manager
Infrastructure Services
Dated: *July 22 109*

Copy to: Murray Totland
City Manager

RECEIVED

OCT 05 2007

INFRASTRUCTURE SERVICES

Neighbourhood Walkway Review

September 24, 26 and October 3, 2007

Dear Sir or Madam:

We wish to have the walkway between 67 Bence ^{Cre.} and 71 Bence ^{Cre.} closed. The reason for this is all the graffiti on my fence plus all the dog poops that people don't pick up after their own animals. Plus teenagers smoking and making out ⁱⁿ between the fences. Also as we are seniors + are concerned for our safety, we are also concerned of the vandalism + destruction to our property. ~~As~~ As we are on a fixed income, the cost for the repairs are ^{more} increasing and ^{more} costly each year. The children in our street don't ~~use~~ use the walkway for going to the two schools, they go the opposite direction.

(Optional)

Name: Mrs Mrs. Walter Kestine

Phone: 1-306-384-2065

Address: Faceshko
67 Bence Crescent Saskatoon, Sask.

If you wish to hand in at a later date, please do so by October 10, 2007:

City of Saskatoon
Infrastructure Services Department,
Attn. Shirley Matt
222 3rd Avenue North, S7K 0J5

Fax: 975-2971

Submitted comments become a City document and may be used by the City of Saskatoon and are subject to the provisions of the Local Authority Freedom of Information and Protection of Privacy Act.

Neighbourhood Walkway Review

September 24, 26 and October 3, 2007

OCT 05 2007
INFRASTRUCTURE
SERVICES

Oct 3-07

Herald A Hubuk + Cindy Hubuk. 71 Bence Cres. Saskatoon SK
S7L 4H9 306-384-6051 306-229-8077.

We wish to have the walkway closed between 67 Bence +
71 Bence. Due to increased vandalism = destruction to our property
and our neighbour. We have had to install security systems
have friends constantly watch our residence as we are gone for
extended periods.

Cleanup dog does constantly, paint due to graffiti. Pick
all kinds of security litter which have been broken constantly. Lit
cigarettes tossed into the lawn.

The children in our area don't need our walkway to go to
school as it's not an direct route. Those that do use the walkway
are up to no good.

(Optional)
Name: S/A Phone: S/A
Address: S/A

If you wish to hand in at a later date,
please do so by October 10, 2007:
City of Saskatoon
Infrastructure Services Department,
Attn. Shirley Matt
222 3rd Avenue North, S7K 0J5
Fax: 975-2971

Submitted comments become a City document and may be used by the
City of Saskatoon and are subject to the provisions of the Local Authority
Freedom of Information and Protection of Privacy Act.

July 21, 2009

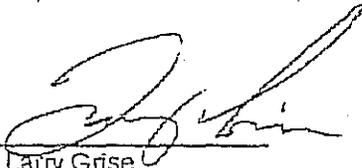
From: Larry Grise
1302-Catherwood Ave.
Ph. 978-1596

To: City of Saskatoon Infrastructure Services Department
Att: Leslie
Re: Proposed Walkway Closure

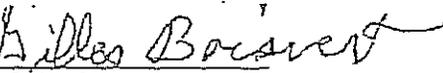
Gilles Boisvert of 1234-Catherwood Ave. and Larry Grise of 1302-Catherwood Ave. are pleased to inform you that we are in favor of the proposed Catherwood Ave. walkway closure. We believe the permanent closure of this walkway will greatly reduce vandalism, theft and litter.

Thank you,

per


Larry Grise

per


Gilles Boisvert

Walkway Closure Survey Comments
67-71 Bence Cres

Comments Included on Survey where the response was YES

- We support Closure, Due to property damage & security
- Dear sir or madam. We are the owners of 67 Bence Cres. We are tired of picking garbage, dog poop, painting our fence to get rid of graffiti, plus seeing drunks come through, fighting, smoking in the walkway, plus vulgar language. We have gone to all the meetings, filled out papers to have it closed. We have called and left messages as well. The people that us it the most is dog walkers that leave their dog messes by our fences. We have to put up with the smell; they use it in the day time and come from other streets to do this with their dogs. There is an alley that they can use or two short alleys as well. Thank you
- Yes because we were harassed by some kids stealing our fence & they cut across our pad in front whenever they please. We also try to cut the grass beside our fence in the summer. It would be a good thing it would be closed!!

Comments Included on Survey where the response was NO

- Opposed to closure or wkwy. It is only the 4 adjacent property owners that want it closed and they might want it closed due to graffiti, but he gets graffiti on his garage in the back lane...maybe the lane should be closed?. The ped lights at Catherwood & 33rd st and at Northumberland & 33rd st do not allow for children to cross 33rd st. The lights are no ped or vehicle activated.
- Evening walking is used (after 6:00 p.m.). Other monies be spent example lights (traffic signals on 33rd & Catherwood for school kids. Wash basin & pavement build up for proper water drainage every time it rains or neighbours watering lawns. Spring time it's a slough and algae forms. For the past 10 years complain.
- We do use the walkway when we go for walks – very convenient for us.



Public Notice



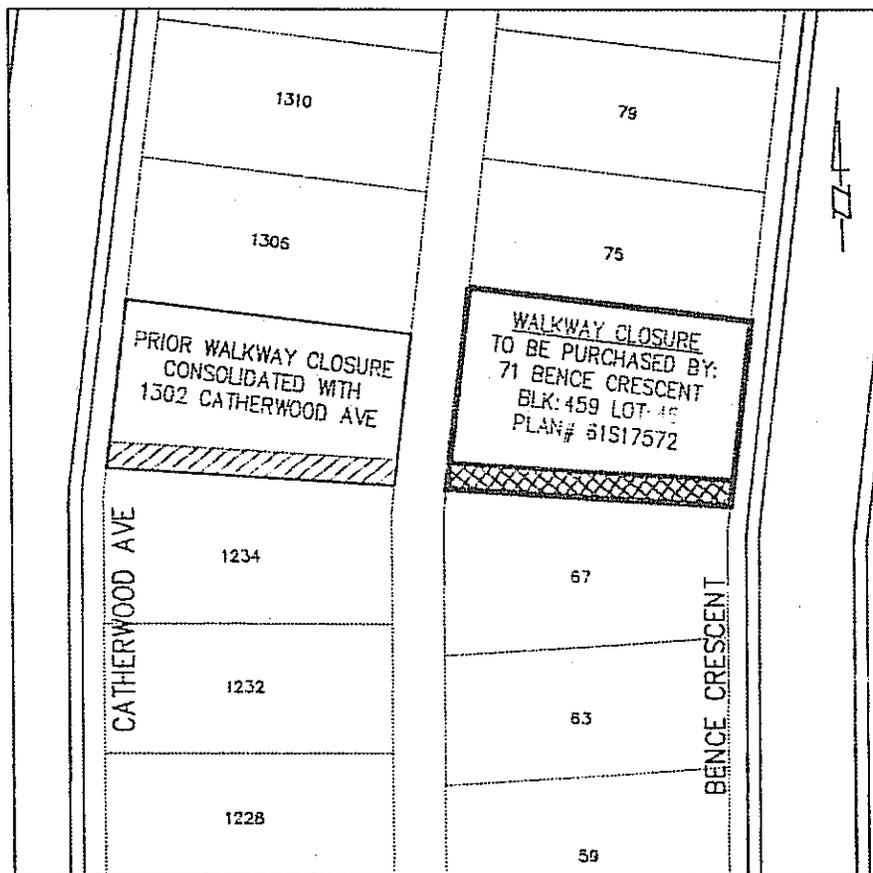
PROPOSED WALKWAY CLOSURE 67-71 BENGE CRESCENT

In accordance with the City Council Policy Number C07-017 Walkway Evaluation and Closure, City Council will consider and vote on a proposal from Infrastructure Services to close the walkway adjacent to 67-71 Benge Crescent.

The closure will restrict all pedestrian movement.

Should this closure be approved by City Council, the walkway will be sold and consolidated with the adjacent property.

Notices have been sent to parties affected by this closure.



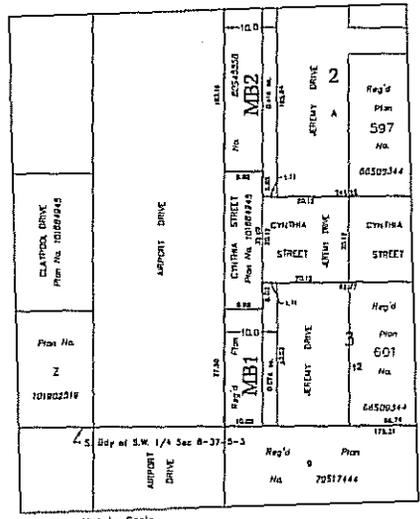
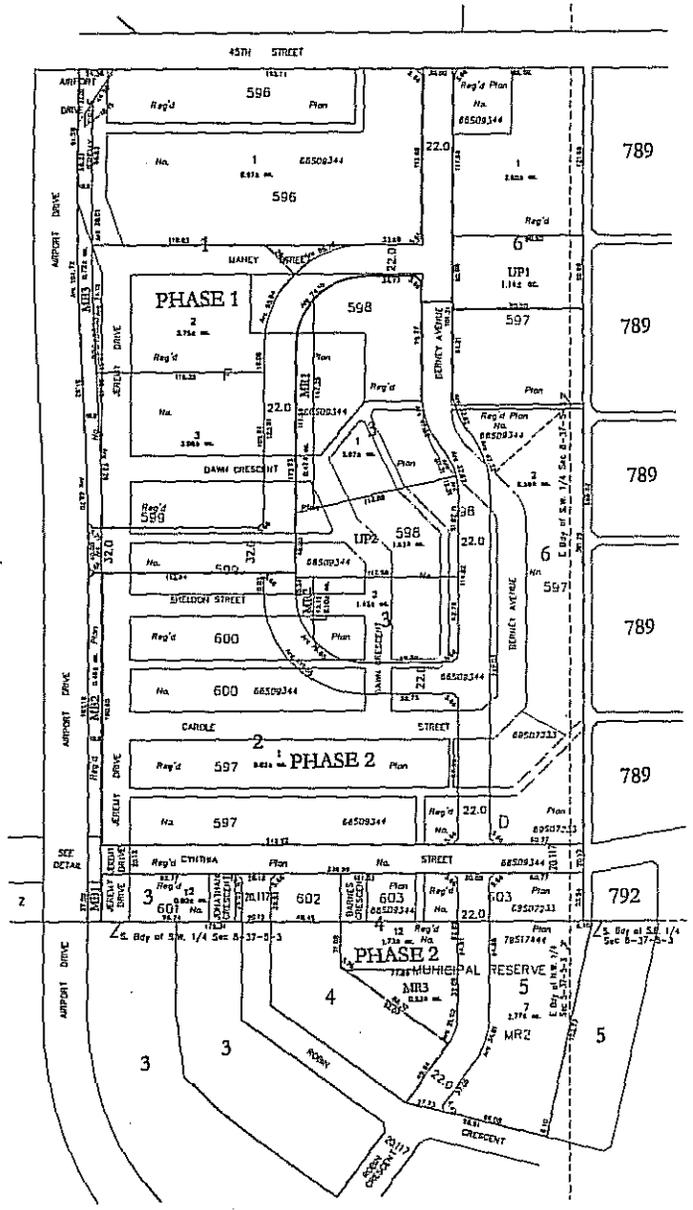
PUBLIC MEETING - City Council will consider and vote the above matter on **Monday, March 7, 2011, at 6:00 p.m.** in the Council Chambers, City Hall. All submissions received by the City Clerk by 10:00 a.m. on Monday, March 7, 2011 will be forwarded to City Council. City Council will also hear all persons who are present at the meeting and wish to speak to the matter.

PUBLIC NOTICE INFORMATION: Questions regarding the proposal may be directed to the following:

Transportation Branch
City Hall, 222 3rd Ave N.
 8:00 a.m.-5:00 p.m. (M-F except holidays)
 Phone: 975-2464 (Leslie Logie-Sigfusson)

ATTACHMENT 1

4e



Detail - Not to Scale

AERO GREEN BUSINESS PARK

PLAN OF PROPOSED
SURFACE SUBDIVISION OF
ALL STREETS, LANES &
PARCELS IN BLOCKS
596, 597, 598, 599, 600, 601, 602,
603, & PARCEL F,
REG'D PLAN NO. 66S09344 &

ALL OF THE WALKWAY &
LANE LYING WEST OF THE
WEST BOUNDARY OF THE
NORTH-SOUTH LANE &
BLOCKS 597, 603 & PARCEL D,
REG'D PLAN NO. 69S07233 &

MUNICIPAL RESERVE MR2,
REG'D PLAN NO. 79S17444 &

PARCEL AA,
REG'D PLAN NO. 80S45858

PART OF S. 1/2 SEC. 8
TWP. 37, RGE. 5, W. 3RD M. &
PART OF N. 1/2 SEC. 5
TWP. 37, RGE. 5, W. 3RD M.
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:2000

Dimensions shown are in metres and decimetre thousandths.
Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 21,892 sq. m. (53,992 ac.) and includes:
1,178 sq. m. (2,922 ac.) for streets,
2,014 sq. m. (5,022 ac.) for Municipal Buffers,
0,422 ha (1,052 ac.) for Municipal Reserve,
1,122 ha (2,772 ac.) for Utility Parcels.

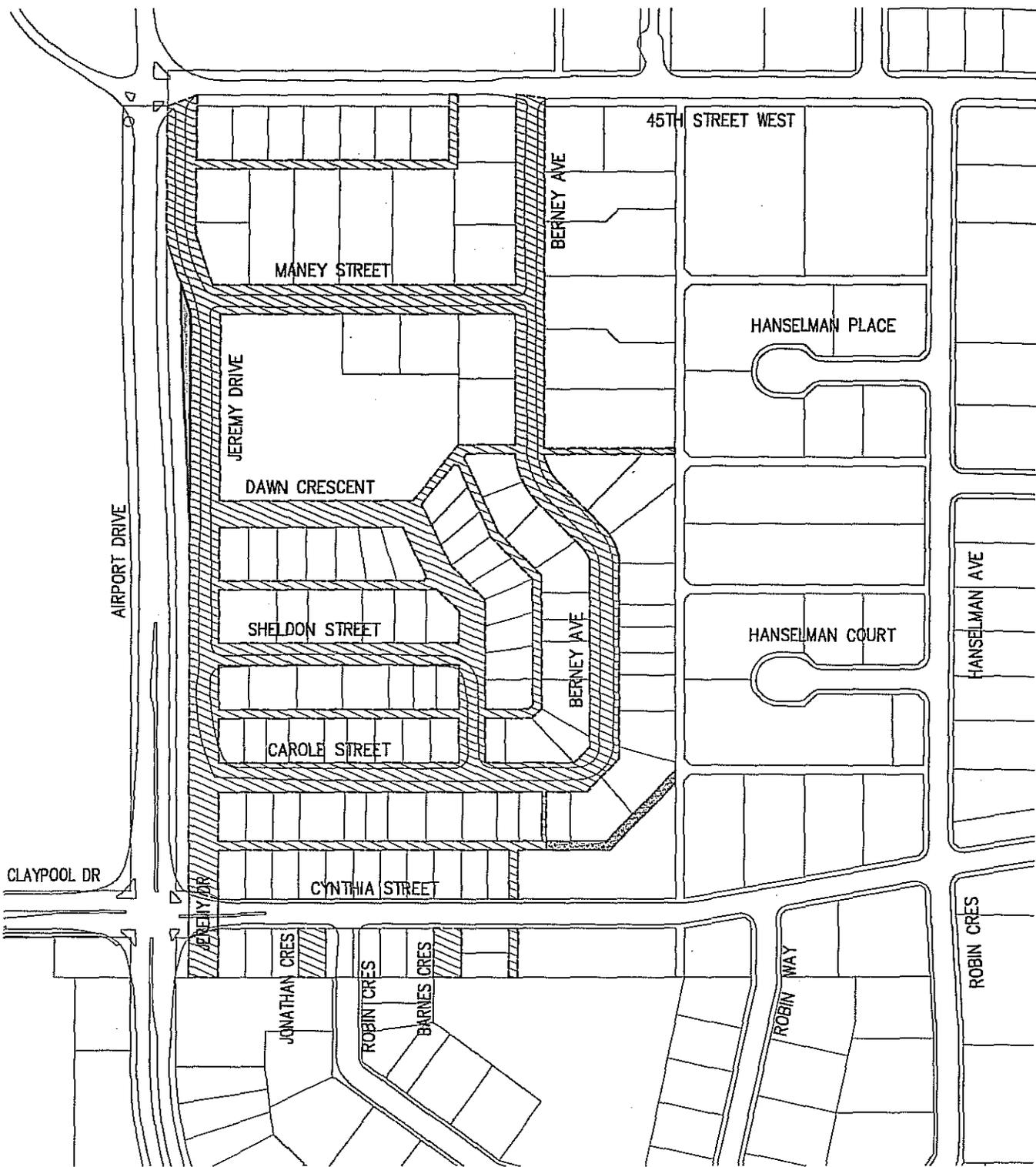
Distances shown are approximate and may vary from the final plan of survey by ± 1.0 m

Approved under the provisions of
Bylaw No. 5517 of the
City of Saskatoon

City of Saskatoon
Community Services Department

T.R. Webb
T.R. Webb February 16, 2011
Saskatchewan Land Surveyor

Prepared by
Webb Surveys
© 2011
08-10118 MHT



 ROAD CLOSURE - PLAN #69S07233

 ROAD CLOSURE - PLAN #66S09344 EXCEPT PORTION OF CYNTHIA STREET

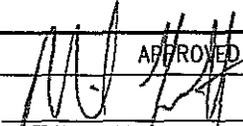
 PARCEL AA - PLAN #80S45858

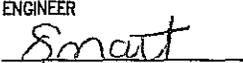
PLAN DESCRIPTION/REVISIONS	
4	
3	
2	
1	
DRAWN BY <u>JMR</u>	
DATE <u>2011-FEB-14</u>	
SCALE : HOR. <u>1:4000</u> VERT. _____	



City of Saskatoon
Infrastructure Services Department

ROAD/LANE CLOSURES
AERO GREEN BUSINESS PARK

APPROVED

GENERAL MANAGER

ENGINEER

ENGINEER
PLAN NO. 240-0005-004r001

BYLAW NO. 8926

The Street Closing Bylaw, 2011

The Council of The City of Saskatoon enacts:

Title

- 1. This Bylaw may be cited as The Street Closing Bylaw, 2011.

Purpose

- 2. The purpose of this Bylaw is to close all of the streets and lanes within Registered Plan No. 66S09344, excepting all that portion shown as Cynthia Street on said registered plan and that portion of Jeremy Drive lying west of Cynthia Street, and all of the portions of the lane lying to the West of the Westerly boundary of the North-South lane, Registered Plan No. 69S07233.

Closure of Portion of Streets and Lanes

- 3. All that portion of streets and lanes more particularly described as all of the streets and lanes within Registered Plan No. 66S09344, excepting all that portion shown as Cynthia Street on said registered plan and that portion of Jeremy Drive lying west of Cynthia Street, and all of the portions of the lane lying to the West of the Westerly boundary of the North-South lane, Registered Plan No. 69S07233, all shown within the bold dashed lines on a Plan of Proposed Subdivision prepared by T.R. Webb, S.L.S. dated February 18, 2011, and attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

- 4. This Bylaw comes into force on the day of its final passing.

Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

Read a third time and passed this _____ day of _____, 2011.

Mayor

City Clerk



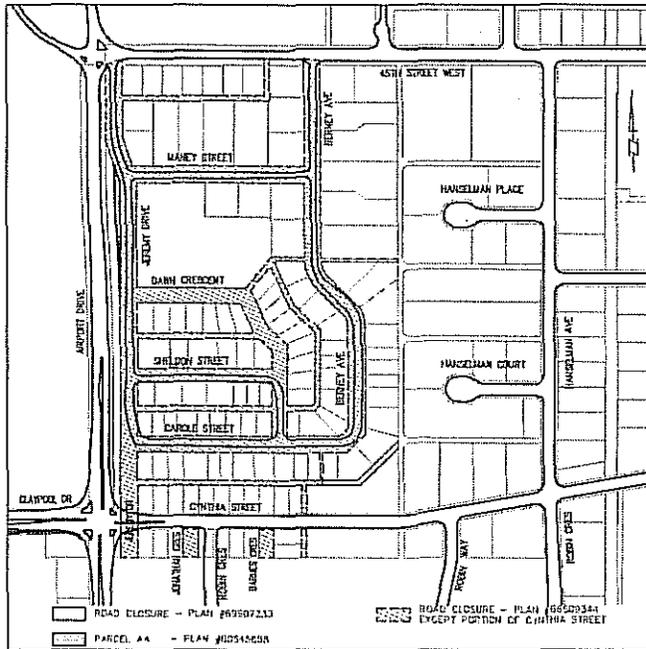
Public Notice



PERMANENT CLOSURE: Proposed Closure of all streets and lanes in Registered Plan No. 66S09344, excepting a portion of Cynthia Street and all portion of the lane lying to the west of the Westerly boundary of the North-South lane, Registered Plan No. 69S07233 and the transfer of Parcel AA Registered Plan No. 80S45858

A request has been received from 310644 Alberta Ltd. (Re/Max Guardian Commercial) to close all the streets and lanes on Registered Plan No. 66S09344 and portion of the lane lying to the west of the westerly boundary of the North-South lane, Registered Plan No. 69S07233 and the transfer of land (Parcel AA Registered Plan No. 80S45858 in exchange for dedication of future roads in the area. The intent of the closure is to allow for the development of the Aero Green Business Park.

Notices have been sent to parties affected by this closure.



PUBLIC MEETING - City Council will consider and vote the above matter on Monday, March 7, 2011, at 6:00 p.m. in the Council Chambers, City Hall. All submissions received by the City Clerk by 10:00 a.m. on Monday, March 7, 2011 will be forwarded to City Council. City Council will also hear all persons who are present at the meeting and wish to speak to the matter.

PUBLIC NOTICE INFORMATION: Questions regarding the proposal may be directed to the following:

Transportation Branch
 City Hall, 222 3rd Ave N.
 8:00 a.m.-5:00 p.m. (M-F except holidays)
 Phone: 975-3145 (Shirley Matt)



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

4f)

December 14, 2010

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Matter Requiring Public Notice
Blairmore Sector Plan Amendment
Applicant: City of Saskatoon
(File No. CK. 4110-32)**

The Municipal Planning Commission, at its meetings held on November 23 and December 7, 2010, considered the report of the Community Services Department dated October 25, 2010, with respect to proposed amendments to the Blairmore Sector Plan.

The Commission has reviewed the report with the Administration and the following is a summary of the issues reviewed and clarification provided by the Administration:

- Existing traffic concerns regarding 33rd Street and impact of further development.
- Configuration of 33rd Street, with reference to the proposed curve as outlined on the Transportation Plan (Figure 4 of Attachment 2) – clarification was provided that it would be designed according to national standards to ensure there were no safety issues.
- Proposed realignment of 33rd Street in terms of the configuration, boundaries and population of proposed neighbourhoods, including placement of proposed school sites so children would not have to cross 33rd Street.
- Considerations regarding location of Yarrow Youth Farm adjacent to residential in terms of small amount of livestock and existing buffering.
- Urban holdings land – clarification of mineral rights and mining interests and impact on long-term planning for future development.
- Servicing and drainage issues – capacity for handling storm water and impact on existing systems in adjacent neighbourhoods.

Following review of this matter, the Commission is supporting the proposed amendments, although not unanimous, particularly relating to existing traffic concerns on 33rd Street and the impact of further development. The following recommendation is submitted for City Council's consideration:

“that the Blairmore Sector Plan Amendment as set out in Attachment 2 to the report of the General Manager, Community Services Department dated October 25, 2010, be approved.”

December 14, 2010
Page 2

Yours truly,

A handwritten signature in cursive script that reads "Diane Kanak". The signature is written in black ink and is positioned above the typed name and title.

Diane Kanak, Deputy City Clerk
Municipal Planning Commission

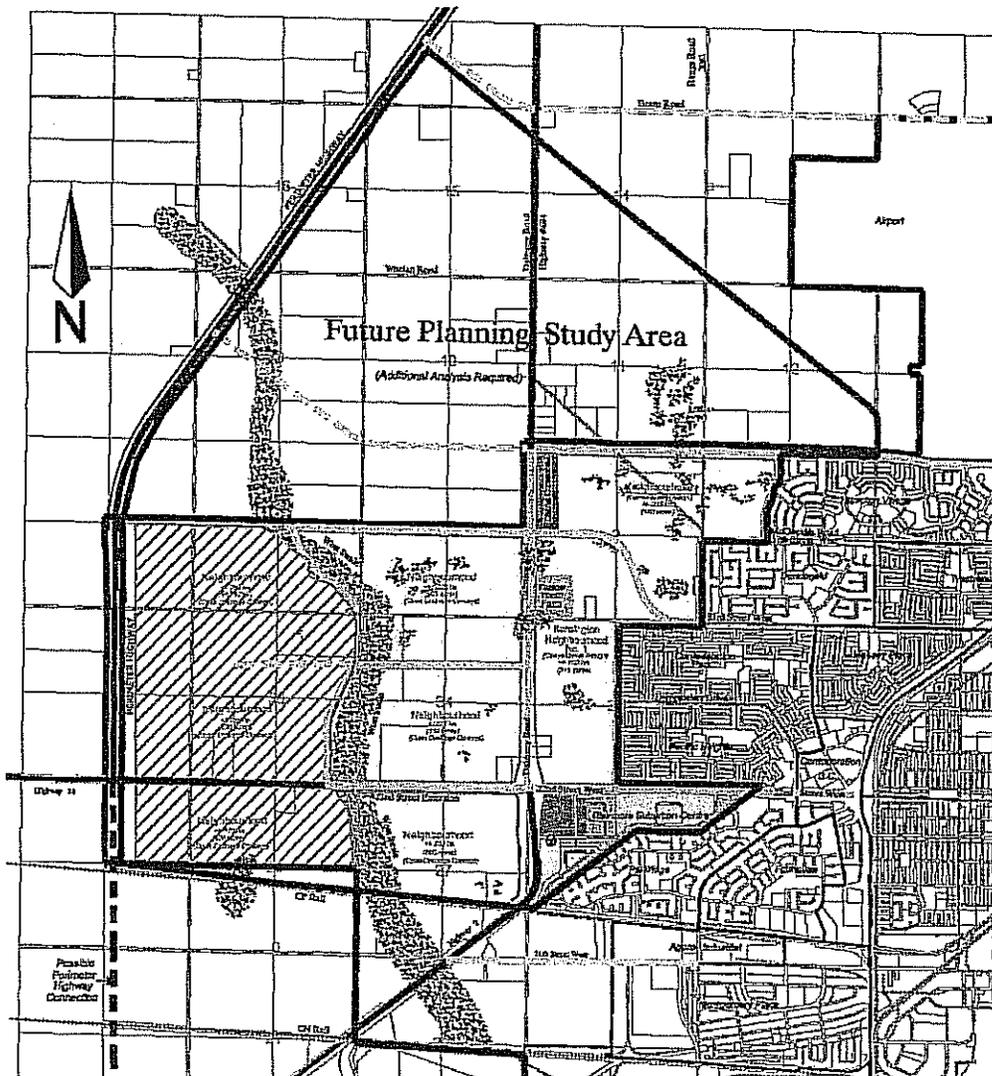
DK:sj

Attachment

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. PL 4110-12-3	PROPOSAL Blairmore Sector Plan Amendment	EXISTING ZONING Various
LEGAL DESCRIPTION Various	<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="font-size: 24px; font-weight: bold; margin: 0;">RECEIVED</p> <p style="font-size: 18px; margin: 5px 0;">NOV 24 2010</p> <p style="font-size: 14px; margin: 0;">CITY CLERK'S OFFICE SASKATOON</p> </div>	CIVIC ADDRESS Various
APPLICATION VERIFIED COMPLETE	DECISION OF APPROVING AUTHORITY ON OR BEFORE	NEIGHBOURHOOD Various
DATE October 25, 2010	APPLICANT City of Saskatoon	OWNER Various

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that this report be submitted to City Council, recommending that the Blairmore Sector Plan Amendment (see Attachment 2) be approved.

B. PROPOSAL

The Planning and Development Branch, Community Services Department, has prepared a revised Sector Plan for the Blairmore Suburban Development Area (see Attachment 2). City Council approval is being recommended.

C. REASON FOR PROPOSAL

According to the Planning and Development Act, 2007 [Section 44(4)], Sector Plans, and any amendments to them, are required to be approved by City Council prior to putting the plan into effect. The Blairmore Sector Plan will guide long-term development on the west edge of Saskatoon out to Perimeter Highway. The Blairmore Sector Plan (formerly West Sector Plan) was approved by City Council in 2004. The development potential of portions of the area have changed since 2004, as have some of the strategies for servicing the area; therefore, a Sector Plan amendment is being proposed. The proposed Blairmore Sector Plan Amendment has been drafted in response to the following changes, which are also shown on Attachment 1:

1. The boundary of the first residential neighbourhood in the Sector (Kensington) is revised.
2. The segment of 33rd Street West to Dalmeny Road is realigned a half mile north. The realignment defines the north boundary of Kensington.
3. The Claypool Drive Extension (formerly known as Cynthia Street Extension) is realigned so that it continues straight west to Dalmeny Road, rather than deflecting south.
4. A neighbourhood is added to the Sector west of Hampton Village, as the Infrastructure Services Department has now determined that this area can be serviced.
5. A revised storm water and sanitary sewer plan is proposed.
6. Lands west of the West Swale are shown as Urban Holding, rather than future neighbourhoods, to ensure compatibility between urban growth and mining interests.
7. The approved alignment of Perimeter Highway is reflected.
8. Lands south of the Canadian Pacific Railway tracks are removed, since they will be part of a future study (Southwest Sector Plan).
9. The district commercial area is relocated to 33rd Street West. This will be a more central location to serve the proposed neighbourhoods.

10. Population projections are increased to reflect an increased density target of seven units per acre.
11. The development sequence is modified to include the additional neighbourhood west of Hampton Village.

D. BACKGROUND INFORMATION

Sector Plans serve as a development framework for future growth, and are based on the policies contained in the City of Saskatoon Bylaw 8769 (Official Community Plan). Sector Plans provide a broad framework for future urban development, include the location and size of future neighbourhoods and commercial/employment areas, identify natural areas for preservation, and provide the blueprint for extension and phasing of servicing infrastructure and major transportation routes. Upon approval of the Sector Plan, detailed planning and design of the neighbourhoods within the Sector can begin.

The Blairmore Sector is located east of Perimeter Highway; north of the Canadian Pacific Railway rail line; west of Hampton Village, Dundonald, Confederation Park, Pacific Heights, and Parkridge neighbourhoods; and south of Beam Road.

If the proposed amendments to the Sector Plan are approved, the proposed Blairmore Sector would consist of: 4647 acres (1881 hectares) of land, eight future neighbourhoods, a suburban centre, and a district commercial centre; and be home to up to 70,000 people.

The Blairmore Sector is proposed to be developed in a sequential pattern from east to west. The proposed amendments to the Blairmore Sector Plan illustrate four phases of growth. Phase 1 comprises the Blairmore Suburban Centre, where development started in 2006 with the construction of two high schools (Bethlehem Catholic High School and Tommy Douglas Collegiate) and the Shaw Centre. Development continues in this phase with the construction of commercial and institutional developments, and multi-unit housing. Phase 2 comprises two neighbourhoods east of Dalmeny Road; Phase 3 comprises three neighbourhoods between Dalmeny Road and the West Swale; and Phase 4 comprises the lands between the West Swale and Perimeter Highway.

E. JUSTIFICATION

I. Community Services Department Comments

a) Introduction

The revisions to the Sector Plan are being proposed at this time so that the neighbourhood boundaries for Kensington can be established and the Neighbourhood Concept Plan for Kensington can be completed. Lot sales indicate that Hampton Village could be fully built-out by 2014. To meet demand for growth, lots in Kensington should be ready for sale by late

2013 or early 2014. To achieve this, the design and construction of major infrastructure must begin along 33rd Street West. For example, prior to subdividing or servicing new residential lots in this area, the proposed deflection of 33rd Street West needs to be constructed, and a new lift station and stormwater pond needs to be built north of this new road alignment.

The proposed amendments to the Blairmore Sector Plan have been circulated to civic departments and to key community stakeholders. The Sector Plan reflects the comments that were received during this referral process.

2. Comments by Others

a) Agencies with Requirements and/or Comments

The following agencies provided specific comments and/or requirements that have been incorporated in the proposed amendments to the Sector Plan:

- Infrastructure Services Department;
- Land Branch;
- Leisure Services Branch;
- Environment Services Branch;
- Planning and Development Branch (CPTED Review); and
- Water and Wastewater Treatment Branch.

Official comments from the above agencies can be viewed in Attachment 3.

b) Agencies with No Requirements and/or Objections

The following agencies had no requirements or did not provide comments regarding the proposed amendments to the Sector Plan:

- SaskEnergy;
- SaskPower;
- Community Development Branch;
- Transit Services Branch;
- Saskatoon Public School Division;
- Greater Saskatoon Catholic Schools;
- Canadian Pacific Railway;
- Ministry of Highways and Infrastructure;
- Rural Municipality of Corman Park; and
- Saskatoon Airport Authority.

F. COMMUNICATION PLAN

As noted above, Sector Plans and amendments to them are widely circulated and reviewed. Consistent with the standard procedures, the proposed amendments to the Blairmore Sector Plan have been presented to the following groups:

- Stakeholders and Property Owners June 15, 2010
- Public Open House June 23, 2010
- Development Review Committee August 11, 2010
- Senior Management Team August 24, 2010
- Technical Planning Commission September 22, 2010

Following the Municipal Planning Commission meeting, the proposed amendments to the Blairmore Sector Plan will also be presented to the following groups:

- Planning and Operations Committee;
- Administration and Finance Committee (for information); and
- City Council.

G. ENVIRONMENTAL IMPLICATIONS

There are no environmental implications and/or greenhouse gas implications.

H. SAFETY [Crime Prevention Through Environmental Design (CPTED)]

A Crime Prevention Through Environmental Design (CPTED) review was completed on March 4, 2010. The recommendations from the CPTED review have been incorporated in the proposed amendments to the Sector Plan.

I. ATTACHMENTS

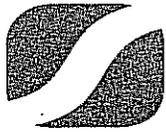
1. Proposed Sector Plan Amendments 2004 - 2010
2. Blairmore Sector Plan Amendment Report September 2010
3. Agencies' Comments

Written by: Terry Fusco, MCIP, Senior Planner
Planning and Development Branch

Reviewed by: “Randy Grauer”
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: “Paul Gauthier”
Paul Gauthier, General Manager
Community Services Department
Dated: “October 29, 2010”

Approved by: “Marlys Bilanski” for
Murray Totland, City Manager
Dated: “October 29, 2010”



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North
Saskatoon, SK S7K 0J5

ph 306•975•3240
fx 306•975•2784

February 17, 2011

City Clerk

Dear City Clerk:

**Re: Planning and Operations Committee Report for Matter Requiring Public Notice
Blairmore Sector Plan Amendment
Applicant: City of Saskatoon
(File No. CK. 4110-32)**

The Planning and Operations Committee, at its meetings held on January 11, 2011, considered the report of the Community Services Department dated December 20, 2010, with respect to proposed amendments to the Blairmore Sector Plan.

The Committee has reviewed the proposed amendments with the Administration. Following consideration of the report, the Committee is supporting the following recommendation of the Community Services Department:

“that the Blairmore Sector Plan Amendment as set out in Attachment 2 to the report of the General Manager, Community Services Department dated December 20, 2010, be approved.”

Yours truly,

A handwritten signature in black ink that reads "Diane Kanak". The signature is written in a cursive, flowing style.

Diane Kanak, Deputy City Clerk
Planning and Operations Committee

:dk

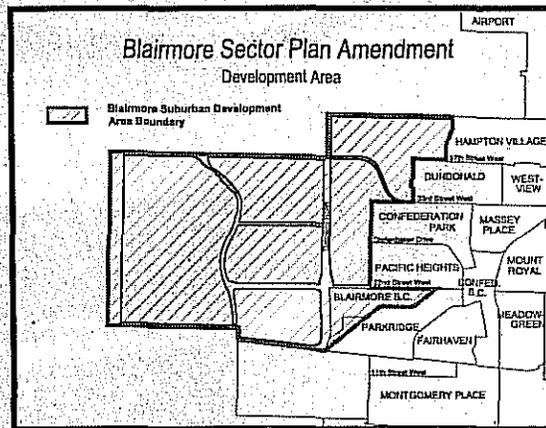
Attachment



Public Notice

BLAIRMORE SECTOR PLAN AMENDMENT

Saskatoon City Council will consider an amendment to the City of Saskatoon's Blairmore Sector Plan. The Blairmore Suburban Development Area is located on the west edge of Saskatoon. The Blairmore Sector Plan is a long-range plan that outlines the City of Saskatoon's vision for future growth in the Blairmore Suburban Development Area.



REASON FOR THE AMENDMENT – The Blairmore Sector Plan was originally approved by City Council in 2004. The development potential for part of the area has changed since 2004, as have some of the strategies for servicing. In response, the Blairmore Sector Plan Amendment has been prepared. The following key items are proposed to change, which will require amendments to the Sector Plan:

- The boundary of the first residential neighbourhood in the Sector (that is, Kensington) is revised
- The segment of 33rd Street West to Dalmeny Road is realigned
- A neighbourhood is added to the Sector west of Hampton Village
- The storm water and sanitary sewer plan for the area is revised
- Re-designation of a portion of land to Urban Holding status
- The approved alignment of Perimeter Highway is reflected

The Blairmore Sector Plan Amendment is available for viewing on www.saskatoon.ca (look under 'S' for Sector Planning).

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, March 7, 2011 at 6:00 PM** in Council Chambers, City Hall, Saskatoon, Saskatchewan.

All submissions received by the City Clerk by **10:00 AM** on Monday, **March 7, 2011** will be forwarded to City Council.

INFORMATION – Questions regarding the proposed amendment may be directed to the following without charge:

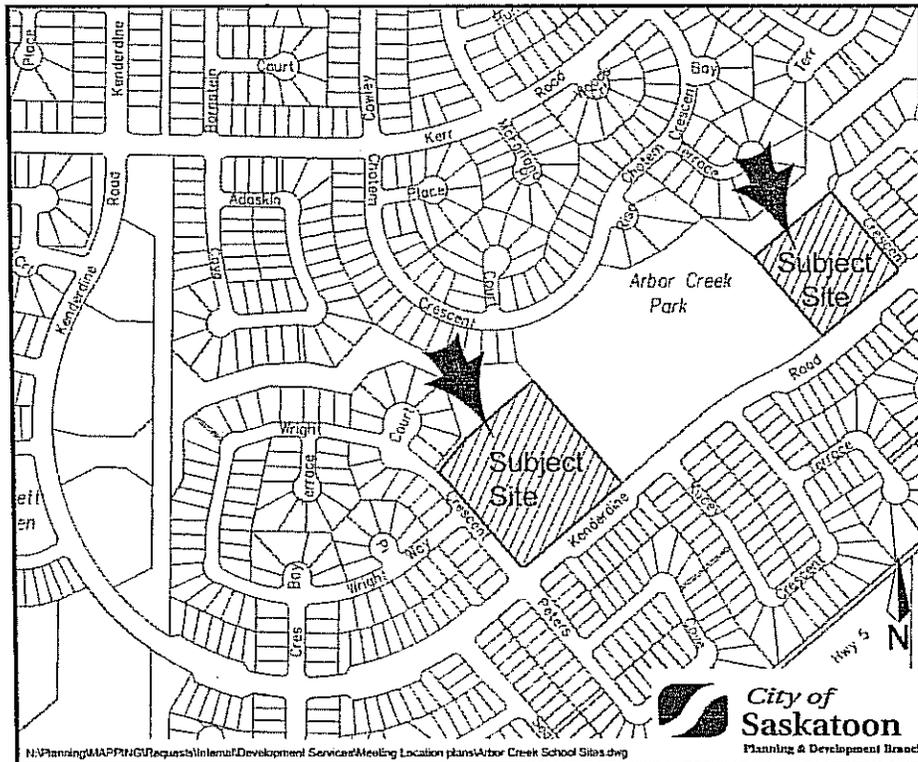
Community Services Department
Planning and Development Branch
City Hall, 222 – 3rd Avenue North
Saskatoon, SK
8:00 a.m. – 5:00 p.m.
Monday to Friday (except holidays)
Phone: 975-7946 (Terry Fusco)
Email: city.planning@saskatoon.ca

4131-16
RECEIVED
 FEB 11 2011
 CITY CLERK'S OFFICE
 SASKATOON

COMMUNITY SERVICES DEPARTMENT

FILE NO. PL 4131-11-1	PROPOSAL Arbor Creek Neighbourhood Concept Plan - Amendment	EXISTING ZONING R1A
LEGAL DESCRIPTION Lot A Block 331 and Lot A Block 339, Plan 96S28729	CIVIC ADDRESS	
	NEIGHBOURHOOD Arbor Creek	
DATE February 7, 2011	APPLICANTS Mr. D. W. Armstrong, Vice President, Land Development Dundee Realty Corporation 112 - 2100 8 th Street East, Saskatoon SK S7H 0V1	OWNERS Dundee Realty Corporation

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending that the application to amend the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A Block 331 and Lot A Block 339, Plan 96S28729 from "School Sites" to "Residential", be approved.

B. PROPOSAL

An application has been submitted by Dundee Realty Corporation requesting an amendment to the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A Block 331 and Lot A Block 339, Plan 96S28729 from "School Sites" to "Residential". Please refer to Attachment 1 – Proposed Arbor Creek Neighbourhood Concept Plan Amendment.

C. REASON FOR PROPOSAL (BY APPLICANTS)

The School Boards have determined that schools will not be constructed in Arbor Creek. As such, the owner of these sites now wishes to develop them for single family residential purposes, in accordance with the underlying R1A Zoning District. Dundee Realty Corporation will be the developer of the sites.

D. BACKGROUND INFORMATION

Developers are required to set aside sites for elementary schools in the planning of new residential neighbourhoods. Typically, the sites are sold and the schools are constructed when the respective School Boards identify the need for elementary schools in a neighbourhood.

In 1985, City Council approved the Neighbourhood Concept Plan for the Arbor Creek neighbourhood (originally named Erindale South Sketch Plan), and a number of minor revisions have been made since this time. This plan identified sites for both public and separate elementary schools.

In December 2010, Greater Saskatoon Catholic Schools and Saskatoon Public Schools concluded that current and future school age populations of Arbor Creek would not be large enough to sustain elementary schools. As such, both School Boards formally determined that elementary schools would not be built in Arbor Creek and that the lands which had been identified for schools would not be purchased.

The owner of these sites requested the approval of the City of Saskatoon (City) to amend the Neighbourhood Concept Plan to enable these sites to be developed for residential use.

E. JUSTIFICATION

1. Community Services Department Comments

a) Policy Context

Section 11.1.2 of the Official Community Plan Bylaw No. 8769 outlines the policy context for undeveloped school sites:

“In the event that the Boards of Education decide that a vacant school site is not required, the standards of the underlying zoning district shall normally apply for future land use, after appropriate community consultation. In the event an acceptable land use cannot be found within the existing zoning district, the land owner may seek a new zoning designation by applying to amend the Zoning Bylaw, subject to Rezoning by Agreement.”

In this situation, the current zoning of the site is R1A – One-Unit Residential District. The owners are not requesting a zoning change. Their intention is to subdivide the property to facilitate the construction of 43 one-unit dwellings on the two sites.

b) Proposed Land Use Concept

Lot A Block 331 comprises 1.2 hectares (2.97 acres) and is bound on the east by Horlick Crescent, on the south by Kenderdine Road, and on the west and north by park Arbor Creek Park. Dundee Realty Corporation proposes to subdivide this parcel into 18 lots.

Lot A Block 339 comprises 2.0 hectares (4.94 acres) and is bound on the west by Wright Crescent, on the south by Kenderdine Road, and on the west and north by Arbor Creek Park. Dundee Realty Corporation proposes to subdivide this parcel into 25 lots.

Fencing, which is compatible with that provided throughout the neighbourhood, will be constructed around the perimeter of each of the subdivisions. The dimensions (width and area) of the proposed lots are compatible with the prevalent development pattern in Arbor Creek and comply with all requirements of the R1A Zoning District.

Issues related to site servicing, drainage, and grade levels will be

specifically addressed through a Servicing Agreement as part of the subdivision process.

c) Park Allocation

The Arbor Creek neighbourhood has been developed in a manner consistent with the City of Saskatoon (City's) Park Development Guidelines, and the existing Arbor Creek Park will not be impacted by the proposed development.

d) Neighbourhood Planning Section – Crime Prevention Through Environmental Design (CPTED) Comments

The City's CPTED Committee has reviewed this proposal and offers the following comments:

- i) With respect to both sites, the corner lots, backing on to the park space, be chamfered on the corners to improve sightlines and that wrought iron type open fencing be applied on all lots directly adjacent to the park.
- ii) The fencing on the flankage of the lots on Kenderdine Road and Wright Crescent is stepped down from the back to the front of the lots, as identified in their submission compatible with similar fencing on the street.
- iii) The depth of Lots 1, 2, 3, and 4 on the west parcel be reduced to ensure a minimum 8.0 metres linear-type park entrance off of Wright Crescent.
- iv) The existing asphalt pathways leading from the main park pathways to Parcels 331 and 339 be removed and, if needed, existing planting reassessed in these areas.

These issues will be addressed as part of the City's review of the forthcoming subdivision application.

e) Future Growth Section

The Future Growth Section has no concerns with the amendment.

f) Community Consultation

The Community Services Department has undertaken a public consultation process on this project with the residents of Arbor Creek.

A Public Information Meeting was held October 27th, 2010. Approximately 55 people attended the meeting. Notice of the meeting was sent to the entire Arbor Creek neighbourhood. In addition, a Public Service Announcement (PSA) was prepared for the meeting.

The following issues were noted by those attending the meeting:

- Expectations that schools would be provided in this neighbourhood as they have in other neighbourhoods and the loss of additional open space which results from school yards not being provided;
- Impacts on immediately adjacent neighbours who purchased lots in the belief they would be adjacent to open space;
- The potential inconsistencies between the existing dwellings and the proposed dwellings, regarding minimum building requirements and lots sizes;
- The process by which the new lots would become available for purchase; and
- Concerns regarding the increase in traffic.

Following the formal decision by the Saskatoon Public Schools and the Greater Saskatoon Catholic Schools in December 2010 not to construct schools in Arbor Creek, a second Public Information Meeting was scheduled by your Administration on January 11, 2011. Approximately 25 residents attended this meeting.

Dundee Realty Corporation responded to the concerns expressed at the initial meeting by reducing the overall number of lots in the proposed development from 45 to 43, increasing lot width on those lots backing the park. Further, it was explained that building form and materials would also be consistent with the existing neighbourhood.

The response by the attendees at the meeting was very positive, and the proposal was well received.

In addition to the above noted meetings, Community Services Department staff met with the Community Association executive to discuss the process involved in processing this proposal.

2. Comments by Others

a) Transit Services Branch, Utility Services Department

Saskatoon Transit Services Branch has no easement requirements

regarding the proposed amendment.

b) Environmental Services Branch, Utility Services Department

There are no concerns regarding this redesignation.

c) Leisure Services Branch, Community Services Department

Leisure Services Branch requests that residents who purchase or develop lots adjacent to the ball diamond be advised that the City will not be doing any adjustments in regards to moving the diamond, raising backstop nets, stopping balls from entering yards, or taking any other such measures.

Note: The developer has been requested to advise lot purchasers of this comment.

d) Infrastructure Services Department

CPTED design standards shall be met with regard to development backing green space and walkway.

e) Parks Branch, Infrastructure Services Department

The Parks Branch offers the following comments:

- i) Builders must be cognizant of landscaped park property when house construction is occurring. Builders will be responsible for damage repairs and associated costs.
- ii) There is potential for drainage impact on park property. All designs and any work to remediate drainage issues will be discussed with Parks Branch, and all work would be at the cost of the developer.

Note: This issue will be addressed as part of the Servicing Agreement.

f) SaskTel

SaskTel has no concerns with this proposal; however, in addition to the Joint-Use Easements required along the rear of the lots, they may require additional easements.

g) SaskPower

SaskPower has facilities which will be affected. Detailed requirements will be addressed at the time of subdivision.

h) SaskEnergy

SaskEnergy approves the amendment on condition that it receives easement approvals during the subdivision submissions.

i) Shaw Cable

Shaw Cable has no objections or concerns.

F. COMMUNICATION PLAN

Public Notice, pursuant to Section 12.3 of Public Notice Policy C01-021, will be provided by publishing a notice of this matter in The Saskatoon StarPhoenix at least seven days prior to the date on which this matter will be considered by City Council.

In addition, the Arbor Creek Community Association and those individuals who attended the Public Information Meetings will be advised, in writing, prior to the consideration of this matter by City Council.

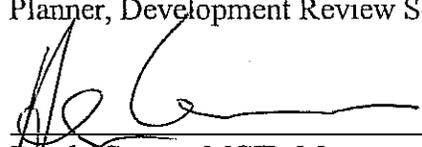
G. ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications associated with the proposed Concept Plan Amendment.

H. ATTACHMENT

1. Proposed Arbor Creek Concept Plan Amendment Site Plan

Written by: Nikki Newenham-Kahindi, MCIP,
Planner, Development Review Section

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: Paul Gauthier
Paul Gauthier, General Manager
Community Services Department
Dated: February 10, 2011

Approved by: Murray Totland
Murray Totland, City Manager
Dated: Feb 11, 11



Arbor Creek

CONCEPT PLAN AMENDMENT



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

February 28, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Matters Requiring Public Notice
Arbor Creek Neighbourhood Concept Plan Amendment
Lot A, Block 331 and Lot A, Block 339, Plan 96S28729
Applicant: Dundee Realty Corporation
(Files CK. 4131-16 and PL. 4131-11-1)**

The Municipal Planning Commission has considered the report of the General Manager, Community Services Department dated February 7, 2011, with respect to the above proposed Arbor Creek Neighbourhood Concept Plan Amendment.

The Commission has reviewed the proposed amendment with the Administration and with Mr. Dave Luczka, representing the Applicant, Dundee Developments.

The following is a summary of issues reviewed by the Commission:

- Provision for school sites in new neighbourhoods and changes made in the planning of newer neighbourhoods with respect to increased populations to try to support new schools and clarification that the decision to build schools being at the School Boards and Ministry of Education levels.
- Review of the proposed development of the two sites in relation to impact on existing homes in the area. The Commission was advised that the number of lots was reduced to address concerns about the lot widths for those backing onto the park. Further to this, there is park space between both sites and existing development. The proposal was reviewed further in terms of how it fits into the neighbourhood, including street widths, with confirmation that they are identical to local streets in the area.

Following review of this matter, the Commission supports approval of the proposed amendments and is recommending:

“that the application to amend the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A, Block 331 and Lot A, Block 339, Plan 96S28729 from ‘School Sites’ to ‘Residential’, be approved.”

Yours truly,

Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

March 1, 2011

City Clerk

Dear City Clerk:

**Re: Planning and Operations Committee Report for Matters Requiring Public Notice
 Arbor Creek Neighbourhood Concept Plan Amendment
 Lot A, Block 331 and Lot A, Block 339, Plan 96S28729
 Applicant: Dundee Realty Corporation
 (Files CK. 4131-16 and PL. 4131-11-1)**

The Planning and Operations Committee has considered the report of the General Manager, Community Services Department dated February 16, 2011, along with the February 7, 2011 report to the Municipal Planning Commission, with respect to the above proposed Arbor Creek Neighbourhood Concept Plan Amendment. As indicated in the submitted report, the School Boards have determined that schools will not be constructed in Arbor Creek. The owner of these sites is proposing to develop them for single family residential purposes. The submitted report outlines the information meetings held with respect to this proposal and the changes made to address issues raised at those meetings.

Your Committee has reviewed the proposed amendments with the Administration and is supporting the following recommendation:

“that the proposed amendment to the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A, Block 331 and Lot A, Block 339, Plan 96S28729 from ‘School Sites’ to ‘Residential’, as shown on Attachment 1 of the General Manager, Community Services Department report dated February 7, 2011, be approved.”

Yours truly,

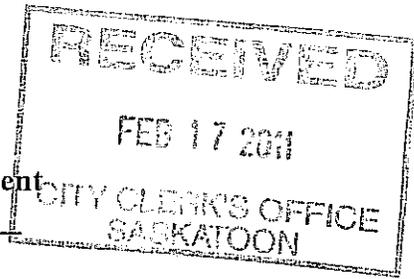
A handwritten signature in cursive script that reads "Diane Kanak".

Diane Kanak, Deputy City Clerk
Planning and Operations Committee

:dk

4131-16

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 16, 2011
SUBJECT: Arbor Creek Neighbourhood Concept Plan Amendment
FILE NO: PL 4131-11-1



RECOMMENDATION: that a report be submitted to City Council recommending that the proposed amendment to the Arbor Creek Neighbourhood Concept Plan, as shown on Attachment 1 of the attached report, be approved.

BACKGROUND

Attached is a report concerning an amendment to the Arbor Creek Neighbourhood Concept Plan which has been prepared by the Community Services Department.

This report has been considered by the Municipal Planning Commission.

Staff from the Planning and Development Branch, Community Services Department, will be in attendance at the Planning and Operations Committee meeting to answer questions related to this Concept Plan.

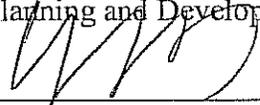
PUBLIC NOTICE

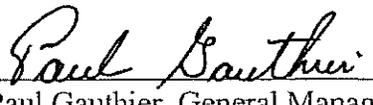
Public Notice is required for consideration of this matter, pursuant to Section 11(f) of Public Notice Policy No. C01-021. A notice of the matter will be published in The StarPhoenix at least seven days prior to the date on which the matter will be considered by City Council.

ATTACHMENT

- 1. Community Services Department Report – Arbor Creek Neighbourhood Concept Plan Amendment

Written by: Tim Steuart, MCIP, Manager
Development Review Section
Planning and Development Branch

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 17, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 17/11



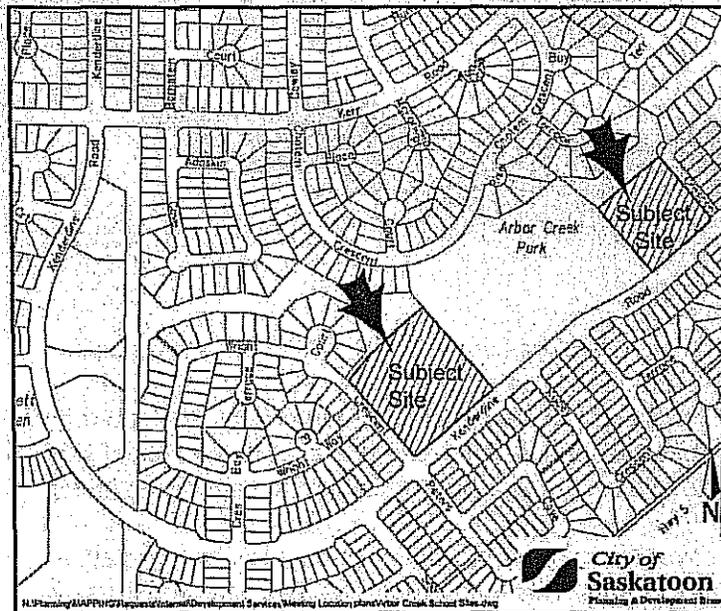
Public Notice

PROPOSED AMENDMENT TO THE ARBOR CREEK NEIGHBOURHOOD CONCEPT PLAN

Saskatoon City Council will consider and vote on proposed amendments to the Arbor Creek Neighbourhood Concept Plan to redesignate Lot A, Block 331 and Lot A, Block 339, Registered Plan No. 96-S-28729 from 'School Sites' to 'Residential'.

In December 2010, Greater Saskatoon Catholic Schools and Saskatoon Public Schools concluded that current and future school age populations of Arbor Creek would not be large enough to sustain elementary schools. As such, both School Boards formally determined that elementary schools would not be built in Arbor Creek and that the lands which had been identified for schools would not be purchased.

It is the intention of the property owner to subdivide the westerly site into 25 lots and the easterly site into 18 lots to accommodate the construction of one-unit dwellings under the provisions of the R1A zoning district.



PUBLIC HEARING – City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on Monday, March 7, 2011 at 6:00 PM in Council Chambers, City Hall, Saskatoon, Saskatchewan.

All submissions received by the City Clerk by 10:00 AM on Monday, March 7, 2011 will be forwarded to City Council.

INFORMATION – Questions regarding the proposed amendment may be directed to the following without charge:

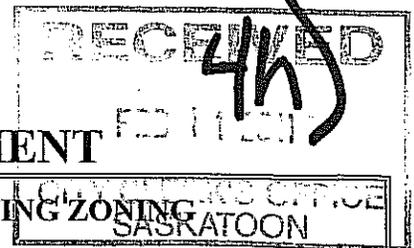
Community Services Department
Planning and Development Branch
City Hall, 222 – 3rd Avenue North
Saskatoon, SK

8:00 a.m. – 5:00 p.m.

Monday to Friday (except holidays)

Phone: 975-8103 (Tim Stewart)

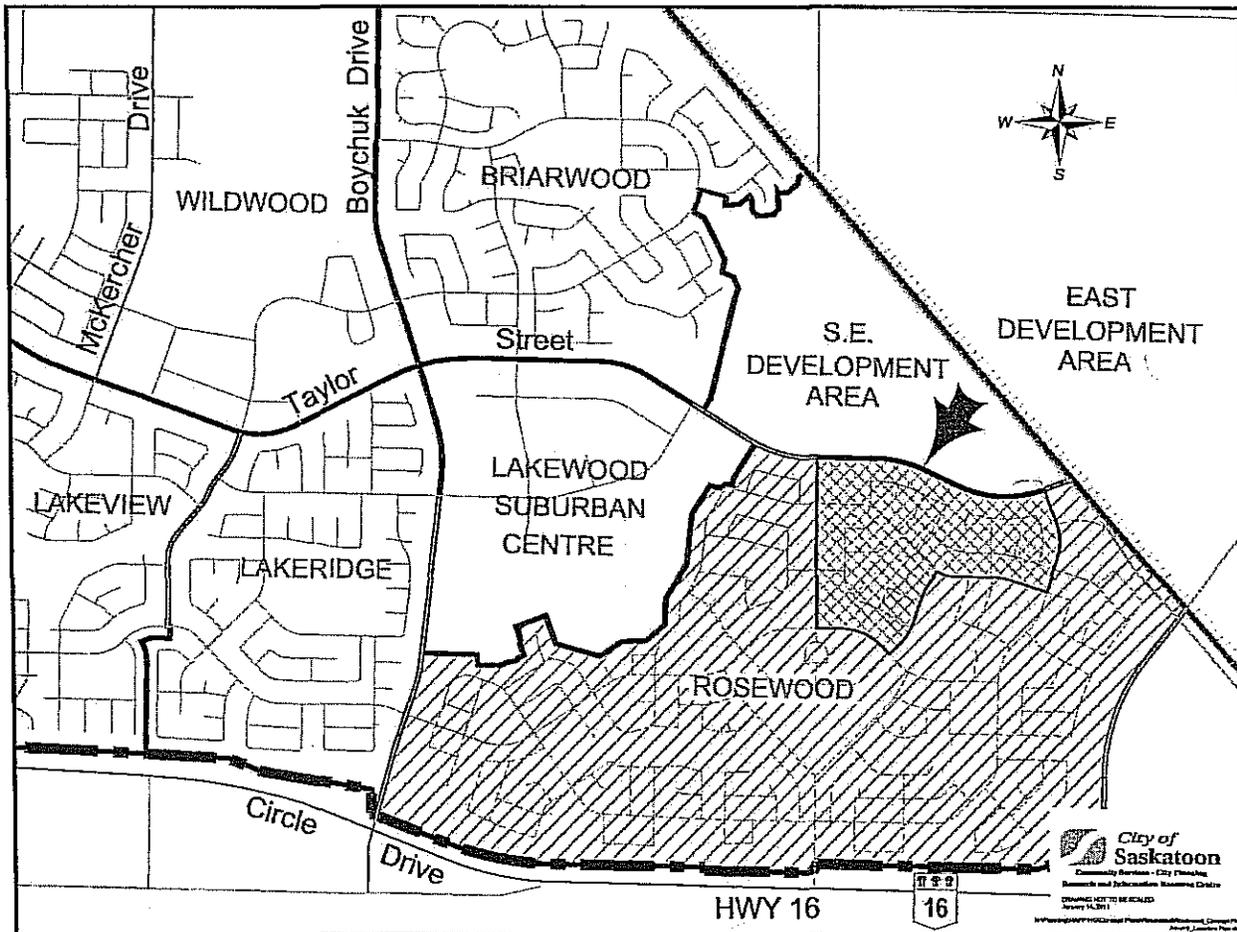
Email: tim.stewart@saskatoon.ca



COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. PL 4131-33	PROPOSAL Proposed Amendment to Rosewood Neighbourhood Concept Plan	EXISTING ZONING N/A
LEGAL DESCRIPTION	CIVIC ADDRESS	
	NEIGHBOURHOOD Rosewood	
DATE February 7, 2011	APPLICANT Arbutus Meadows Partnership c/o Jeff Drexel Suite G, 136 Cambrai Avenue SW Calgary AB T2T 6K2	OWNER Casablanca Holdings Inc. 1529 West 6 th Avenue, Unit 204 Vancouver BC V6J 1R1

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending that the proposed amendment to the Rosewood Neighbourhood Concept Plan, as shown on Attachment 1, be approved subject to the following conditions:

- 1) the population density of the development must stay at or below the target density of 42 people per hectare (Daryl Schmidt, Infrastructure Services Department);
- 2) the developer must adhere to the agreed upon maximum sanitary and storm water discharge rates into the City of Saskatoon's piped and overland systems (Daryl Schmidt, Infrastructure Services Department); and
- 3) the areas of this proposal, outside of Phase 1, will remain zoned as a Future Urban Development District (FUD), until an appropriate Concept Plan Amendment is reviewed by the Administration and approved by City Council.

B. PROPOSAL

An application has been submitted by New Urban Consulting on behalf of Casablanca Holdings Inc. requesting that the Rosewood Neighbourhood Concept Plan be amended. The proposed changes are shown in detail on Attachment 1 and are as follows:

- a refocus on neo-traditional subdivision design by realigning single-family lots to front onto the main collector, Rosewood Street;
- the incorporation of rear lanes to provide for rear garage access on narrower and deeper lots;
- the reconfiguration of residential lots to encourage a house design with front porches or verandas;
- the reduction in the number of cul-de-sacs;
- the extension of Linear Park East No. 1 through to Rosewood Gate North;
- the relocation of the multi-unit townhouse sites from the interior of the neighbourhood to the northeast entry point of the neighbourhood;
- the redesign of Linear Park East No. 1 (1.90 hectares) to provide opportunities for recreation activities; and
- the creation of additional access points connecting residential areas to Linear Park East No. 1.

C. REASON FOR PROPOSAL (By Applicant)

Please refer to Attachment 3 – Rosewood Concept Plan Amendment Letter dated February 3, 2011, from Jeff Drexel, Arbutus Meadows Partnership.

D. BACKGROUND INFORMATION

The Rosewood Neighbourhood Concept Plan was originally approved by City Council in May, 2008 (See Attachment 2). Rosewood is the final neighbourhood to be developed in the Lakewood Suburban Development Area.

The Rosewood neighbourhood is 293 hectares (724 acres) in area. The five owners in this neighbourhood include Lakewood Estates Inc., City of Saskatoon, Boychuk Investments Ltd., Rosewood Land Inc., and Casablanca Holdings Inc. Casablanca Holdings Inc. and Lakewood Estates Inc. land ownership is comprised of 147.50 hectares (364.48 acres) in total. Casablanca Holdings Inc. and Lakewood Estates Inc. control the eastern half of Rosewood. Casablanca Holdings Inc. is requesting a Concept Plan Amendment to their lands as shown in Attachment 1 (Phase 1 Map). In order to rebalance the Concept Plan, future application proposals will amend the east half of Rosewood.

E. JUSTIFICATION

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770

The Rosewood Concept Plan Amendments complies with the criteria contained in the Official Community Plan Bylaw No. 8769 related to the design and development of new neighbourhoods. More specifically, this plan exceeds the minimum neighbourhood population and density requirements. In addition, the location and variety of housing forms, densities, and lot sizes are appropriate.

Section 5.1 – Neighbourhood Design and Development of the Official Community Plan Bylaw No. 8769 states:

- i) Neighbourhood Density - An overall density objective of at least five dwelling units per gross acre shall be encouraged in the review of neighbourhood concept plans and other major proposals for residential development, recognizing that infrastructure

considerations, market forces, and other factors may call for alternative density levels.

- ii) Housing Variety - A variety of housing forms, density, and lot sizes, necessary to meet the needs of a range of household types and household incomes, shall be encouraged with each neighbourhood.
- iii) Location of Multi-Unit Dwellings (MUDs) – Medium and low density multiple-unit dwellings are appropriate in neighbourhood locations, provided they are:
 - located with satisfactory access to neighbourhood entry points and collector or arterial streets;
 - located with satisfactory access to public transit, parks, and other public amenities;
 - situated such that residential zoning districts of varying density provide a compatible gradation within the neighbourhood; and
 - in the case of medium density multiple-unit dwellings, they shall be clustered in a limited number of areas.

The lands are designated “Residential” and “Urban Holding Area” in the Official Community Plan Bylaw No. 8769 and zoned FUD – Future Urban Development District in the Zoning Bylaw. Amendments to the Official Community Plan and Zoning Bylaw maps will be required to accommodate the proposed land uses (within Phase 1).

b) Development Review Section

The proposed amendments to the Rosewood Neighbourhood Concept Plan comply with the requirements of Zoning Bylaw No. 8770 and Land Subdivision Bylaw No. 6537.

The approved Rosewood Neighbourhood Concept Plan has a set density of 5.9 dwelling units per gross acre for the entire neighbourhood. The relocation of a 2.57 hectare (6.35 acres) and a 2.03 hectare (5.01 acres) multi-unit townhouse site into Phase 1 has increased the density for this area. Although the developer has increased the density within Phase 1 of their proposed amendment, they have indicated that it will be rebalanced within residual lands in later phases in order to maintain the prescribed 5.9 dwelling units per acre.

c) Neighbourhood Planning Section Comments

The Neighbourhood Planning Section has reviewed the information provided regarding the proposed Concept Plan Amendment and has no concerns or objections.

d) Future Growth Section Comments

The Future Growth Section is in support of the Rosewood Concept Plan Amendment as long as the changes addressed in the response letter dated January 21, 2011, are shown on the final Concept Plan layout.

e) Crime Prevention Through Environmental Design (CPTED) Comments

The proposed Concept Plan Amendments have been reviewed and approved by the CPTED Review Committee.

2. Comments by Others

a) Infrastructure Services Department

The proposed Concept Plan Amendment is acceptable to the Infrastructure Services Department subject to the following conditions:

- i) The developer must adhere to the agreed-upon maximum sanitary and storm water discharge rates into the City of Saskatoon's (City's) piped and overland systems. A requirement of this Concept Plan Amendment is that the developer must adhere to predetermined sanitary and storm discharge flows at the intersections along Rosewood Gate North.
- ii) The population density of the development must stay at or below the target density of 42 people per hectare.

Certain portions of Rosewood will produce lower or higher flow rates. The neighbourhood was approved first with a discharge rate of 42 persons per hectare. In the beginning, the Phase 1 area was probably much less than 42 people per hectare, and therefore, even though the developer is indicating this phase will be less than 42 people per hectare after the revisions, the increase in the multi family lands will increase the neighbourhood density. Therefore, the remainder of the Casablanca lands must be reduced in density

to equal what the original density for the entire Casablanca area was. We do not have records of what the original Casablanca property density was, and therefore, to properly analyze this area they should be providing a before and after density calculation of their entire land holdings. If this calculation verifies that the new revision is higher than the original persons per hectare, we need them to guarantee that density will be reduced in the other areas. Once this current Concept Plan is approved, overall densities will probably be above standard.

Comment: The applicant has been advised of this and will work with Infrastructure Services Department to ensure the flow rates meet the requirement standards. The final Concept Plan Amendment will be reviewed in conformity with the target density of 42 people per hectare as previously approved in the original Rosewood Neighbourhood Concept Plan.

b) Parks Branch, Infrastructure Services Department

Parks Branch has reviewed the proposed amendments and provides the following comments:

- i) access point widths and quantities have been increased;
- ii) the linear park now terminates at an intersection, eliminating a mid-block crossing issue; and
- iii) we are still concerned with the shape of the park space - creating large spaces that do not provide effective, usable, linear green-space. These excess areas not only have limited value, they also use up considerable Municipal Reserve (MR) that would be better allocated in a secondary core site for passive or active recreation purposes.

Comment: The applicant has made several revisions to the linear park design based on park development guidelines and recommendations. The applicant recognizes the importance of usable recreation space within parks and will incorporate those elements in future Concept Plan Amendments.

c) Environmental Services Branch, Utility Services Department

The Environmental Services Branch has reviewed the proposal, particularly from the perspective of residential waste collection. The R1A and R1B sites will be serviced from the front street. Street townhouses continue to prove somewhat challenging for waste collection services; however, our intent would still be to collect on the front street. If, for technical reasons, this proves unworkable, the Environmental Services Branch may consider serving them from the rear lane if the lanes are paved and built to acceptable standard. Alternatively, each street townhouse complex could be serviced by a common bin, located on the complex property.

d) Transit Services Branch, Utility Services Department

Transit Services Branch has no concerns with the proposed Concept Plan Amendment.

e) Saskatoon Light and Power, Utility Services Department

This neighbourhood is not within the City's franchise area. Saskatoon Light and Power will provide the roadway lighting along with park and pathway lighting. At this time, no easements are anticipated. Several street light control pedestals will be required. At this time, the locations have not been located except that the preferred location is the boulevard within the road allowance.

f) Leisure Services Branch, Community Services Department

In follow up to your memo dated December 6, 2010, requesting comments on the Rosewood Neighbourhood Concept Plan Amendment, Leisure Services Branch (Leisure Services) has the following comments:

Rosewood Neighbourhood Concept Plan Amendment – Phase 1

- There is an under dedication of 0.51 acres or 1 percent of MR Land dedication in Phase 1 of the Concept Plan. Leisure Services will support this under dedication as long as the full 10 percent of MR Land is properly allocated throughout the remaining neighbourhood.
- The revised Concept Plan illustrates that the shape of the linear park in Phase 1 has changed. Development of the

linear park in Phase 1 should be designed in a way to provide recreational activities as outlined in the City's Park Development Guidelines.

Leisure Services would appreciate that all future amendments to the Rosewood Neighbourhood Concept Plan be presented as one larger amendment versus a number of smaller independent phases.

Comment: The applicant has been advised of these comments and will comply with the MR Land dedication in future Concept Plan proposals.

g) Community Development Branch, Community Services Department

The Community Development Branch has the following comments:

- i) We are pleased to see they have adjusted the width of the linear park that was previously not meeting our standards within the Park Development Guidelines; and
- ii) They have addressed the issue of access points and connectivity of the park system.

h) Fire and Protective Services Department

The Fire and Protective Services Department has no concerns with the proposed Concept Plan Amendment.

i) Saskatoon Police Services

The Saskatoon Police Services has no concerns with the proposed Concept Plan Amendment.

j) Saskatoon Public School Division

The Saskatoon Public School Division has no comments with the proposed Concept Plan Amendment.

k) Greater Saskatoon Catholic Schools

The Greater Saskatoon Catholic School Division has no comments with the proposed Concept Plan Amendment.

l) SaskEnergy

SaskEnergy's requirements are:

- i) provide information showing the change in number of units from the old Concept Plan to the new Concept Plan; and
- ii) email the updated AutoCad plan to SaskEnergy for their planning purposes.

Overall, SaskEnergy approves the plan in principle.

m) SaskPower

SaskPower will initiate the process of rerouting the existing three-phase 138 kilovolt overhead line from the Rosewood neighbourhood to the road allowance for the proposed perimeter highway.

SaskPower presently has enough feeder capability adjacent to this subdivision to provide service but will be requiring a new substation to be constructed to service Stonebridge and Rosewood.

n) SaskTel

SaskTel has no concerns with this Concept Plan Amendment.

o) Canada Post

CanadaPost has no objections with the proposed Concept Plan Amendment.

p) Shaw Cable Systems

Shaw Cable Systems has no concerns with the proposed Concept Plan Amendment.

F. ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

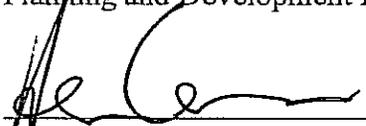
G. PUBLIC NOTICE

Once this Concept Plan Amendment has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. A notice will be placed in The StarPhoenix seven days prior to the date on which the matter will be considered by City Council.

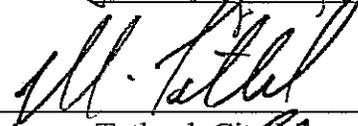
H. ATTACHMENTS

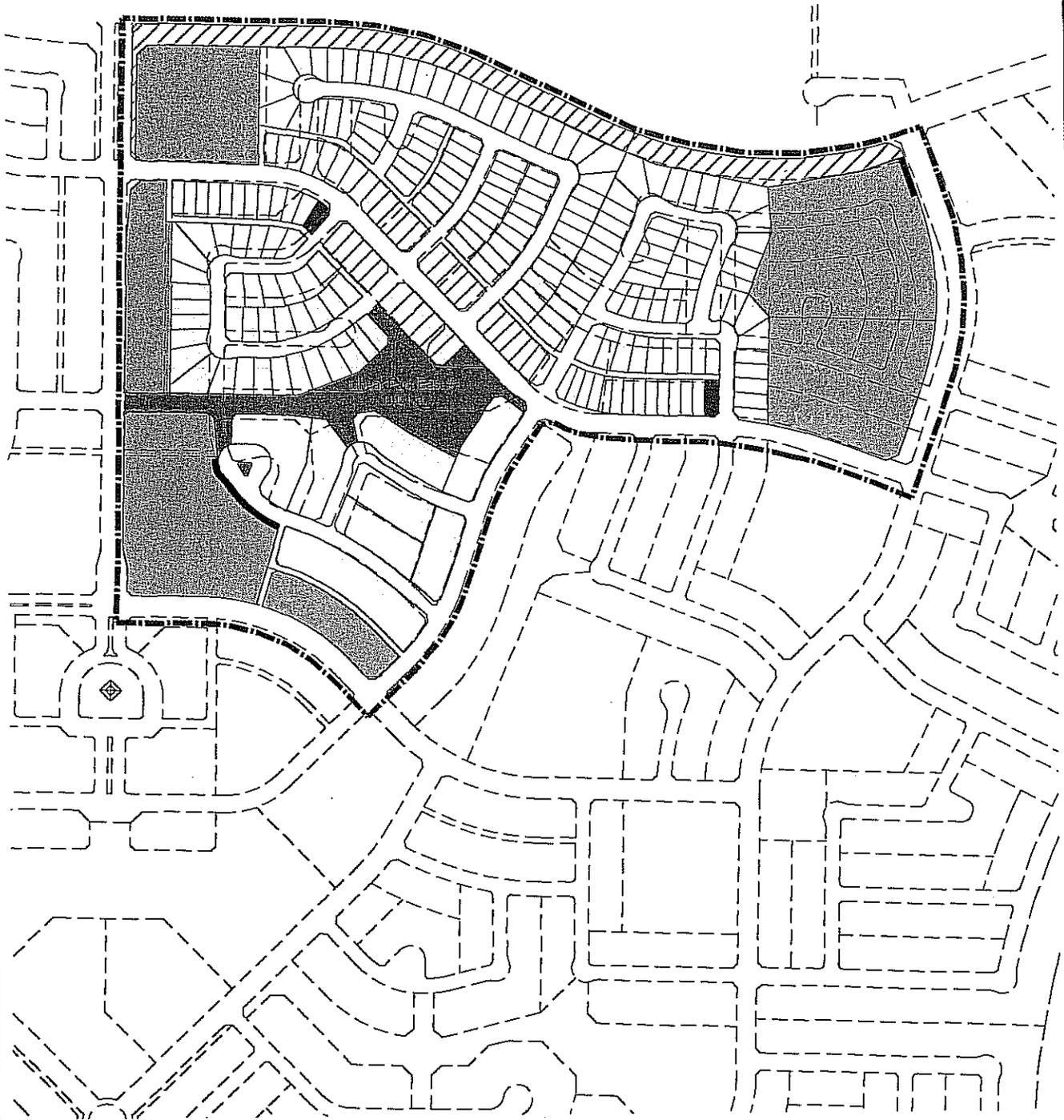
1. Detailed Plan of Proposed Rosewood Concept Plan Amendments (Phase 1 Map)
2. Detailed Plan of Existing Rosewood Concept Plan
3. Rosewood Concept Plan Amendment Letter Dated February 3, 2011, from Jeff Drexel, Arbutus Meadows Partnership
4. Density Calculations

Written by: Shall Lam, Planner 16
Planning and Development Branch

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 10, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 11/11



LEGEND

-  Single Family (R1A)
-  Multi-Family (RMTN)
-  Municipal Reserve (MR)
-  Residential Care Home (RCH)
-  Perimeter Berm
-  Buffer Strip
-  Phase 1 Boundary
(Phase 1 based on Revised Concept Plan)
-  Original Neighbourhood Concept Plan
submitted by Boychuk Investments Ltd.



Land Use Concept Plan
 The Meadows at Rosewood
 Arbutus Meadows Partnership

Prepared
 for:



DRAWN BY: JH
 CHECKED BY: DC
 SCALE: 1:2000
 PROJECT #: 113154423

October, 2010
 Revised—February, 2011

ISSUE: G
 UMA FILE NAME: 6623-117-08_02_CPF005_RX.dwg
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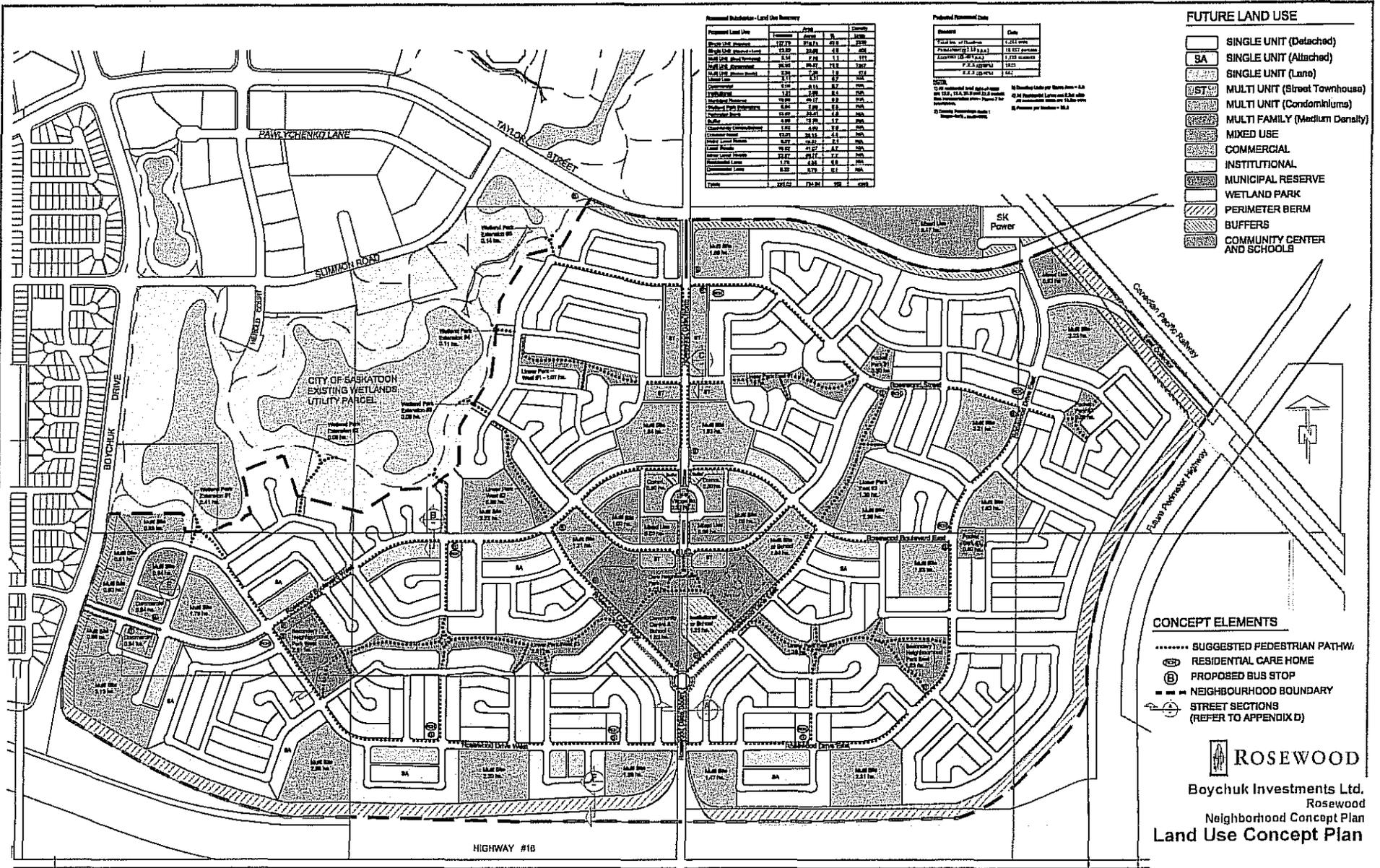


Figure - 5

**Stantec**

Stantec Consulting
100-75 24th Street East
Saskatoon SK S7K 0K3

Rosewood Concept Amendment – Parcel # 11851742**Registered Owner: Casablanca Holdings Ltd.****Design Rationale and Planning Criteria**

The proposed amendments in the attached Rosewood land use concept plan are within the blue boundary. The purpose of the amendment is to incorporate lanes and architectural guidelines in order to create a sense of community by refocusing the neighbourhood to traditional family values through a commitment to front porch living, which is characteristic of prairie living and traditional Saskatoon communities. The houses will all be designed to encourage front porches or verandas and, where possible, the neighbourhood architectural guidelines will encourage garages at the rear of the houses. Furthermore, the guidelines will persuade home builders to focus on innovative planning such that homes are built to the quality and tradition of prairie homes.

The unit mix of the amended concept plan will align with the existing land use concept plan such that the neighbourhood will continue to offer a desirable mix of single-family homes and multi-townhomes meeting all demands of the City's varied socio-economic demands and lifestyle choices. The developer is also reformatting the multi-family townhouse sites to the perimeters of the neighbourhood so as to carefully balance an appropriate mixture of townhomes and single-family homes and access to public transit whilst also trying to marginalize traffic to the periphery and preserve single family orientated "quieter" streets in the core.

The proposed amendment is attempting to improve the links of the parkway paths by eliminating a street that severed as a connection between the park pathways. The Rosewood neighbourhood should have a continuous park pathway with minimal road crossings and/or street linkages. The elimination of the street connecting the parkway system also improves the overland flow system as it reduces the length of an extended underground storm sewer trunk to connect the overland flow systems during major events (1 in 100 year storm). The design rationale also serves to reduce maintenance costs associated with underground sewer trunks as opposed to overland flow systems.

The proposed amendment addresses issues with the Linear Park previously identified by the City of Saskatoon. The west side strip, previously at 17.5m wide, has been expanded to 20m wide as outlined in the City of Saskatoon Park Development Guidelines Section 3.7 (c). An additional access point has been added in between the multi-family parcel and single family block south of the Linear Park, as the previous proposed plan violated the 200m maximum segment between access points. The access points to the Linear Park have been widened to eliminate isolation issues. Finally, the east access point to the Linear Park has been relocated adjacent to the intersection, which satisfies Parks recommendations and also increases connectivity to the Linear Park to the east. The configuration of the park allows good visibility, and also provides for an inclusive, programmable pocket park.

Stantec

February 3, 2011

Page 2 of 2

Reference: "The Meadows" at Rosewood

The proposed amendment entails an expanded Multi-Family Site in the south part of phase 1. This amendment conforms to the Multi-Family site on the west side of Rosewood Gate North. As a result, the Street Townhouse parcel east (previously south) of the Multi-Family site is reduced accordingly.

The attached density chart identifies the density calculation of the new concept area. The density is slightly higher (6.5 dwelling units per acre) than the proposed Rosewood neighbourhood concept plan as the amended concept area has a higher concentration of multi-family townhouse sites. The higher concentration of multi-family sites will be rebalanced in the land owner's residual lands with a proportionate reduction of multi-family sites in later phases, such as to maintain the prescribed 5.9 dwelling units per acre.

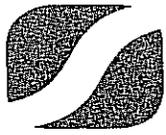
c. Jeffrey Drexel, Arbutus Meadows Partnership

Phase One Density Calculations (Approved Concept Plan)								
Proposed Land Use	Area			Units	Population *		Density	
	Hectares	Acres	%		Population	Population Density/Ha	Per/Hectare	Per/Acre
Single Unit Detached (detached garage)	1.35	3.34	3.4%	25	63	46.95	18.75	7.59
Single Unit Detached (attached garage)	19.49	48.16	49.5%	355	889	45.59	18.22	7.38
Multi Unit Street Townhouse	1.85	4.57	4.7%	65	163	88.31	35.15	14.3
Multi Unit Condo	3.53	8.72	9.0%	114	284	80.41	32.06	13.02
Roads and Lanes	9.63	23.8	24.4%					
Municipal Reserve	1.68	4.15	4.3%					
Perimeter Berm	1.88	4.64	4.8%					
Total	39.41	97.38	100%	560	1399	35.50	14.20	5.75

*Based on 2.5 people per unit

Phase One Density Calculations (Proposed Concept Plan Amendment)								
Proposed Land Use	Area			Units	Population *		Density	
	Hectares	Acres	%		Population	Population Density/Ha	Per/Hectare	Per/Acre
Single Unit Detached (detached garage)	4.41	10.89	11.3%	83	207	46.86	18.75	7.59
Single Unit Detached (attached garage)	11.90	29.40	30.5%	217	542	45.58	18.22	7.38
Multi Unit Street Townhouse	1.55	3.83	4.0%	55	137	88.34	35.15	14.3
Multi Unit Condo	8.49	20.98	21.7%	273	683	80.44	32.06	13.02
Roads and Lanes	8.91	22.02	22.8%					
Municipal Reserve	1.90	4.70	4.9%					
Perimeter Berm	1.90	4.70	4.9%					
Total	39.06	96.52	100%	628	1569	40.17	16.07	6.50

*Based on 2.5 people per unit



City of
Saskatoon
Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

February 28, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Matter Requiring Public Notice
Proposed Amendment to Rosewood Neighbourhood Concept Plan
Applicant: Arbutus Meadows Partnership
(Files CK. 4110-40 and PL. 4131-33)**

The Municipal Planning Commission has considered the report of the General Manager, Community Services Department dated February 7, 2011, with respect to proposed amendments to the Rosewood Neighbourhood Concept Plan.

The Commission has reviewed the proposed amendments with the Administration and Messrs. Devin Clarke and Brad Zurevinski, Stantec, representing the Applicant, Jeff Drexel, Arbutus Meadows Partnership.

The following is a summary of issues reviewed by the Commission and clarification provided by the Administration and Applicant's representatives:

- Alleys in new neighbourhood are required to be paved. A six metre back lane is standard in new neighbourhoods.
- Garbage removal is front street pickup.
- Standard road widths for new neighbourhoods are 22 metres for collector streets and 16 metres for local streets.
- Two pre-designated care home sites have been identified.
- Affordability in terms of housing options in this and future developments in the neighbourhood.
- Transit, cycling and pedestrian provisions and connectivity throughout the neighbourhood through provision of linear parks.
- Density for this proposed development and how this will be balanced in the next phase of development, as outlined in the submitted report.

Following review of this matter, the Commission is supporting the following recommendation:

“that the proposed amendment to the Rosewood Neighbourhood Concept Plan, as shown on Attachment 1 to the report of the General Manager, Community Services Department dated February 7, 2011, be approved subject to the following conditions:

February 28, 2011

Page 2

- 1) the population density of the development must stay at or below the target density of 42 people per hectare (Daryl Schmidt, Infrastructure Services Department);
- 2) the development must adhere to the agreed upon maximum sanitary and storm water discharge rates into the City of Saskatoon's piped and overland systems (Daryl Schmidt, Infrastructure Services Department); and
- c) the areas of this proposal, outside of Phase 1, will remain zoned as a Future Urban Development District (FUD), until an appropriate Concept Plan Amendment is reviewed by the Administration and approved by City Council."

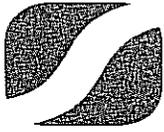
The Commission respectfully requests that the above report be considered by City Council.

Yours truly,



Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk



City of
Saskatoon

Office of the City Clerk

222 - 3rd Avenue North ph 306•975•3240
Saskatoon, SK S7K 0J5 fx 306•975•2784

March 1, 2011

City Clerk

Dear City Clerk:

**Re: Planning and Operations Committee Report for Matter Requiring Public Notice
 Proposed Amendment to Rosewood Neighbourhood Concept Plan
 Applicant: Arbutus Meadows Partnership
 (Files CK. 4110-40 and PL. 4131-33)**

The Planning and Operations Committee has considered the report of the General Manager, Community Services Department dated February 16, 2011, along with the report to the Municipal Planning Commission dated February 7, 2011, with respect to proposed amendments to the Rosewood Neighbourhood Concept Plan.

Your Committee has reviewed the proposed amendments with the Administration and is supporting the following recommendation:

“that the proposed amendment to the Rosewood Neighbourhood Concept Plan, as shown on Attachment 1 to the report of the General Manager, Community Services Department dated February 7, 2011, be approved subject to the following conditions:

- 1) the population density of the development must stay at or below the target density of 42 people per hectare (Daryl Schmidt, Infrastructure Services Department);
- 2) the development must adhere to the agreed upon maximum sanitary and storm water discharge rates into the City of Saskatoon’s piped and overland systems (Daryl Schmidt, Infrastructure Services Department); and
- c) the areas of this proposal, outside of Phase 1, will remain zoned as a Future Urban Development District (FUD), until an appropriate Concept Plan Amendment is reviewed by the Administration and approved by City Council.”

Yours truly,

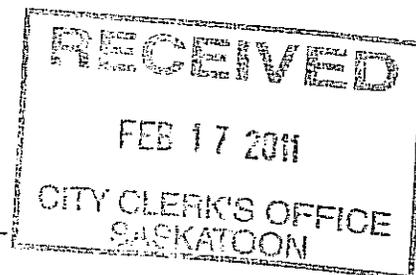
A handwritten signature in cursive script that reads "Diane Kanak".

Diane Kanak, Deputy City Clerk
Municipal Planning Commission

:dk

4110-40

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 16, 2011
SUBJECT: Rosewood Neighbourhood Concept Plan Amendment
FILE NO: PL 4131-33



RECOMMENDATION: that a report be submitted to City Council recommending that the proposed amendment to the Rosewood Neighbourhood Concept Plan, as shown on Attachment 1 of the attached report, be approved.

BACKGROUND

Attached is a report concerning an amendment to the Rosewood Neighbourhood Concept Plan which has been prepared by the Community Services Department.

This report has been considered by the Municipal Planning Commission.

Staff from Stantec Consulting and the Planning and Development Branch, Community Services Department, will be in attendance at the Planning and Operations Committee meeting to answer questions related to this Concept Plan.

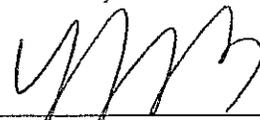
PUBLIC NOTICE

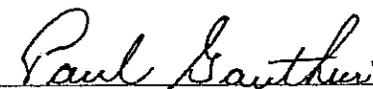
Public Notice is required for consideration of this matter, pursuant to Section 11(f) of Public Notice Policy No. C01-021. A notice of the matter will be published in The StarPhoenix at least seven days prior to the date on which the matter will be considered by City Council.

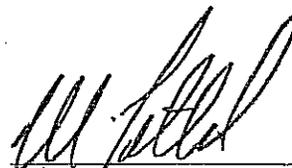
ATTACHMENT

- 1. Community Services Department Report – Rosewood Neighbourhood Concept Plan Amendment

Written by: Shall Lam, Planner 16

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 17, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 17/11

SATURDAY, MARCH 5, 2011



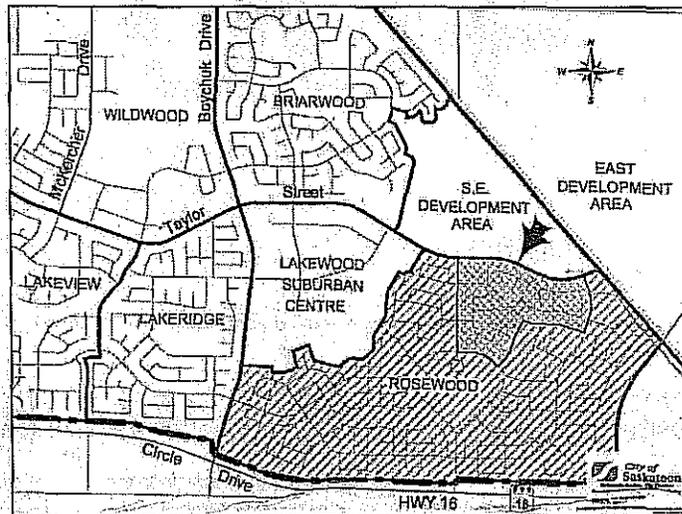
Public Notice

PROPOSED AMENDMENTS TO THE ROSEWOOD NEIGHBOURHOOD CONCEPT PLAN

Saskatoon City Council will consider and vote on the proposed amendments to the Rosewood Neighbourhood Concept Plan as follows:

- a refocus on neo-traditional subdivision design by realigning single-family lots to front onto the main collector, Rosewood Street;
- the incorporation of rear lanes to provide for rear garage access on narrower and deeper lots;
- the reconfiguration of residential lots to encourage a house design with front porches or verandas;
- the reduction in the number of cul-de-sacs;
- the extension of Linear Park East No. 1 through to Rosewood Gate North;
- the relocation of the multi-unit townhouse sites from the interior of the neighbourhood to the northeast entry point of the neighbourhood;
- the redesign of Linear Park East No. 1 (1.90 hectares) to provide opportunities for recreation activities; and
- the creation of additional access points connecting residential areas to Linear Park East No. 1.

These amendments will re-configure the residential land use pattern that will allow for varied housing forms to be included in this neighbourhood.



PUBLIC HEARING - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on Monday, March 7, 2011 at 6:00 PM in Council Chambers, City Hall, Saskatoon, Saskatchewan.

All submissions received by the City Clerk by 10:00 AM on Monday, March 7, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the matter.

PUBLIC NOTICE INFORMATION - Questions regarding the proposed amendments may be directed to the following:

Community Services Department
Planning and Development Branch
City Hall, 222- 3rd Avenue North
Saskatoon, SK
8:00 a.m. – 5:00 p.m.
Monday to Friday (except holidays)
Phone: 975-7723 (Shall Lam)

5a)

The following is a copy of **Clause 1, Report No. 2-2011** of the **Administration and Finance Committee**, which was **DEALT WITH AS STATED** by City Council at its meeting held on **February 7, 2011**:

**1. Proposal to Amend Animal Control Bylaw No. 7860
Location of Pigeon Lofts or Flight Pens
(File No. CK. 151-2)**

RECOMMENDATION: that City Council consider Bylaw No. 8917

At its meeting held on August 18, 2010, City Council adopted Clause 5, Report No. 11-2010 of the Administration and Finance Committee, which recommended, in part:

- 1) that Section 20(1) of the Animal Control Bylaw No. 7860 regarding the location of a pigeon loft or flight pen on a property in the City, be referred to the City Solicitor to report back with a proposal for an amendment to this Section to remove the word "built" and to provide an appropriate distance from the property line on the site where the loft or flight pen is located, rather than "twenty (20) feet from any school, church, dwelling or premises used for human habitation or occupancy";

In this regard, your Committee considered the attached report of the City Solicitor dated October 20, 2010, at its meeting held on November 1, 2010, and resolved, in part:

- 2) that a report be forwarded to City Council recommending that City Council approve an amendment to Section 20 of The Animal Control Bylaw, as described in the report of the City Solicitor dated October 20, 2010; and
- 3) that the referenced report be forwarded to City Council in conjunction with any further amendments which may be recommended by the Advisory Committee on Animal Control following its review of the Animal Control Bylaw, but in any event, no later than the City Council meeting scheduled for February 7, 2011.

Your Committee notes that at the time of preparing this report, it has not received any further recommendations for proposed amendments to the Animal Control Bylaw, as contemplated, from the Advisory Committee on Animal Control.

Bylaw No. 8917 is attached for City Council's consideration. The following communications considered by your Committee on November 1, 2010 are attached.

- Letter dated October 28, 2010 from D.W. Mario, M. Mario, Owners, Frill Crest Lofts
- Letter dated November 1, 2010 from Ken King, Saskatoon Racing Pigeon Club

Clause 1, Report No. 2-2011
Administration and Finance Committee
Monday, February 7, 2011
Page Two

The City Clerk distributed copies of a letter from Ken King, dated February 6, 2011, submitting comments and requesting to speak to Council regarding the above matter.

Moved by Councillor Hill, Seconded by Councillor Penner,

THAT Ken King be heard.

CARRIED.

Mr. Ken King indicated that he has raised, shown, and flown pigeons and belongs to various pigeon groups. He asked Council to maintain its current bylaw with respect to pigeons, indicating that it is adequate as is.

Moved by Councillor Penner, Seconded by Councillor Donauer,

THAT consideration of the matter be deferred until March 7.

CARRIED.

BYLAW NO. 8917

The Animal Control Amendment Bylaw, 2011

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Animal Control Amendment Bylaw, 2011.

Purpose

2. The purpose of this Bylaw is to amend The Animal Control Bylaw, 1999 to require pigeon lofts and flight pens to be located no closer than twenty feet from the area in which the construction of a school, church, dwelling or premises used for human habitation or occupancy is permitted, other than the premises occupied by the owner.

Bylaw No. 7860 Amended

3. The Animal Control Bylaw, 1999 is amended in the manner set forth in this Bylaw.

Section 20 Amended

4. Section 20 is amended by repealing Subsection (1) and replacing it with the following:

“20. (1) No loft or flight pen shall be constructed, erected, placed, altered, renovated, or relocated without having first received the approval of the Animal Services Coordinator for the City of Saskatoon.

(1.1) The Animal Services Coordinator shall give approval for the construction, erection, placement, alteration, renovation or relocation of a loft or flight pen where:

- (a) proof of compliance with the requirements set out in the Zoning Bylaw respecting accessory buildings and structures is demonstrated; and
- (b) the plans submitted demonstrate that the loft or flight pen will be located a minimum of twenty (20) feet from the area in which the construction or location of a school, church, dwelling, or other premises used for human habitation or occupancy is permitted,

excluding the premises occupied by the owner of a loft or flight pen.

Coming Into Force

5. The Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2011.

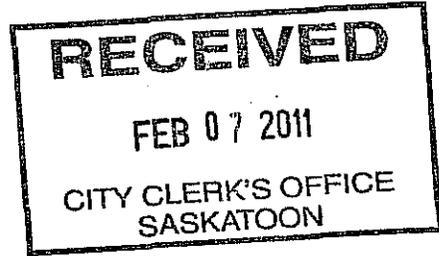
Read a second time this _____ day of _____, 2011.

Read a third time and passed this _____ day of _____, 2011.

Mayor

City Clerk

From: CityCouncilWebForm
Sent: February 06, 2011 10:34 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Ken King
1045 Mahoney Ave

Saskatoon
Saskatchewan
S7L-3Z2

EMAIL ADDRESS:

k.a.king@shaw.ca

COMMENTS:

I have e-mail a letter to all of city council members tonight, and then I found this on the city web-site.

I would like to request to speak at Monday Feb 7, 2011 City Council meeting.

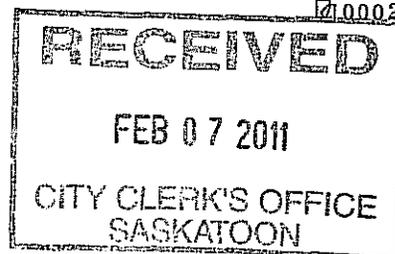
I will speak about The Animal Control Amendment Bylaw 2011 Bylaw # 8917.

Will I get a reply from this e-mail.

Thanks

Ken King
Saskatoon

151-2



Dear Mayor and City Councillors:

My name is Ken King I am an active pigeon Fancier in the city of Saskatoon; I have raised, shown and flown pigeons in Saskatoon for over 45 years. I am a member of the Saskatoon Racing Pigeon Club, The (CRPU) Canadian Racing Pigeon Union, and presently on the BOD for the CRPU. I am also a member of the (CPFA) Canadian Pigeon Fanciers Association. I have promoted local pigeon races and helped host all breed pigeon shows for many years. I was one of the 3 pigeon fanciers that helped write the city bylaw on pigeons with The Animal Control Committee in (1982)

I find it very hard to understand that we have spent so much valuable time changing something that really doesn't need to be changed.

We have had one complaint back in May, 2010 that is driving this so called need to change the Pigeon section of the By-law. Since that time it has been proven that the Bylaw that we have in place is more than enough to control pigeon keepers in the City of Saskatoon. It has been proven through the court system, and by ways of a report given to The Animal Control Committee at their meeting. The report was written by James Wilke Animal Services Program Co-coordinator Reviewed by Shelly Sutherland City Treasurer approved by Marlys Bilanski General Manager Corporate Services Department

I quote parts of the report. Pigeon Keeping and Racing Pigeons.

"In reviewing this matter, Administration considered the history of issues with owned pigeons in Saskatoon, the effectiveness of the existing Animal Control Bylaw in addressing issues associated with owned pigeons in Saskatoon and the approach to owned pigeons issues employed in other major prairie jurisdictions."

"Over the last 20 year, there have been four convictions under the Animal Control Bylaw with respect to the control and regulation of pigeons. "

"Retain and enforce the Animal Control Bylaw as it is."

"Your Administration believes that maintaining the Animal Control Bylaw with the current provisions to address issues arising from owned pigeons is prudent. "

I would ask City Council to defeat the suggested amendment to the Animal Control Bylaw with respect to Pigeons...It is not needed and the wording is far too complicated to administrate. Also it will be costly for the city and for any new pigeon keepers.

I will be at the Monday night council meeting, hoping to answer any possible questions.

Ken King

A concerned pigeon keeper in the city of Saskatoon

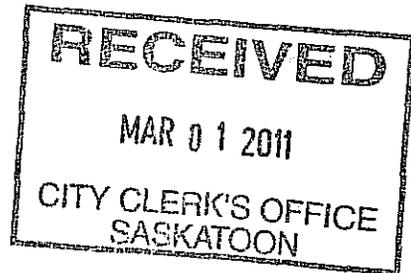
1045 MANHONEY AVE
SASKATOON SASK
S7L 3Z2

151-2
Trill Crest Lofts

933 DUDLEY STREET • SASKATOON, SASKATCHEWAN S7M 1K8

1 March 2011

The Mayor and City Council
c/o The City Clerk, City Clerk's Office
City Hall
222-3rd Avenue North
Saskatoon, SK
S7K 0J5



Dear Members of City Council:

re Proposal to Amend the Animal Control Bylaw: Possible Limit
to Number of Birds and Proposal For an Annual License Fee;

> Proposal to Amend Animal Control Bylaw No. 7860: Location of
Pigeon Lofts or Flight Pens
(FILE NO.: CK. 151-2)

What began as a simple neighbourhood dispute between two city residents has escalated and endured over a ridiculous, expensive, and time-consuming ten-month ordeal. There is no doubt that this entire issue, in my opinion, could have been successfully dealt with by the Saskatoon Animal Control Agency when problems initially developed in April 2010. Unfortunately this did not occur and a mess resulted.

What subsequently occurred since then has been a shameful and outright travesty to common sense and an apparent abuse of power by one or two individuals who have succeeded in hi-jacking a faulty legislative process which, as we see today, has been grossly manipulated to suit certain individual's ends. It is truly unfortunate that bylaw-abiding, responsible pigeon-owners in Saskatoon have had to endure the continual harassment from city residents, certain members of the city's administration, and one or two members of the Advisory Committee on Animal Control. I personally find this offensive and, as someone who has owned and properly maintained racing pigeons for almost fifty years (and a family who has had racing pigeons since 1948), untoward and unreasonable.

LIMIT OF NUMBER OF BIRDS AMENDMENT

The Advisory Committee on Animal Control, along with the Animal Services Programme Co-ordinator, seem somewhat confused as this amendment related to the possible limit of birds through a requirement that:

...pigeon lofts provide at least square feet of floor space
for each pigeon housed therein....

This proposal was not within their mandate and dramatically changes the intent of previous discussions with pigeon-owners.

On 18 August 2010 (Clause 5, Report No. 11-2010 of the Administration and Finance Committee), it was resolved that the Advisory Committee

.../2

on Animal Control ~~report further following~~ an administrative review of "(b) possible limit to [the] number of young birds in a loft....".

This obvious major change alters the original mandate and also unfortunately also dramatically changes the scope affecting all pigeon-owners. The change, if deliberate, is a gross deviation.

This recommendation is illogical, unnecessary, and unsatisfactory. If the intent of the amendment relates to the welfare of pigeons being overcrowded, such a recommendation is puzzling. Responsible pigeon-owners are fully aware as to the control and maintenance issues as it relates to pigeons under their ownership. Over-crowding is not an issue.

Apparently the Advisory Committee and the Animal Services Programme Co-ordinator did not heed any advice provided by pigeon-owners; at least from the information provided at the two meetings I attended. Numbers of pigeons owned at any given time may fluctuate according to the breeding, training, and racing seasons (when racing pigeons are involved), and "over-wintering". I have never heard of any instances of individuals "hoarding" pigeons, so I question why this recommendation is even being considered?

However, if the intent of this recommendation is to somehow limit the number of pigeons owned by limiting floor space and ultimately the size of pigeon lofts and flight pens, this measure grossly contradicts and greatly alters the findings of the Animal Services Programme Co-ordinator in his report to City Council dated 17 June 2010.

The Animal Services Programme Co-ordinator stated in his report (File No. CS 151-6) that the number of pigeons owned was rarely an issue in the past (p.2), and also added that the "...numbers of pigeons owned was not considered a problem" (pp.2-3). He then went on to state that problems surrounding pigeons within the city had more to do with irresponsible pigeon ownership and "...do not relate to the number of pigeons owned" (p.3).

He then surmised that:

Limiting the numbers of pigeons will not necessarily lead to more responsible pigeon ownership. However, doing so may adversely affect responsible pet owners who own and maintain a larger number of pigeons (p.3).

He noted that "pigeon counting" would be difficult (p.4) and would "...draw Animal Control officers away from other enforcement efforts" (p.4). He concluded by maintaining that the Animal Control Bylaw No. 7860:

...has proven effective and the benefit from adding a limit on the number of pigeons a residence can possess is outweighed by extra burden it would add on existing enforcement resources (p.4).

In a letter dated 17 May 2010 to the Advisory Committee on Animal

Control, the owners of Frill Crest Lofts advocated a similar position and we concurred with the findings of his subsequent report.

So what has changed? I suspect that there has been undue influence and pressures exerted on the Animal Services Programme Co-ordinator (either by certain members of the Advisory Committee on Animal Control or members of the public) to alter his original opinion on the numbers of pigeons owned and kept at a residence in Saskatoon. I may be incorrect in this assumption but why else would this recommendation (which alters the original specific mandate) now come forward? Certainly this new position severely contradicts his previous findings. I find this change very curious indeed.

There are several obvious flaws to this proposed amendment which should have been recognized:

- 1) Despite the fact that the provision to provide "at least two square feet of floor space" for each mature pigeon is contained within the Canadian Racing Pigeon Union Inc.'s "Model By-Law" featured in its booklet Homing Pigeons: Perception vs. Reality [Section 2 (B)], the C.R.P.U. recognizes that this is only a "suggested guideline" (p.7). The measure is open to interpretation among pigeon-owners and its intent ~~was not to~~ be utilized as a strict rule for pigeon-owners or that municipalities should introduce and attempt to enforce. Therefore it is unfortunate that the Advisory Committee on Animal Control and the Animal Services Programme Co-ordinator failed to recognize this fact.
- 2) When it comes to the practicality of actual "pigeon counting", what has changed to alter the Animal Services Programme Co-ordinator's views on this issue? Surely the limited resources of the Saskatoon Animal Control Agency will be dramatically affected and "pigeon-counting" will, according to the Co-ordinator, also take away valuable time and resources from the performance of its other (and more important) enforcement duties.

What will happen with S.A.C.A.'s ability to physically count pigeons upon arrival at an owner's loft and flight pen? What if some of the owner's birds are away on training excursions or races? Obviously any count will be dramatically different from visit to visit. What if the birds are outside, flying about, or outside on the owner's property? How will these counts ever be accurate? The whole idea is absurd and common sense, from both the Animal Services Programme Co-ordinator and members of the Advisory Committee on Animal Control, should have prevailed before passing this recommendation.

- 3) What will occur, as the Co-ordinator previously stated in his report, when a limit to the number of birds owned will "adversely affect responsible pet owners who own and maintain a larger number of pigeons"?

Racing or homing pigeons are not like dogs and cats which can be "adopted". If they are given away or sold and released, they will return to their original loft.

Another option would be to unfairly cage these birds and never allow them out to fly which would be cruel and inhumane. Racing pigeons are bred to fly, train, and race and to lock them up for the rest of their lives would be a senseless act. Domestic pigeons can often live for twenty or twenty-five years and to deny them the freedom of flight, simply because of an ill-thought and subjective limit of loft size and numbers of birds, would be tantamount to animal cruelty. How could anyone subscribe to this notion?

The only other solution to satisfy this amendment should it pass, is equally distasteful. Forcing owners to destroy the offending excess number of birds is something that may occur. I, and I am sure other responsible pigeon-owners, would never kill their healthy, vigorous birds under these circumstances simply to comply with a ridiculous subjective amendment to Bylaw 7860. However, I am not being overly-dramatic and the wanton destruction of birds may possibly occur. Why would City Councillors take that chance?

- 4) Something certainly does not "smell right" with this recommendation to Bylaw 7860. While I can only speculate the reasoning behind the Animal Services Programme Co-ordinator and the Advisory Committee on Animal Control's promotion of this faulty amendment, ~~I find it especially suspicious and highly coincidental that a similar proposal was requested some ten months ago by two non-pigeon-owning city residents.~~

An email dated 23 April 2010 from two residents residing on Coy Avenue, living next door to a pigeon-owner, requested that the Mayor and City Council "...put a limit on the number of birds a city resident is allowed to have".

Despite the fact that this request was dismissed by the Animal Services Programme Co-ordinator in his report of 17 June 2010, for some of the reasons already noted in the previous text, it now appears that we have come full-circle with this proposed amendment under consideration! While not distinctly alluding to a restriction on the number of birds a pigeon-owner can own, the simple fact is that the limitation of a subjective distance of floor space per bird is essentially doing the same thing and will limit loft size, flight pens, and the number of birds per owner.

While I cannot ascribe any ulterior motives for this sudden and unexpected recommended amendment, it certainly gives the impression that something, perhaps quite odious, is at play here.

Could this measure have something to do with the previous recommendations by the City Solicitor's Office regarding the "Proposal to Amend the Animal Control Bylaw No. 7860 (Location of Pigeon Lofts or Flight Pens)"?

A report dated 20 October 2010 from the City Solicitor related to the proposal to amend the Animal Control Bylaw 7860 (Location

of Pigeon Lofts or Flight Pens; File No. CK 151-2) clearly stated:

The proposed amendment will not affect the location of existing lofts and flight pens.

Given this proper recognition of existing, and lawful, pigeon lofts and flight pens, and the situation with the residents on Coy Avenue, one would certainly hope that the introduction of the amendment related to the requirement of space per bird within lofts and flight pens is not somehow directly or indirectly related to this neighbour dispute. In effect, because the pigeon-owner is under no obligation legally to move or remove his loft and flight pen, is the proposed amendment to limit the number of pigeons per loft now intended to placate the non-pigeon-owners as per their email dated 23 April 2010 (and also thereby affecting all other pigeon-owners in Saskatoon and simply dismissing them as "collateral damage")?

While one can only speculate, from all appearances this certainly could be a logical assumption and interpretation. If indeed this was the intent (either intentional or unintentional), it would be incredulous and certainly highly unethical for any municipal government to resort to these methods and tactics. Citizens of Saskatoon would certainly find this unfair and offensive. Vindictive legislation has no place in government, and the promotion of this form of legislation would be ill-advised.

PROPOSAL FOR AN ANNUAL LICENSE FEE

Despite numerous requests from several pigeon-owners as to how many actual "complaint and nuisance calls and visits" the Saskatoon Animal Control Agency receives per year, the Animal Services Programme Co-ordinator has been deliberately evasive and has not provided these numbers. Obviously these numbers (which presumably are minimal) would clearly address the fact and prove beyond doubt that pigeon-ownership does not impact on the resources of S.A.C.A. to any great extent and that the majority of pigeon-owners within the city are responsible and obey the provisions of Bylaw 7860.

In his 15 June 2010 report, the Animal Services Programme Co-ordinator eluded to the fact that:

Over the last 20 years, there have been four convictions under The Animal Control Bylaw with respect to the control and regulation of pigeons (pp.1-2).

Recent information provided to me may increase that number to five.

It would be important to know if these convictions were to the same individual, individuals, or residence and if that is the case, it would further indicate that the majority of pigeon-owners do not present any burdensome problems for authorities in Saskatoon.

While S.A.C.A. may argue that it does receive complaints related to pigeons, I would argue that the majority of these complaints (however

minimal) are related to feral or wild pigeons rather than domestic birds owned and registered to pigeon-owners. I suspect that even these calls related to wild birds place only a minimal burden on S.A.C.A.'s resources.

Therefore any requirement for an annual license fee (or any fee) is unnecessary as there is no factual basis or justification for its implementation. Some would argue that an imposed fee would help reduce costs associated with feral pigeons but why would that be fair or reasonable for responsible pigeon-owners to bear?

Given the fact that the number of individuals keeping pigeons within the city limits will certainly decrease, rather than increase, an imposed fee would arguably cost more to implement, collect, and enforce. Common sense on this matter should prevail and any proposal to implement an annual (or any other) license fee should be heartily dismissed.

If the Animal Services Programme Co-ordinator, the Advisory Committee on Animal Control, S.A.C.A., and members of City Council are concerned about monies and public resources, they should best consider that this ongoing ten-month "pigeon saga" has literally cost taxpayers thousands of dollars unnecessarily.

This entire process has placed undue burdens on the fiscal resources (and time) of the Animal Services Programme Co-ordinator, the Advisory Committee on Animal Control and Administration and Finance Committee, the City Solicitor's office, the Office of the City Clerk, the City Planning Department, City Treasurer, the Corporate Services Department General Manager, S.A.C.A., the S.P.C.A., City Council, as well as pigeon-owners and other members of the public. For what? Simply because a few uncontrolled pigeons were perching and lingering on a neighbour's home, these neighbours could not come to a satisfactory agreement between themselves, and the improper following of procedures laid down within Bylaw 7860 (rather than the involvement of City Council and the Advisory Committee on Animal Control in the initial stages of this entire fiasco)?

So please, do not argue that the city's bylaw-abiding pigeon-owners are somehow to blame and are responsible for costs incurred by the city and its adjunct officials!

LOCATION OF PIGEON LOFTS OR FLIGHT PENS AMENDMENT

I was extremely disappointed in the manner in which this amendment was originally formulated and introduced.

In a report dated 30 June 2010 from the Advisory Committee on Animal Control (File No. CK 151-2), stemming from the meeting held on 24 June 2010, the Committee recommended that Section 20 (1) of the Animal Control Bylaw No. 7860 related to the location of pigeon lofts and flight pens on a property in Saskatoon, be altered to remove the word "built" and to provide an appropriate distance from the property line on the site where the loft or flight pen is located.

The report concluded that the Committee supported:

...a change in wording that would clarify the description for location of the loft on a property so as to include all lofts, and not just those built in the future (p. 2).

Owners of existing pigeon lofts and flight pens were shocked and outraged by such a ridiculous notion, as lofts permanently fixed on sites would be costly and nearly impossible to move.

I recall that this proposal was promoted by a single Committee member who failed due diligence, in my opinion, by not consulting the City Solicitor prior to making this odious recommendation. In any event the Committee adopted the recommendation.

What followed was a good deal of understandable concern by bylaw-abiding, responsible pigeon-owners, until it was publicly revealed by a member of the City Solicitor's office that the inclusion of all "existing lofts and flight pens" was ill-advised and not within the City of Saskatoon's legal jurisdiction (at the following "A & F" meeting).

It was quite clear to me that the Committee, by the adoption of this recommendation, deliberately set out to ignore and contravene City Council's long-standing tradition of allowing certain "grandfather clauses" within any specific legislation which comes before it (and recognizing those who have legal standing who may be affected by the passage of this legislation).

It is unfortunate that this omission by the Advisory Committee on Animal Control resulted in creating unnecessary angst among pigeon-owners, and a further waste of time, energy, and resources. It was an ill-thought, "knee-jerk reaction", and an effort to create illogical legislation "on the fly". Thankfully it was stopped before any real damage was done.

One can speculate the reasons behind this original amendment. From all appearances it was meant to forcibly remove, through newly-created legislation, an existing pigeon loft and flight pen from its present location in order to satisfy and placate another resident who was involved in a neighbour dispute with a pigeon-owner.

While I have no way of knowing the various reasons behind the Committee members' ill-advised and foolhardy actions, and without casting any aspersions, from appearances some might think that the proposed amendment in this original form may have come very close to crossing the line of the City of Saskatoon's Code of Conduct for Members of Civic Boards, Commissions, Authorities, and Committees in effect:

3. Ethical Guidelines

3.2 Preferential Treatment

Members must not act in their official role to assist organizations or persons in their dealings with the Civic Board, Commission, Authority or Committee or The City of Saskatoon if this may result in preferential treatment to that organization or person.

While the preceding observations may now be considered "ancient history" which did not affect the current legislation and amendments to Bylaw 7860, it illustrates some of the many injustices and unwarranted attacks upon pigeon-owners and indicates what they have had to endure throughout these past ten-months of this issue.

The "revised" proposal to amend Bylaw 7860 related to the location of pigeon lofts or flight pens still presents many shortcomings and needlessly creates bureaucratic duplication for those interested in building lofts or flight pens in the future.

There seemed to be a good deal of paranoia and hand-wringing on the part of the Advisory Committee on Animal Control, the Animal Services Programme Co-ordinator, and the City Solicitor which caused a frenzied rush to replace Section 20 (1) of Bylaw 7860 simply because of one isolated incident. Certainly problems were not a result from any lack of direction within Bylaw 7860's existing Section 20 (1), only some residents' failure to fully comprehend its intent. Most pigeon-owners would argue that such a waste of time to amend Section 20 (1) was unnecessary as there will, in all probability, not be a cause for concern in the future. Pigeon-owners do not see a mad rush of new pigeon fanciers in the sport and hobby, and existing pigeon-owners are usually not mobile simply because of the nature of their birds' homing skills (birds will return to their old home as it is very difficult to "settle" mature birds). Once again, common sense did not prevail and any advice from experienced, knowledgeable pigeon-owners was ignored.

CONCLUSION

I am extremely disappointed in the manner in which this entire issue was handled by city officials. Clearly pigeon-owners have been exasperated and it is extremely unfortunate that many of their concerns and search for a fair and reasonable solution to many of these issues were either ignored or dismissed. Many of these issues were so trivial that it seemed a pointless waste of time.

There has been, in my opinion, a great deal of obstinacy on the part of city officials and committee members. This has also resulted in issues which were previously discussed and resolved, to suddenly reappear in different forms. The curious contradictions and "flip-flop" of previous findings is suspicious and leads one to believe that some other agenda is going on. This is the result of a rush to push through faulty legislation and amendments, an intransigent position on issues which are indefensible, and a complete misunderstanding of what is fair and reasonable.

Therefore, I would urge members of City Council to defeat both of these amendments to Bylaw 7860, The Animal Control Bylaw, but especially the amendments related to the limit of the number of birds per residence and the proposal for an annual license fee for the reasons stated herein.

Thank you for your consideration of the above.

Dean Mario

Dean Mario, Co-owner Frill Crest Lofts

His Worship the Mayor and City Council
The City of Saskatoon

REPORT
of the
MUNICIPAL PLANNING COMMISSION

Composition of Commission

Mr. Kurt Soucy, Chair
Mr. Leanne DeLong, Vice Chair
Councillor Bev Dubois
Ms. Carole Beitel
Ms. Joy Crawford
Mr. Art Evoy
Mr. Aditya Garg
Mr. Al Douma
Mr. Stan Laba
Ms. Debbie Marcoux
Mr. Bruce Waldron
Ms. Kathy Weber
Mr. James Yachyshen

1. **Application for Direct Control District Approval – Proposed Office Building
Parcel W, Plan 101856427
475 2nd Avenue South – Central Business District
Applicant: Kindrachuk Agrey Architecture
(Files CK. 4129-1 and PL. 4129-10)**
-

- RECOMMENDATION:**
- 1) that the overall Concept Plans for the proposed building at 475 2nd Avenue South, as outlined in Attachment 2 to the report of the General Manager, Community Services Department dated February 7, 2011, be approved subject to:
 - a) the provision of detailed landscaping and exterior lighting plans to the satisfaction of the General Manager, Community Services Department; and

- 2) that the General Manager, Community Services Department be authorized to issue Development Permits which are in substantial conformance with the approved plans and which comply with the conditions of approval under the Architectural Control District.

Attached is the report of the General Manager, Community Services Department dated February 7, 2011, with respect to the above application.

Your Commission has reviewed the report with the Administration and the Applicant, Mr. Derek Kindrachuk, Kindrachuk Agrey Architecture. This included a PowerPoint presentation on the design intent and highlights of the project, as set out in Attachment 2 of the report.

The following is a summary of the issues reviewed and further clarification provided by the Administration and the Applicant:

- Changes were made to the design in response to recommendations from the Design Review Committee and the application, with the revisions, was approved by the Administration in terms of compliance with the Architectural Control District requirements.
- While no off-street parking is required for this proposed development, 41 underground parking spaces will be provided. It was noted that there could potentially be about 200 to 250 people working at this site. Additional parking will be available across the street. The Owners of this site also own the site across the street and parking will be provided at that location for this proposed development and future development of that site at a planned ratio of 1 stall for every 750 sq. ft. of leasable space. There may also be an opportunity to open up parking after hours. There will also be nose in parking along 2nd Avenue, including a loading zone.
- The location of the loading area was finalized after extensive review with the applicable departments on the best option available. The loading zone will primarily be used for garbage removal. They want to try to have as much of that activity happening within the building to reduce noise, with the proximity to Clinkskill. Warning lights and alarm bells will be provided to give appropriate warning for pedestrians and motorists when vehicles are backing out of the loading area. This location was chosen as well in that there would be fewer movements to and from the site than if the access to underground parking was at that location. To keep as many of the loading and unloading movements within the building as possible would require sufficient height for these movements and, thus, the loading area is as proposed.

- In terms of lighting to minimize impact, the building lighting is located in the soffits although there will be some light spilling through the windows. Some at grade and street lighting has been provided for pedestrian safety, without polluting the vision of the building. All street lighting in River Landing is designed to be focused downward.
- The building will be fully accessible, with two elevators, ground floor accessibility and doors that automatically open.
- They are planning to go through LEED certification.

Your Commission had further general comments about 19th Street, including the possibility of a dedicated bike lane, additional parking, etc. It is your Commission's understanding that the future function of 19th Street is a matter of ongoing review.

Further to this, the following suggestions will be referred to Urban Design for consideration:

- Some type of interpretation of the Gathercole Arch, such as bar coding with links to information on the website through a blackberry, for example, as well as information available onsite for those visiting the area.
- The possibility of having a more pronounced curb along 19th Street for the protection of pedestrians and to provide more separation from traffic movements.

Following review of this matter, your Commission is supporting the above recommendations of the Community Services Department.

Respectfully submitted,

Mr. Kurt Soucy, Chair

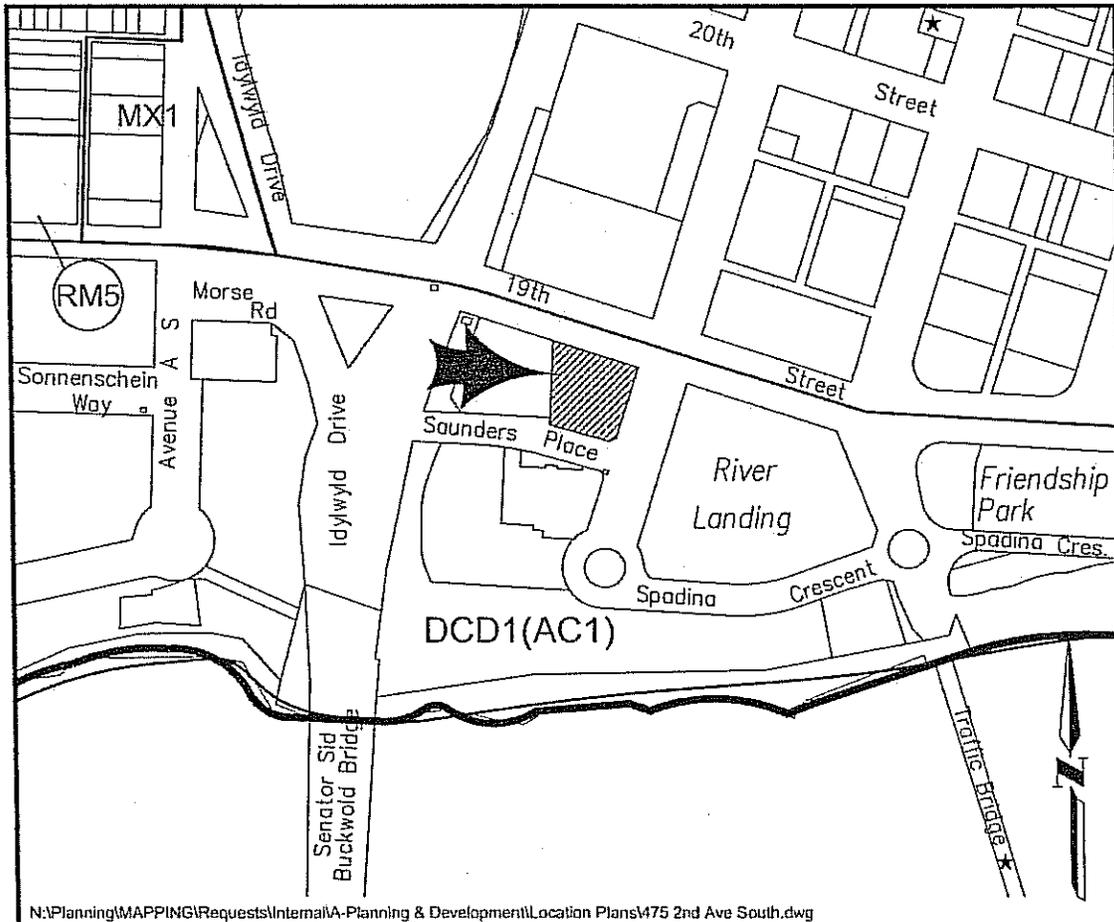
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COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. PL 4129-10	PROPOSAL Application for Direct Control District Approval – Proposed Office Building	EXISTING ZONING DCD1
LEGAL DESCRIPTION Parcel W, Plan 101856427	CIVIC ADDRESS 475 2 nd Avenue South NEIGHBOURHOOD Central Business District	
DATE February 7, 2011	APPLICANT Mr. Derek Kindrachuk Kindrachuk Agrey Architecture 619 Main Street Saskatoon SK S7H 0J8	OWNER Tonko Realty Advisors Ltd. Suite 300, 707 - 10 th Avenue SW Calgary AB T2R 0B3

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that a report be forwarded to City Council recommending:

- 1) that the overall Concept Plans for the proposed building at 475 2nd Avenue South as outlined in Attachment 2 be approved subject to:
 - a) the provision of detailed landscaping and exterior lighting plans to the satisfaction of the General Manager, Community Services Department.
- 2) that the General Manager, Community Services Department, be authorized to issue Development Permits which are in substantial conformance with the approved plans and which comply with the conditions of approval under the Architectural Control District.

B. PROPOSAL

An application has been submitted by Kindrachuk Agrey Architecture on behalf of Tonko Realty Advisors Ltd. to construct a five-storey building on part of the lands commonly referred to as 'River Landing'. (See Attachment 2 – River Landing – Development Permit Approval Application – 475 2nd Avenue South and the Location Plan on the cover page.)

C. REASON FOR PROPOSAL (By Applicant)

Please refer to Attachment 2 – River Landing – Development Permit Approval Application – 475 2nd Avenue South

D. BACKGROUND INFORMATION

In 2004, City Council approved the South Downtown Concept Plan, which provides a framework for the redevelopment of the South Downtown area and sets out key aspects that will influence improvements in this area. One of the aspects identified was the development of the subject property.

This property is designated as a Direct Control District in the Official Community Plan Bylaw No. 8769 and is regulated by the DCD1 provisions contained in Zoning Bylaw No. 8770.

In September 2010, City Council amended the DCD1 District to provide greater flexibility in building setbacks. This amendment was made at the request of Kindrachuk Agrey Architecture on behalf of Tonko Realty Advisors Ltd. in order to accommodate the subject application.

E. JUSTIFICATION

1. Community Services Department Comments

a) Objectives of the DCD1

The subject property is zoned a DCD1 in Zoning Bylaw No. 8770. Section 13.1.2 of this Zoning Bylaw outlines the specific objectives of the DCD1:

- i) offer a dynamic blend of diverse and complementary land uses which will attract people to the South Downtown Area for year-round, daily, and evening activity;
- ii) provide complementary year-round indoor and outdoor public activities;
- iii) provide for publicly-accessible physical linkages such as walkways, above-ground linkages, and corridors to allow for the greatest opportunity for barrier-free access to the river and allow public circulation between adjacent developments;
- iv) support and enhance existing and new commercial activities in the Downtown and Riversdale by encouraging both public and private investment;
- v) highlight the waterfront as a special feature in the context of an urban environment and provide strong linkages from the Downtown, South East Riversdale, the Gathercole Site, and the Riverbank;
- vi) produce mixed-use developments which will result in an urban environment which is integrated with public activities conducted on or near the riverbank; and,
- vii) create a distinct identity and a sense of place in Saskatoon and encourage the recognition of the historical richness of the area.

It is the view within the Community Services Department that this proposal is consistent with these policies.

b) Land Use

The DCD1 Guidelines provide a list of uses that are appropriate for the South Downtown. Specifically, offices and retail are listed as permitted uses. Further, the DCD1 Guidelines specify that office development be limited to a maximum of 30 percent of permitted gross floor area per site. The 30 percent limit may be exceeded to a maximum of 100,000 square feet per site, where it

can be demonstrated that the development contains an appropriate mix of uses, in the context of the site itself and the mix of uses on nearby sites. Offices should be located above the first floor where possible.

With respect to this proposal, the office component will be approximately 69.4 percent of the permitted gross floor area for this site and will be approximately 63,250 square feet in size. This building provides an appropriate mix of uses, the main floor contains two commercial/retail areas with a combined area of 7,800 square feet. The balance of the main floor is used for a fitness centre, lobby, elevator, and mechanical areas. The office development is restricted to the second to fifth floors.

c) Linkage

Developments are encouraged to integrate and link development features to adjacent developments. In this respect, the design and orientation of the proposed building with the prominent lobby area and the proposed patio area, which will be extremely well suited to an outdoor café, will provide a strong linkage to both Persephone Theatre and River Landing Village.

d) Safety and Security

The DCD1 Guidelines note that sites should be designed to be safe and secure for all pedestrians. Open site lines for pathways, lanes, and building access points are encouraged, as well as the provision of good street and building lighting. These issues appear to have been adequately addressed. The utility right-of-way on the west side of the building, as well as lighting details, will be examined by the Administration from a Crime Prevention Through Environmental Design (CPTED) perspective during the review of the Building Permit Application.

e) Building Form and Massing

The DCD1 Guidelines specify requirements for building form and massing. In this location, a maximum building height of 68 metres and a maximum floor space ratio of 4:1 is specified. This development has a maximum building height of approximately 19.5 metres and a floor space ratio of 3.48:1.

The DCD1 Guidelines specify that a building setback be provided between the fourth and sixth storey, which is appropriate to the scale of the building and the nature of the adjacent street, and which provides appropriate sunlight penetration and wind effect protection. This development will be five storeys

in height and does not provide a stepback for the building itself; however, an architectural/mechanical feature on the roof in the southeast portion of the building provides a significant and striking stepback feature. In addition, the first floor of the building is setback from 2nd Avenue, 19th Street, and Saunders Place and is designed with strong connections to the street at the pedestrian level. Shadow and wind mitigation studies have been submitted which conclude that any impacts will be acceptable.

f) Landscaping and Signage

The DCD1 Guidelines provide that landscape treatment shall be used to improve the appearance of the area, unify development sites with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces. Detailed landscaping plans will be submitted at the time of a Building Permit Application, and will be reviewed by the Administration to ensure that both the above noted goal and the detailed Zoning Bylaw standards are met.

The DCD1 Guidelines specify that Signage Group No. 5 shall apply to this area with the exception that portable signs and third party advertising (billboards) shall be prohibited. Signage Group No. 5 also applies to nearby B6 Commercial areas. Specific sign applications will be evaluated by the Administration to ensure compliance with both these requirements and the Architectural Control District requirements.

g) Parking and Off-Street Loading

The DCD1 Guidelines do not require the provision of on-site parking for this use. This building will contain 41 underground parking spaces.

h) Approval Process

City Council must approve all applications for development in the DCD1. This report is recommending approval of this project and the issuance of Development Permits, provided such applications are in substantial conformance with the approved plans.

This property is also subject to an Architectural Control District overlay known as the DCD1 – Architectural Control Overlay District (AC1). An Architectural Control District is intended to control building sites and architectural detail of buildings within a specified area. In this respect, City Council has adopted the South Downtown Local Area Design Plan, which is intended to guide

developers in creating a strong sense of identity and place. The review and approval of proposals for compliance with the AC1 District has been delegated to the Administration following review by a Design Review Committee, which is comprised of design professionals such as architects, landscape architects, and community planners.

Although the review of a proposal for compliance with an Architectural Control District is not strictly within the mandate of the Municipal Planning Commission, the following information is provided to assist in an overall understanding of this project.

The Design Review Committee reviewed this project on December 22, 2010, and advised as follows:

“The Design Review Committee is of the opinion that this development is situated such that it has the potential to be a landmark building within River Landing. On this basis the Committee recommends approval of the concept plan for the Tonko project subject to amending the design of the building with respect to creating an augmented landmark building by addressing landscaping, roof details, and additional articulation of facades and corners.”

In response to these comments, the applicants have revised their proposal and provided further clarification as noted below:

1. The River Centre design is distinctive and site specific. The following revisions to the design that add distinction include:
 - a) articulation of the southeast and northwest corners that celebrate the prairie’s infinite horizons, and by stepping of the bands, represent the river’s fashioning of the land that exposes the sedimentary rock layers. The same articulation enhances the step-up form massing away from the river to the downtown;
 - b) added curtain wall articulation on the corner element accentuates the vertical entrance appearance;
 - c) added planting on the second floor roof top patio overlooking Saunders Place and the river beyond

- further articulate and pedestrianize the south elevation;
- d) added metal cladding at roof top mechanical penthouse to be seen as a singular roof top element; and
 - e) added building roof patterns emulate the blue feature element, and the gentle meander of the river.
2. The building roof is revised to include roof patterns that are consistent with the blue feature wall that emulates the gentle meander of the river. The patterns are walkways on the Leadership in Energy and Environmental Design (LEED) non-heat island roofing membrane. The mechanical units are open to the sky and screened from street view.
3. A conceptual landscape design plan has been submitted. A detailed landscape plan will be submitted as part of the Building Permit Application.

The Planning and Development Branch has approved this proposal under the terms of the Architectural Control District on the basis of the amendments made to the original building design, as noted above, and subject to approval of this proposal by City Council under the provisions of the DCD1 District.

2. Comments by Others

a) Infrastructure Services Department

- Although not ideal, a loading dock and crossing on 19th Street will be granted, as long as the use will be intermittent (i.e. primarily for garbage pickup). The plans have indicated this area for garbage. Please provide the anticipated frequency of the usage, and the type/size of vehicle using the loading dock.
- Since 19th Street is a major connection for pedestrians from the Farmers' Market to River Landing, we ask that the developer provide a plan outlining how pedestrians will be warned of vehicles backing out of the loading dock.
- We propose designating a Loading Zone, one nose-in parking stall, on 2nd Avenue for deliveries.

- No median opening will be granted on 19th Street as it would interfere with the eastbound turning bay.
- Upon final completion of construction, the developer will be required to arrange for an inspection with an Infrastructure Services Department representative to determine the curb and sidewalk condition adjacent to this parcel and remove and replace any damage to City of Saskatoon standards at the developer's expense.

Note: Tonko has advised that the proposed loading area will be limited to garbage pickup three times per week and recycling pickup once a week. A warning light and alarm will be included in the design to indicate to pedestrians when the loading doors are being used. This detail will be addressed as part of the review of the Building Permit Application.

b) Transit Services Branch

At present, Transit Services Branch's closest bus stop is adjacent to the subject property on the south side of 19th Street, west of 2nd Avenue. This is a temporary location, and the stop will be moved to the east side of 2nd Avenue after the construction phase of the proposed hotel complex is complete. A designer shelter will be erected at the permanent location.

3. Conclusion

It is the opinion within the Community Services Department that this proposal fully conforms with the Development Guidelines contained in the DCD1 District.

F. PUBLIC NOTICE

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

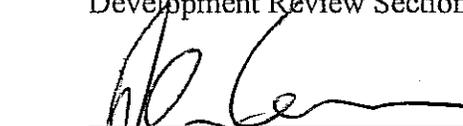
G. ENVIRONMENTAL IMPLICATIONS

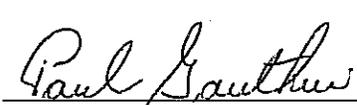
It is the intention of the developer to construct this building to a LEED Gold standard.

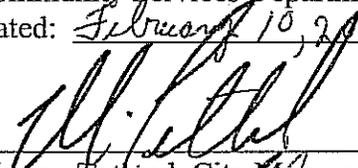
H. ATTACHMENTS

1. Location Facts
2. River Landing – Development Permit Approval Application – 475 2nd Avenue South

Written by: Tim Steuart, MCIP, Manager,
Development Review Section

Reviewed by: 
Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 10, 2011

Approved by: 
Murray Towand, City Manager
Dated: Feb 11/11

ATTACHMENT 1

FACT SUMMARY SHEET

A. Location Facts

1.	Municipal Address	475 2 nd Avenue South
2.	Legal Description	Parcel W, Plan 101856427
3.	Neighbourhood	Central Business District
4.	Ward	

B. Site Characteristics

1.	Existing Use of Property	Vacant (Surface Parking)
2.	Proposed Use of Property	Office Building with Main Floor Commercial Development
3.	Adjacent Land Uses and Zoning	
	North	B6 – Vacant (Surface Parking)
	South	DCD1 – Persephone Theatre
	East	DCD1 – Clinkskill Manor
	West	DCD1 – Vacant (River Landing Village)
4.	No. of Existing Off-Street Parking Spaces	N/A
5.	No. of Off-Street Parking Spaces Required	0
6.	No. of Off-Street Parking Spaces Provided	41
7.	Site Frontage	51.567 Metres
8.	Site Area	2,115.48 Square Metres
9.	Street Classification	2 nd Avenue – Local 19 th Street – Minor Collector

C. Official Community Plan

1.	Existing Development Plan Designation	Direct Control District
2.	Proposed Development Plan Designation	
3.	Existing Zoning District	DCD1
4.	Proposed Zoning District	

River Centre - Design Summary

DP application for 475 2nd Ave Tower, Saskatoon (Revision 1: February 09, 2011)

1. Context

The proposed distinctive landmark development is located on the SW corner of 2nd Avenue and 19th Street in downtown Saskatoon. River Centre is designed to be lasting architecture that is specific to the site.

The site is within an urban transition area that provides continuity from the Downtown to Riverbank Park through to the River. The following documents were used as guidelines for the urban design and architectural concept:

- A. Zoning Bylaw No. 8770 of the City of Saskatoon
- B. South Downtown Local Area Design Plan (August 31, 2004)
- C. South Downtown Concept Plan (2004)

Documents B and C define the framework for the development in this area and some major portions of the vision are in place, including the Riverfront Park and the 2nd Ave extension through the former Gathercole lands, the Prairie Winds Sculpture and the Remail Arts Centre.



View North on 2nd Avenue

The site is a gateway at 2nd Avenue and 19th Street, a welcoming people connection to the south, the Riverbank Park, and to the west the Riversdale neighbourhood, Riversdale Square development and the Farmers Market.



View South on 2nd Avenue

2. Use

The proposed use is office, commercial/retail space at the ground level and one level of underground parking. The building is in the Commercial Character Zone (CCZ) of the South Downtown Local Area Design Plan (SDL ADP).

River Centre is designed to become a destination in the City of Saskatoon. The design of the spaces on the main floor promote a unique tenancy environment that is in harmony with the surrounding cultural uses and symbiotic to the surrounding public functions. For example:

- a distinct restaurant or café tenant may become a regional draw to the public.
- opportunity for an outdoor café with extension between interior and exterior.
- set back of building allows for wide sidewalks enhancing the pedestrian promenade.
- the promenade is enhanced with benches, and wood soffit, with recessed down lighting that provides pedestrian scale and encourages casual meetings at street level.

River Centre is intended to be a mix-use development with a design that encourages animation of the street, including:

- ceiling heights in excess of 11 feet on the main floor spaces.
- depth of tenant spaces on the main floor more conducive to retail use and allow for maximum flexibility.

- clear glass throughout that is appropriate for retail, café, or restaurant use – supporting visual interplay between interior and exterior.
- architecturally integrated signage band which emulates the flow of the river, and architecturally controls tenant signs.
- reserves the pedestrian corner plaza as opportunity for a sidewalk patio.

The intent is to encourage multiple public use tenants on the main level; however this is subject to market variables and cannot be guaranteed by the Owners.

3. Building Form and Character

The river's gentle meander through the city is the source of inspiration for the building form. This is most evident when at ground level where the retail/commercial "podium" is expressed as a curvilinear wall that morphs into a corner urban landmark. Viewed from the corner, the gentle curves of the commercial/retail fronts lead the eye to the south or to the west, whilst the vertical expression leads the eye to the prairie sky.

The flowing form is also suggestive of a casual walk in the park. By creating this curve and stepping it back from the property line, the pedestrian zone is widened allowing for a fitting space for a stroll rather than to hurry elsewhere. In support of the promenade ambiance, new benches are placed in addition to those already provided by the City of Saskatoon.

The upper levels of the building are cantilevered up to 12 feet over the sidewalk creating sheltered public spaces in front of the ground floor commercial/retail spaces. Juxtaposed to the flowing form is the simple and elegant form of the upper levels. Strong horizontal bands of vision glazing, spandrel panels and metal strips break up the massing and provide pedestrian scale articulation.



View looking South West

Building massing, colour, materiality and expression reinforce the commercial nature of the Commercial Character Zone and at the same time the design is compatible with the cultural uses of the Arts District.

The bold horizontal banding is in reference to the prairie's infinite horizons. The massing is then "softened" at the SE and NW corners by stepping of the bands that represent the river's fashioning of the land and thus exposing the sedimentary rock layers. The same articulation enhances the step up form massing away from the river to the downtown.

The building roof is revised to include roof patterns that are consistent with the blue feature wall that emulates the gentle meander of the river. The patterns are walkways on the LEED non-heat island roofing membrane. The mechanical units are open to sky and screened from street view.

4. Sustainability

This building will target LEED Gold certification. Strategies in achieving the target include a commitment to innovative green building philosophies throughout the lifecycle of the project from concept design, through construction and building operations.

5. Material and Colour

The materials that are most visible to the public are as follows:

- a. Curtain wall:
 - Glazing:
 - i. Low-E vision glass, silver tint (as per 2.1.9 SDL ADP)
 - ii. Solar screen Low-E glass, no tint (for retail space at ground level)
 - iii. Feature vision glass, Insulating HS/HS, three different tints of blue to visually animate the public realm
 - Back painted glass spandrel panels match the adjacent glazing colour.



Rendering showing feature blue glass element

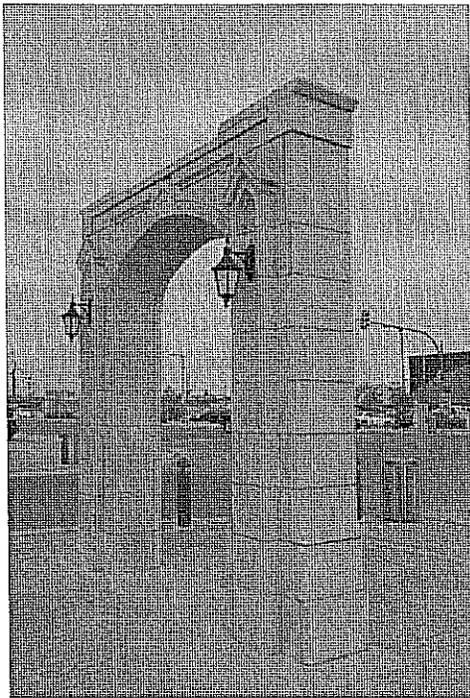
- Aluminum:
 - i. Typical colour: "Champagne" i.e. Mullion caps, metal spandrel panels etc.
 - ii. Feature panels on South and West facades: "Titanium" (warm tone silver)
- Pre-finished metal panels at mechanical penthouse: Blue to match blue glass of the corner urban landmark.
- b. Soffits: Clear finish exterior grade wood panels
- c. Lobby finishes:
 - Wood feature wall: three types of wood in a textured composition that accentuate the inherent warm qualities of wood

- Stone feature wall: limestone with brushed finish that references the Gathercole arches and other historic buildings in the city.
- Lobby finishes are seen as part of the public realm by a strong visual connection through clear glazing. It is an extension of the sidewalk and corner plaza. Elements of the lobby floor patterns extend to the outside and contribute to blurring the separation between indoors and out.

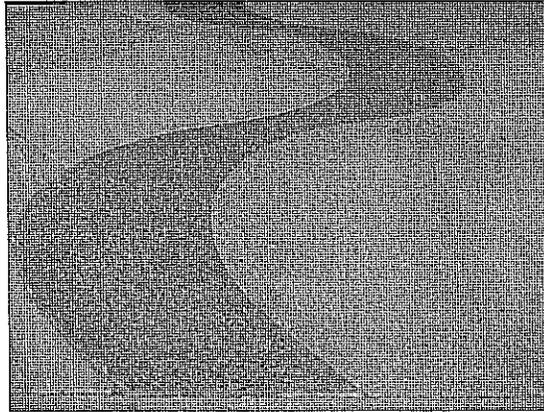
The rich material palette of the exterior and public areas of the building creates a long-lasting architecture that suits its gateway function into the arts and recreational district and which will be complemented by the River Landing project to the East.

The upper part of the building is articulated to provide more visual interest, horizontal bands towards the Downtown Business District and view-framing windows towards the River. Furthermore, the colour of the metal panels is a warmer richer tone (Titanium) on the South and West facades. The roof top mechanical penthouse is clad in metal to be an architecturally integrated roof top element. Furthermore the roof is treated as a fifth façade in that patterns reflect the gentle meander of the blue façade.

The corner element's verticality is enhanced with additional vertical curtain wall caps.



Existing Gathercole Arch feature



Example of feature flooring elements

6. Pedestrian Realm

Wide sidewalks are partially covered by an overhang above, providing sheltered areas for the public. The floor to ceiling glazing at ground level creates a transparent and welcoming interface, encouraging public access and interaction.

The articulation and use of warm tone materials throughout, including the wood soffit, textured wood and stone wall lobby features at the pedestrian level create an engaging connective urban experience from the downtown to the river in all seasons.

The proposed exterior concrete benches with recessed lighting will encourage casual meetings at street level establishing this site as a gateway along 2nd Avenue towards the Arts Centre and River Landing Park. The stained colour concrete finish of the benches will be similar to the sandstone finish of the Gathercole arches.

The building is anticipated to add a significant number of people that will contribute to the active life of the area and greatly enhance the pedestrian traffic between the downtown and the Riverbank Park.



Pedestrian realm at the corner of 2nd Avenue and 19th Street

A proposed restaurant with seasonal patio seating will add a complimentary destination/use for people who are enjoying the area and the city at large.

A second floor outdoor patio with planting and seating overlooks Saunders Place and the river beyond further articulate and scale the south elevation to a more human scale.



Rendering showing possible patio use

7. Parking, Waste and Recycling, and Deliveries

Parking is not required to be provided per the zoning bylaw. However, one level of underground parking allows for sufficient space to be allocated to the various tenants of the building (+/- 40 stalls). Access to the parkade is at the rear of the building off Saunders Place. It provides maximum egress and ingress flexibility and enables opportunity for the parking to service as overflow for Persephone Theatre and the future Art Gallery of Saskatchewan.

The Owner owns the site immediately north (across 19th Street) and for market purposes intends to utilize same in part to maintain a 1 per 750 sf parking ratio on the combined sites.

The garbage and recycling storage area is contained within the building footprint and hidden behind an overhead door allowing for quick and convenient pick-up from 19th Street. Using the loading stall (one required as per the zoning bylaw), deliveries will also be handled through the same area. Loading on 19th Street will have limited use. Garbage pickup will be prior to 7:00 am and can be loaded within the driveway. It is also anticipated that garbage pickups will be completed by a front load double axel garbage truck and will be limited to three times per week and once per week for recycling. After initial office move in, deliveries will be limited and will in all likelihood be facilitated with small cube vans. A warning light and alarm will be included in the design to indicate to pedestrians when the doors are in use.

For the retail uses, a lay by on 2nd Avenue also provides opportunity for a nose-in parking stall to be designated short term loading space, therefore less demand on loading facility.

8. Architectural Lighting

In addition to the existing light standards, the retail/commercial spaces allow for some light to spill into the pedestrian realm. The wood soffits are also fitted with down lights providing for additional lighting, eliminating shadow areas near the building and thus adding to the overall security of the pedestrian environment.

Recessed exterior soffit lighting is integral to the design as additional down lighting to the sidewalk. The down lighting respects dark sky compliance and maximizes light levels on the sidewalk illuminating potential historical sidewalk inserts/patterns.

Bench placement and design would be coordinated with the CoS Planning Department so as to support the established infrastructure.

The ambient lighting emphasizes the pedestrian friendly character of the building.



Rendering showing ambient lighting

9. Framework for Signage

Tenant specific signage and copy details are not part of this DP application. The individual retail/commercial units will have an opportunity to use a signage strip that is consistent with the curved podium element. The band is of metal construction and to be used as a framework for the individual signs that can be mounted to its surface.

The main building signage is on three faces of the roof top mechanical enclosure. Excluded is the residential side. Sign details are to be a separate application once a tenant is confirmed.

A pedestal for pedestrian scale signage is located near the lobby entrance for convenience and orientation.

10. Landscaping, fencing and sidewalk design

Drought tolerant, hardy native plant species require less irrigation, fertilizer, and fewer pesticides. This sustainable landscape design philosophy reduces the impact on potable water resources and contamination of the water tables which is especially important in the vicinity of the river

An enclosure at the NW corner of the site adjacent to Clinkskill tower visually screens the existing transformers from pedestrians and the street.

The City of Saskatoon sidewalk patterns will remain and be enhanced by adding a curvilinear outline and extensions of lobby patterns of the proposed development. The sidewalk material is to match the existing concrete pavers as per DCD1.

The site has three sidewalk frontages with the fourth (west) side revised to add a patterned concrete sidewalk within a river rock garden. The side yard of Clinkskill Manor contains mature planting and we propose to develop the Utility RoW with landscaping planting within various sizes and colours of river rock. This enhancement will allow a free-flow of pedestrian movement on four sides of the development. Screening of the existing utility boxes at the north end of the RoW shall consider CPTED principles with the overall height and see-through screens allowing for natural surveillance. Wall mounted lighting fixtures shall provide appropriate lighting levels for the length of the walkway.

Additional windows from the 19th Street tenant space improve the natural surveillance of the river rock walkway. The sills of the clerestory windows in the fitness centre and tenant space on Saunders Place have been lowered to add "eyes on the street" for the walkway.

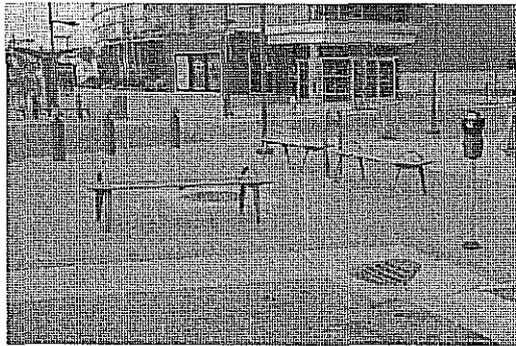
11. Heritage and Public Art

To respect and enhance the rich history and heritage of the site, Chinese characters that mean 'river and 'water' are integrated with the sidewalk patterns and at the ends of the public benches adjacent to the preserved Gathercole arches that contribute to the ambience of the promenade.

Tonko is committed to both historical and art requirements. The lobby shall integrate an art feature within the lobby design that is visible from the street. This feature may also tie-in with the historical reference to Saskatoon's Chinatown. Suggestions from Meewasin Valley Authority for the art are welcomed.

12. CPTED

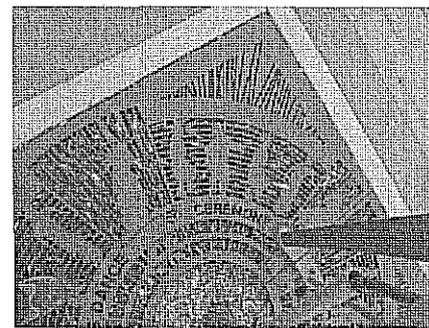
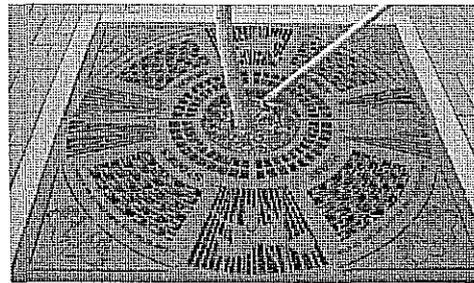
The Landscape Plan illustrates natural surveillance is unencumbered and supported on all four sides of the site. Night time lighting is discreet but effective in the form of recessed exterior soffit lights. Use of clear glazing on the main floor enhances the interconnection and animation of the public realm to the interior uses and spaces. Additional windows and low sills also contribute to adding "eyes to the street" that provide natural surveillance onto the utility RoW. The sidewalk materials are a combination of unit pavers that match the existing, broom finish concrete, and light sandblasted coloured concrete. The river rock ground treatment in the Utility RoW is a quality finish that supports the river edge, is pleasing to the eye as comprised of natural elements, and mitigates the creation of unwanted hang out areas between the Clinkskill Manor and River.



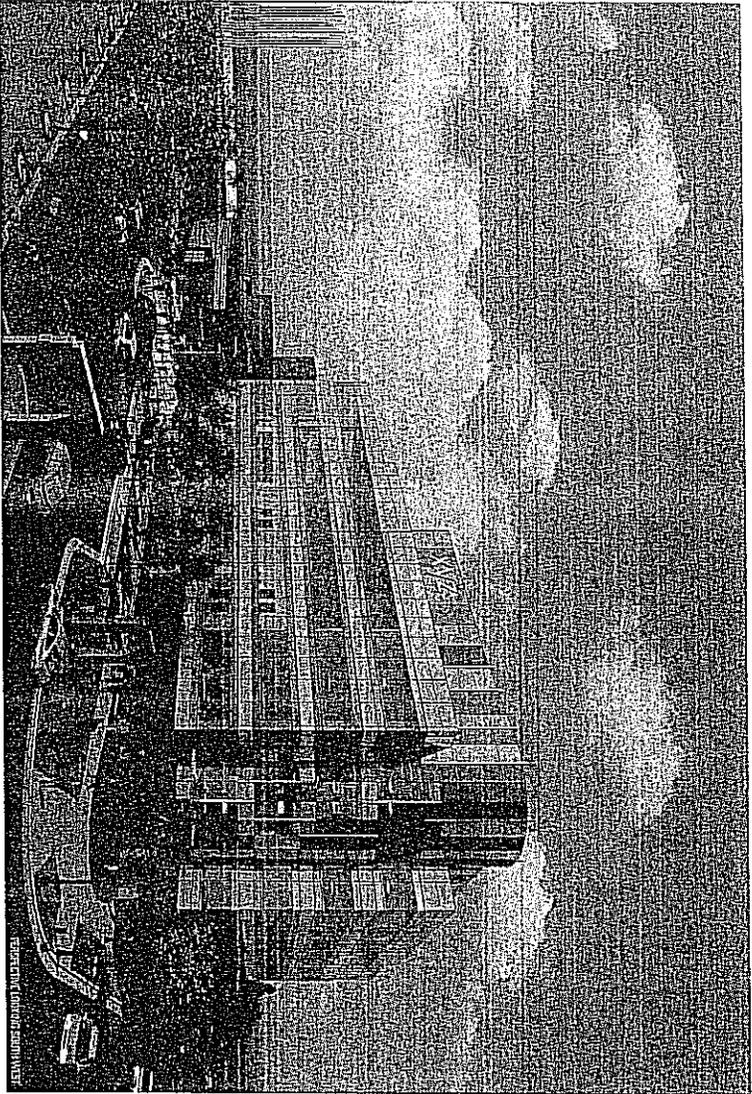
Existing street furniture



Connection to Waterfront Park



Examples of existing feature tree grate elements, City of Saskatoon



475 2ND AVENUE TOWER

NOVEMBER 10 2010 DEVELOPMENT PERMIT
 FEBRUARY 09 2011 REVISION 1

DRAWING LIST

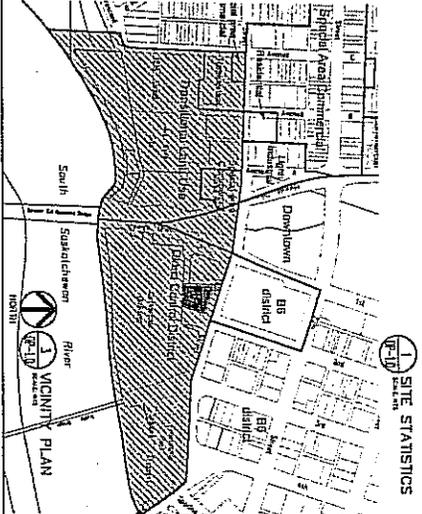
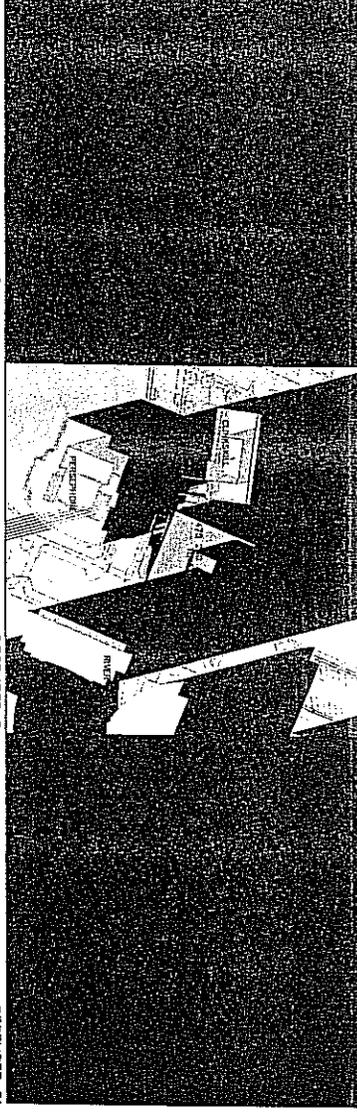
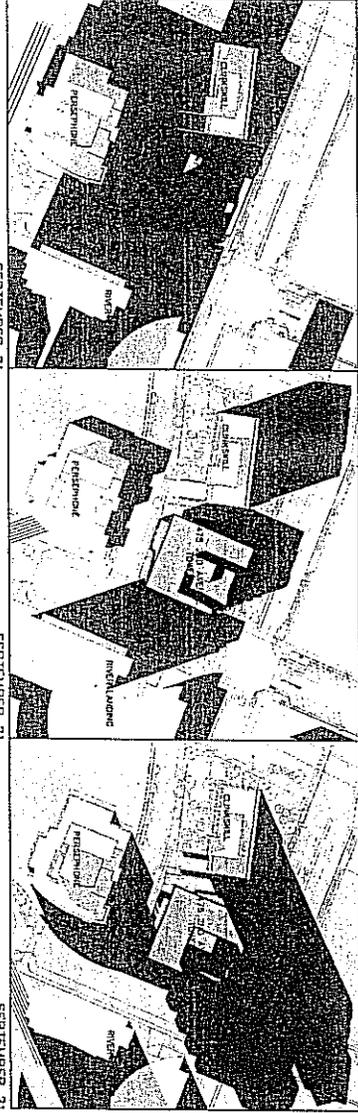
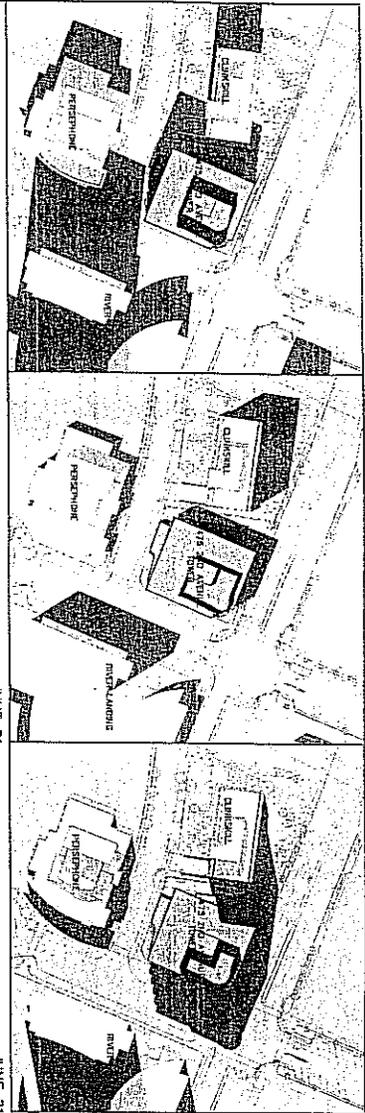
- DP-0.0 COVER SHEET
- DP-1.0 STATISTICS, SUN STUDIES AND VICINITY PLAN
- DP-1.1 PERSPECTIVE IMAGES - STREET VIEWS
- DP-1.2 PERSPECTIVE IMAGES - PUBLIC REALM
- L-1.0 LANDSCAPE PLAN
- DP-2.0 SITE PLAN
- DP-2.1 BELOW LEVEL PARKADE, MARY AND SECOND FLOOR PLANS
- DP-2.2 LEVELS 3-5 AND MECHANICAL ROOF PLANS
- DP-3.1 EAST AND NORTH ELEVATIONS
- DP-3.2 WEST AND SOUTH ELEVATIONS
- DP-4.1 BUILDING SECTIONS

Gibbs | Gage



KINDRACHUK
 AGREY
 ARCHITECTS





ALL VALUES ARE TO BE CONSIDERED ± BYLAW

ZONING	DCC1
FAR	4.0
MAXIMUM BUILDING HEIGHT	20 STOREYS (9.0M)
NETO PARKING	NONE CONSIDERED AN EXTENSION OF THE ZONING DISTRICT
NETO LOADING	1 LOADING STALL

SITE STATISTICS

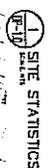
SHEET ADDRESS	475 2ND AVENUE SOUTH, SASKATOON, SK
LEGAL ADDRESS	PARCEL W, PLAN NO. J0856427
SITE AREA	2116 SM (22200 SFT)
BUILDABLE AREA (LESS UNW/SEWER/CKSI)	1169 SM (12610 SFT)

BUILDING STATISTICS

USE	RETAIL COMMERCIAL OFFICE
LEVEL 01 (MAIN)	
LEVEL 02-5	
GROSS FLOOR AREA	1,489 SM (16,026 SFT)
LEVEL 01 (MAIN)	1,422 SM (15,355 SFT)
LEVEL 02	1,422 SM (15,355 SFT)
LEVEL 03	1,422 SM (15,355 SFT)
LEVEL 04	1,422 SM (15,355 SFT)
LEVEL 05	1,422 SM (15,355 SFT)
TOTAL GROSS FLOOR AREA	7,286 SM (79,215 SFT)

PARKING STATISTICS

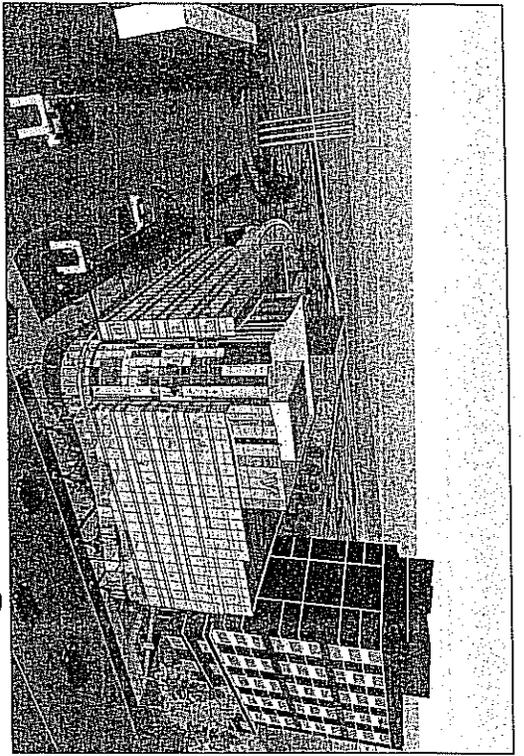
PARKADE LEVEL P01	41 STALLS
TOTAL ON-SITE PARKING	41 STALLS



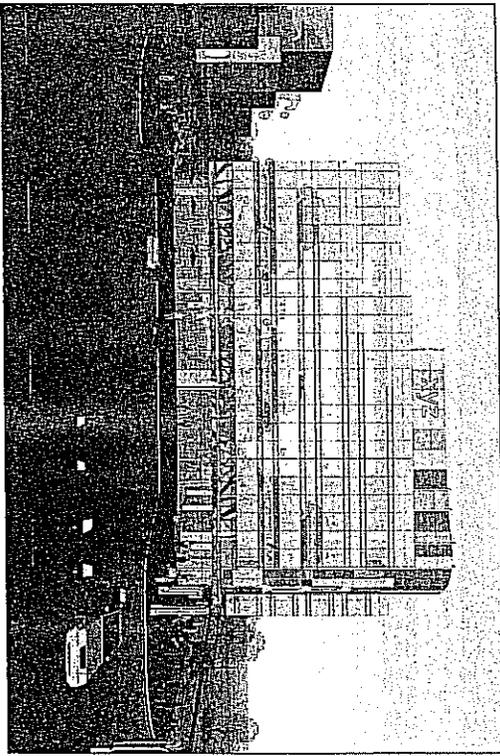
Gibbs Gage ARCHITECTS
 475 2ND AVENUE TOWER
 SASKATOON, SASKATCHEWAN
 STATISTICS, SUN STUDIES AND VICINITY PLAN

DP 1.0A
 PRELIMINARY NOT FOR CONSTRUCTION

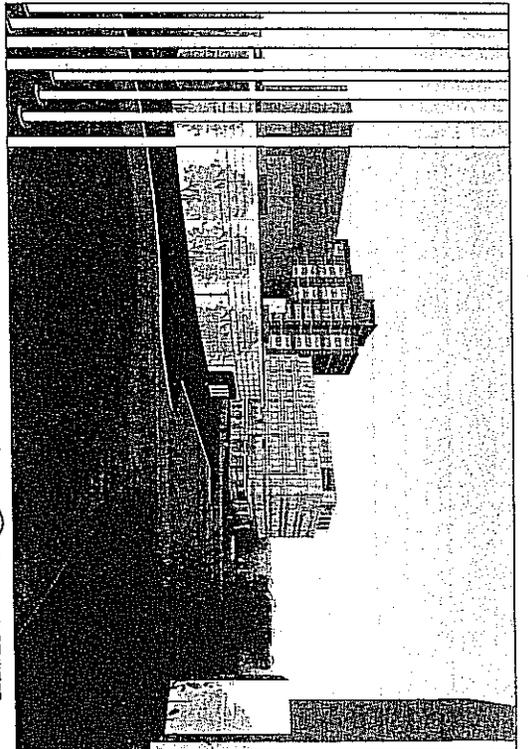
KIMBERLIN ARCHITECTURE
 1000 10TH AVENUE WEST
 SASKATOON, SASKATCHEWAN
 S4N 1Z1



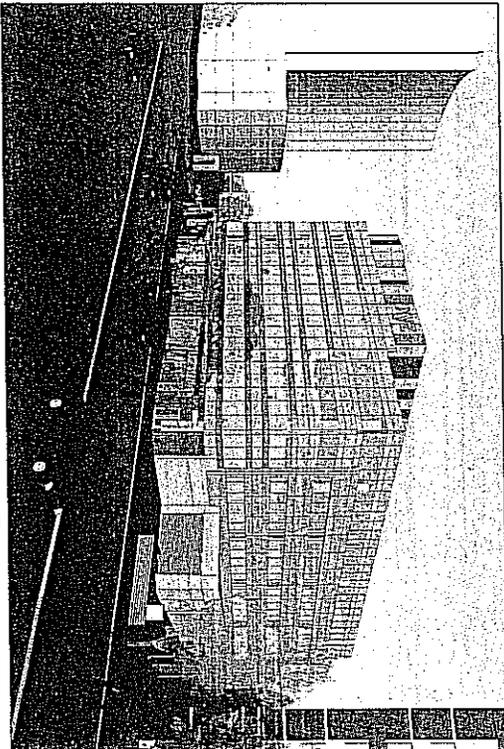
1 AERIAL



3 EAST VIEW



2 LOOKING NORTHWEST



4 NORTH STREET VIEW

PRELIMINARY NOT FOR CONSTRUCTION

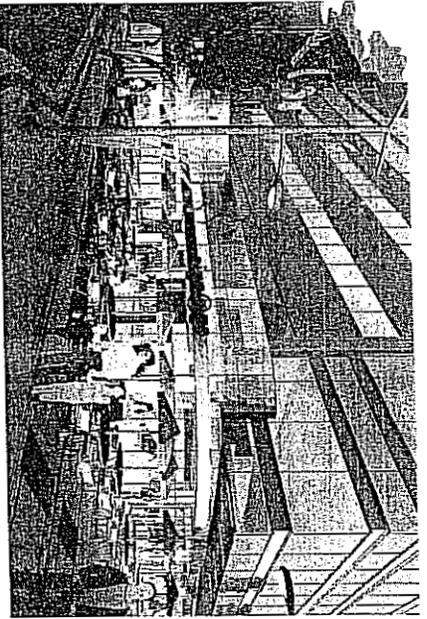
Notes:
 1. All dimensions shown are for the proposed building and are not to be used for construction of the building.
 2. All dimensions shown are for the proposed building and are not to be used for construction of the building.
 3. All dimensions shown are for the proposed building and are not to be used for construction of the building.
 4. All dimensions shown are for the proposed building and are not to be used for construction of the building.

KIRSHENBAUM
 ARCHITECTS
 1000 ...

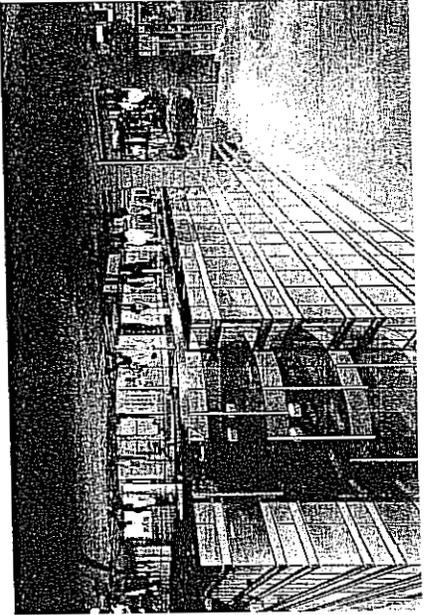
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Location	475 2nd Avenue, Saskatoon, Saskatchewan
Client	...
Architect	Kirshenbaum Architects
Scale	1:100
Date	...

475 2ND AVENUE TOWER
 SASKATOON, SASKATCHEWAN
 PERCEPTIVE IMAGES - STREET VIEW

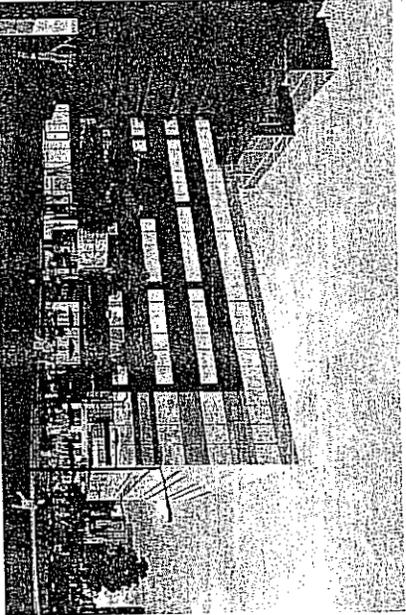
Gibbs Gage ARCHITECTS
 100 ...
 DP 1.1



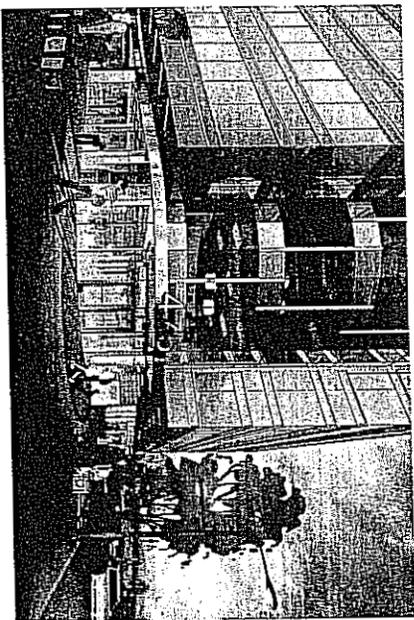
1 PUBLIC REALM - SE CORNER



2 PUBLIC REALM - NE CORNER LOOKING ALONG 19 STREET



3 PUBLIC REALM - SE CORNER ADJACENT TO PEERSPHONE THEATER



4 PUBLIC REALM - NE CORNER LOOKING ALONG 2 AVENUE

PRELIMINARY NOT FOR CONSTRUCTION

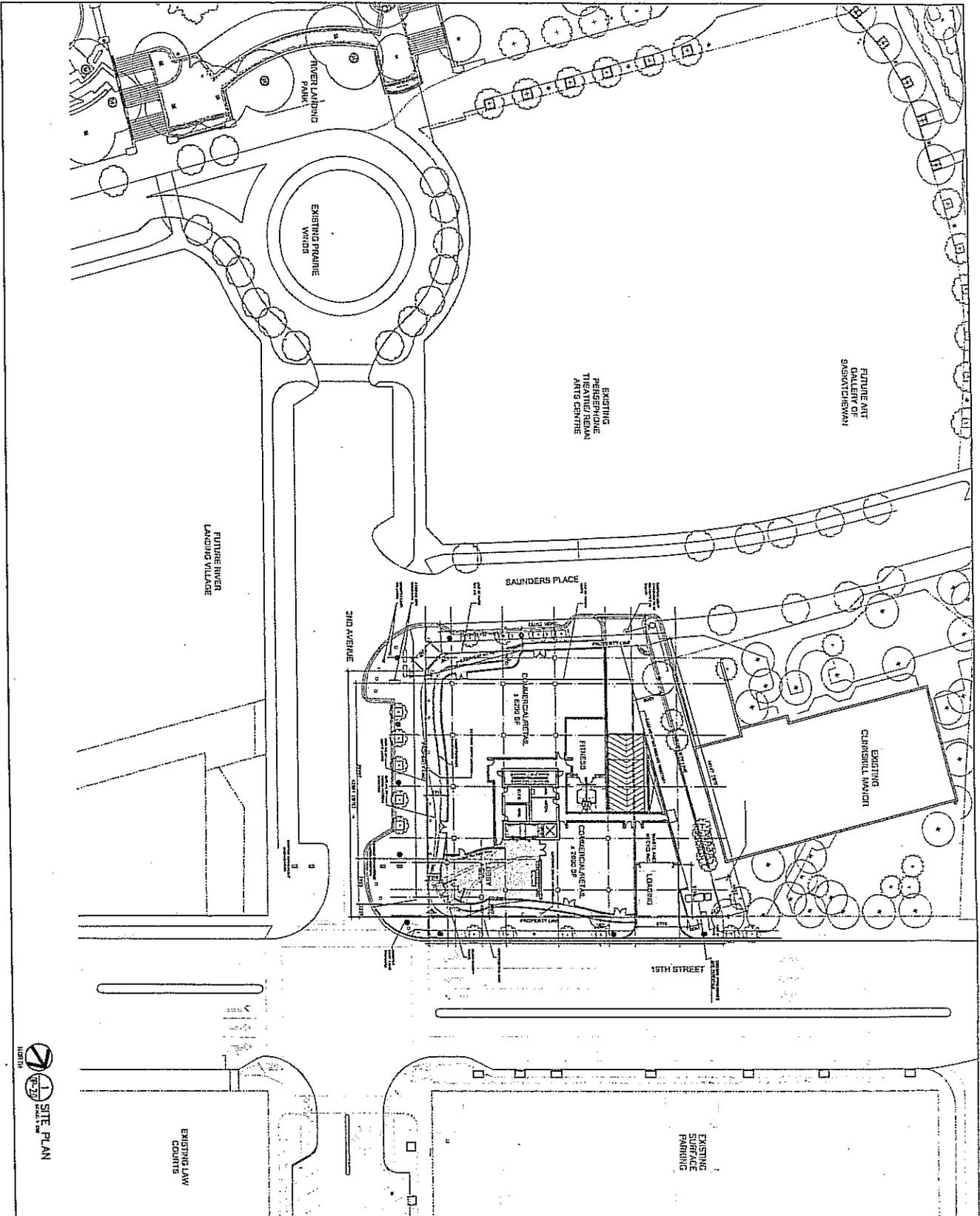
Gibbs Gage ARCHITECTS

DP 1.2

PROJECT	475 2ND AVENUE TOWER
ARCHITECT	GIBBS GAGE ARCHITECTS
DATE	10-11-12
SCALE	AS SHOWN
DESIGNED BY	...
DRAWN BY	...
CHECKED BY	...
DATE	10-11-12

KINBRACKIE AREA

Small text at the bottom right corner, likely a disclaimer or copyright notice.



EXISTING
PERSEPHONE
THEATRE/RENAI
ARTS CENTRE

EXISTING
PRANE
WHARF

SAUNDERS PLACE

2ND AVENUE

EXISTING
CLIMBING
WHARF

15TH STREET

7 SITE PLAN
NORTH

PRELIMINARY NOT FOR CONSTRUCTION

DP 2.0

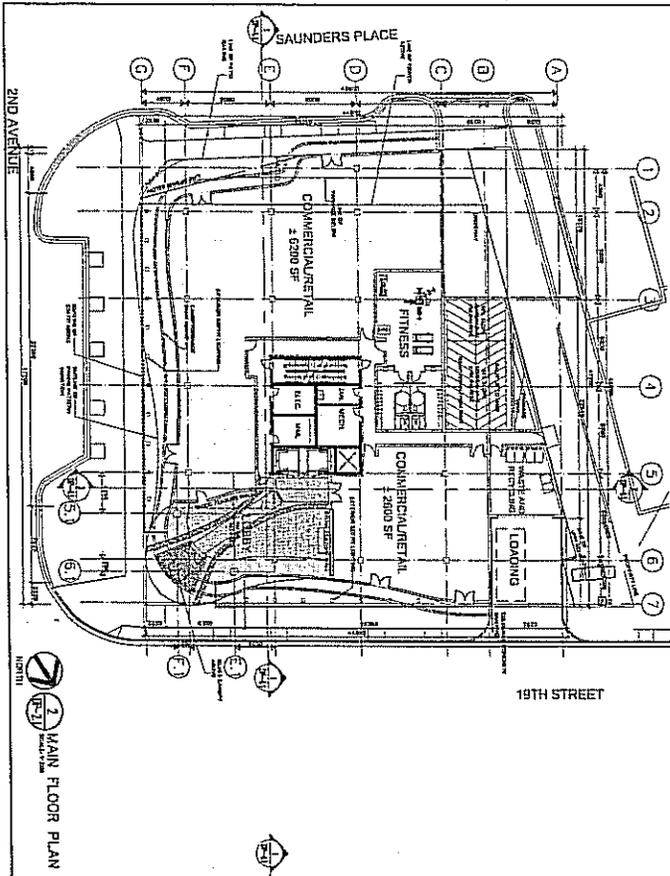
Gibbs Gage
ARCHITECTS

475 2ND AVENUE
TOWER
SASQUATCH, SASKATCHEWAN
SITE PLAN

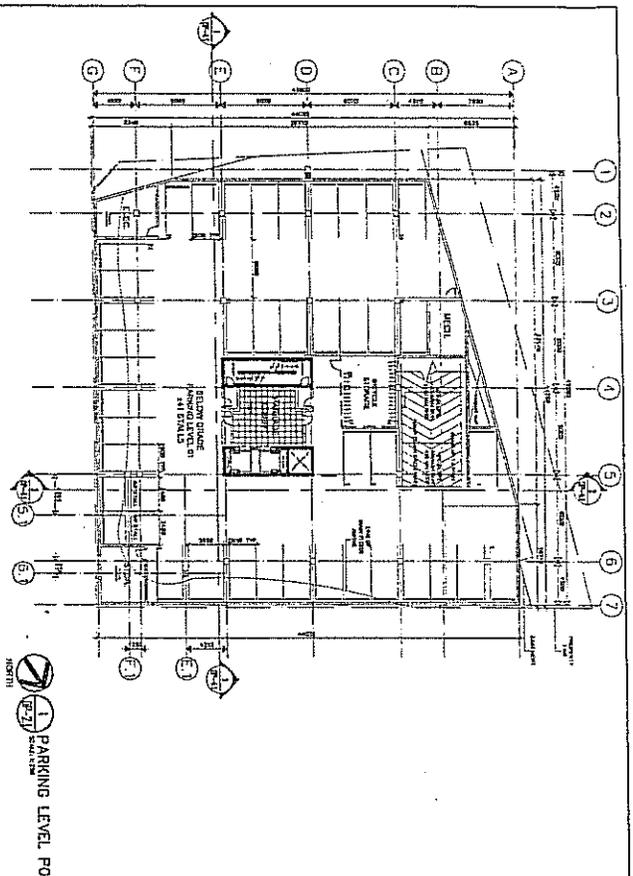
Project	475 2ND AVENUE TOWER
Client	SASQUATCH, SASKATCHEWAN
Architect	GIBBS GAGE ARCHITECTS
Date	2023-08-15
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Sheet	DP 2.0

KINORAYBROOK
AGENCY

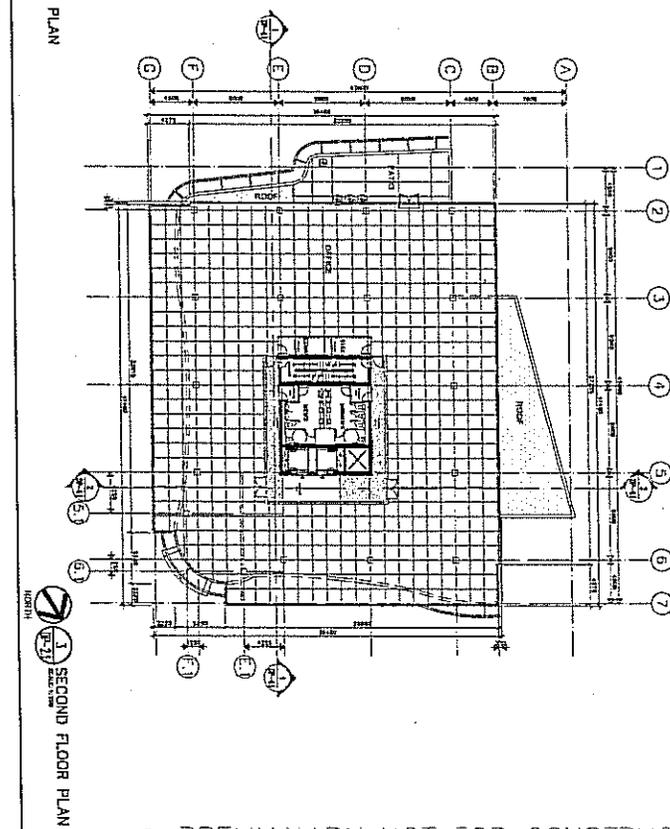
NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR CONTRACT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



2 MAIN FLOOR PLAN



1 PARKING LEVEL P01



3 SECOND FLOOR PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Project Name: DP 2.1A

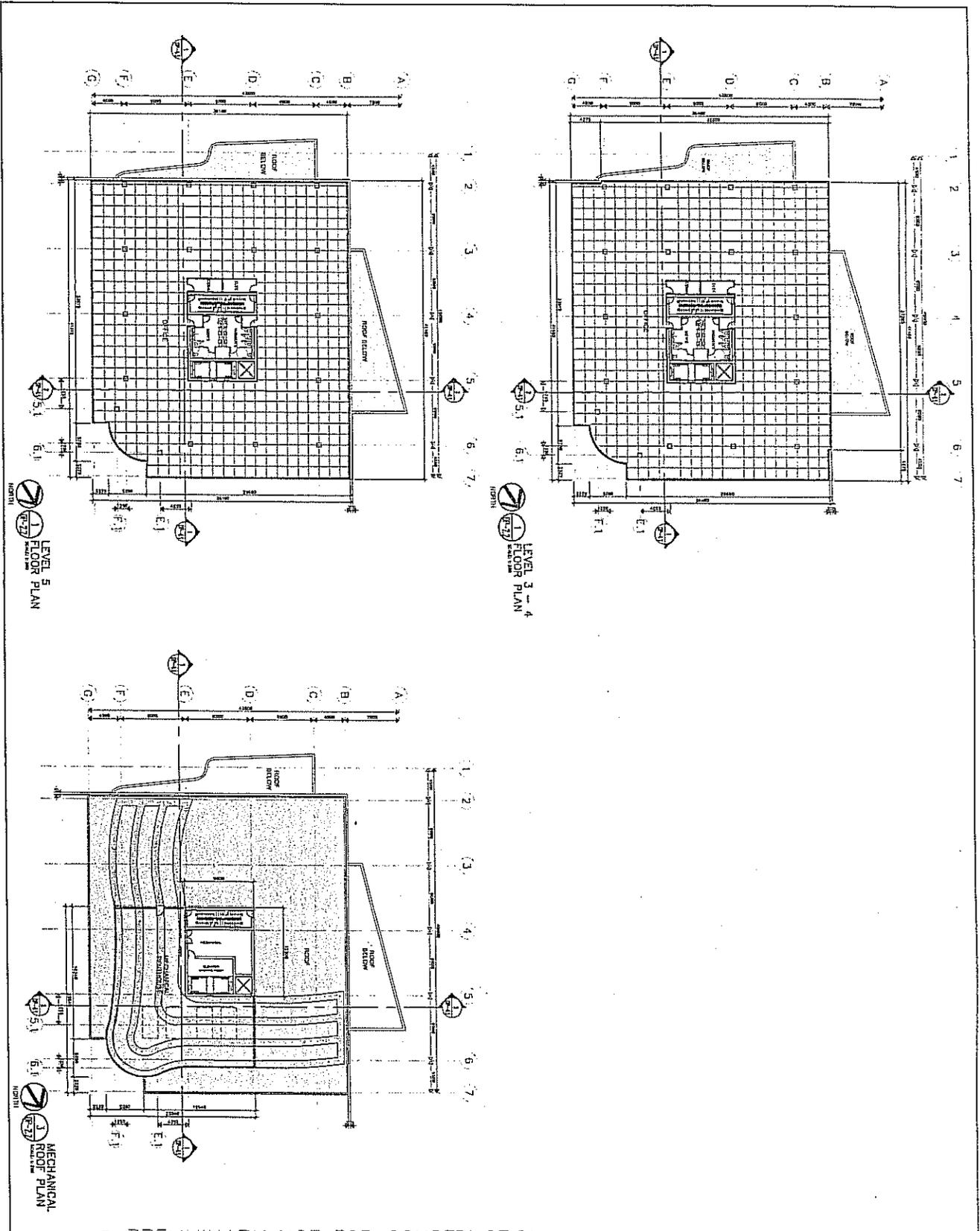
Gibbs Gage ARCHITECTS

475 2ND AVENUE TOWER
SASKATOON, SASKATCHEWAN
FLOOR PLANS

Project Name	475 2ND AVENUE TOWER
Project Number	15-01-00
Scale	AS SHOWN
Date	11-11-10
Drawn By	...
Checked By	...
Approved By	...
Revision	...
Issued For	...
Notes	...

KISORABHAKAR ARCHITECTS

Small text block containing project details, dates, and contact information.



PRELIMINARY NOT FOR CONSTRUCTION

Project: DP 2.2A

Architects: GIBBS GAGE ARCHITECTS

Gibbs Gage ARCHITECTS

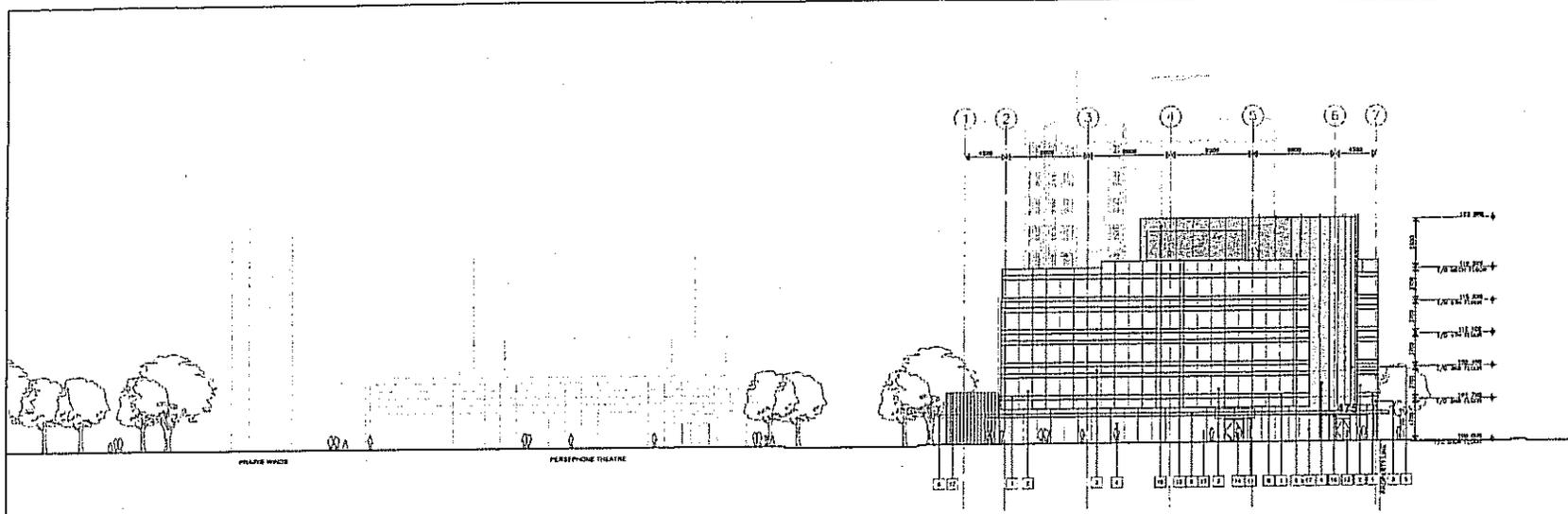
475 2ND AVENUE TOWER
 GOSWAMIDON, SINGAPORE
 FLOOR PLANS

Project Name	475 2ND AVENUE TOWER
Client	GOSWAMIDON, SINGAPORE
Architect	GIBBS GAGE ARCHITECTS
Scale	AS SHOWN
Date	12/12/12
Drawn by	...
Checked by	...
Approved by	...



Notes:
 1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the center of the element unless otherwise stated.
 3. All dimensions are to the finished surface unless otherwise stated.
 4. All dimensions are to the center of the element unless otherwise stated.
 5. All dimensions are to the finished surface unless otherwise stated.

Notes:
 1. Refer to drawings, program, and specifications for details of construction and materials.
 2. All dimensions are property of the architect.
 3. The design and drawing are for construction of the building as shown.
 4. See also drawings.
 5. All building materials are standard.



- 1. PREFABRICATED ANIMAL CLAZING
- 2. CLAZING VISION PANEL (S&V)
- 3. SPANCRETE PANEL (S&V)
- 4. CLAZING VISION PANEL (S&V)
- 5. SPANCRETE PANEL (S&V)
- 6. STEEL BRIDGE FRAMING
- 7. ACYCLIC BRIDGE
- 8. SLOTTED ALUMINUM MILLION CAP
- 9. OVERHUNG DOOR
- 10. PERFORATED METAL SCREEN (S&V)
- 11. METAL SCREEN
- 12. BUILDING SIGNAGE AREA (S&V)
- 13. GLASS DOOR (S&V)
- 14. GLASS DOOR
- 15. METAL SCREEN
- 16. CANOPY, METAL FRAME (S&V)
- 17. CLAZING VISION PANEL (S&V)

1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

KINDRACHUK
 AGREY

A. CLASS CHANGE	NO. OF CHANGES	DATE
Revisions		
Issued For		

Drawn By: JAC, S&V Date: 05/09/09
 Project Number: 0475 2ND AVE TOWER
 0475

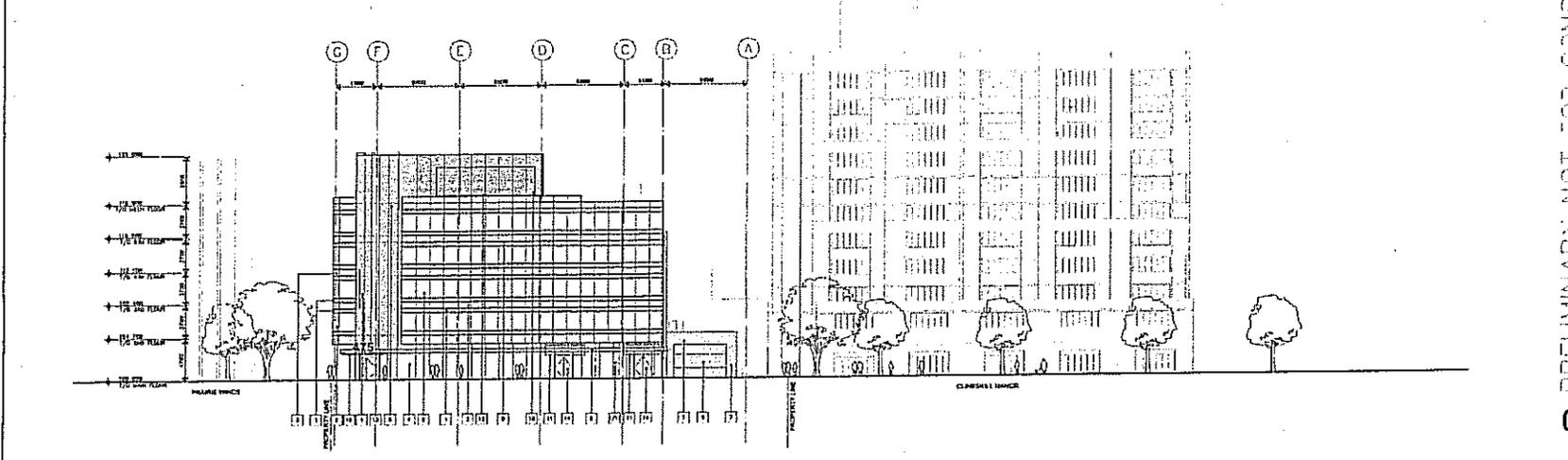
Project:
475 2ND AVENUE TOWER
 SASKATON, SASKATCHEWAN
 ELEVATIONS

Gibbs Gage
 ARCHITECTS

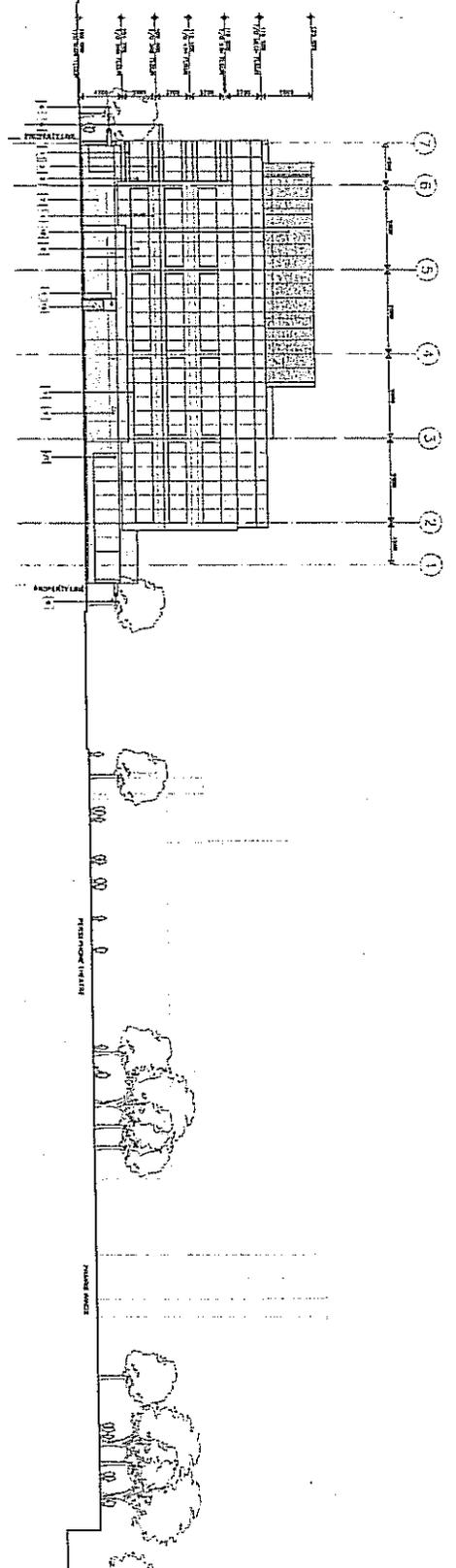
105, 117 & Avenue SE, Calgary, Alberta T2S 0Z3
 PH: 403 273 7000 FAX: 403 261 0879

2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

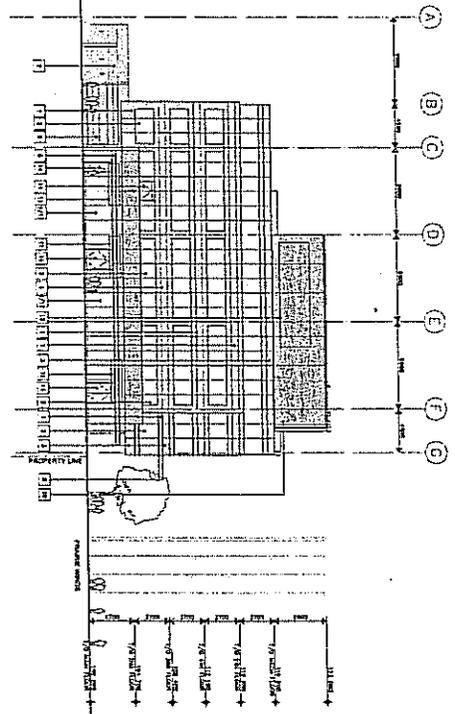
Drawing Number:
DP 3.1A



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1 WEST ELEVATION



7 SOUTH ELEVATION

THIS DRAWING IS PRELIMINARY AND NOT FOR CONSTRUCTION

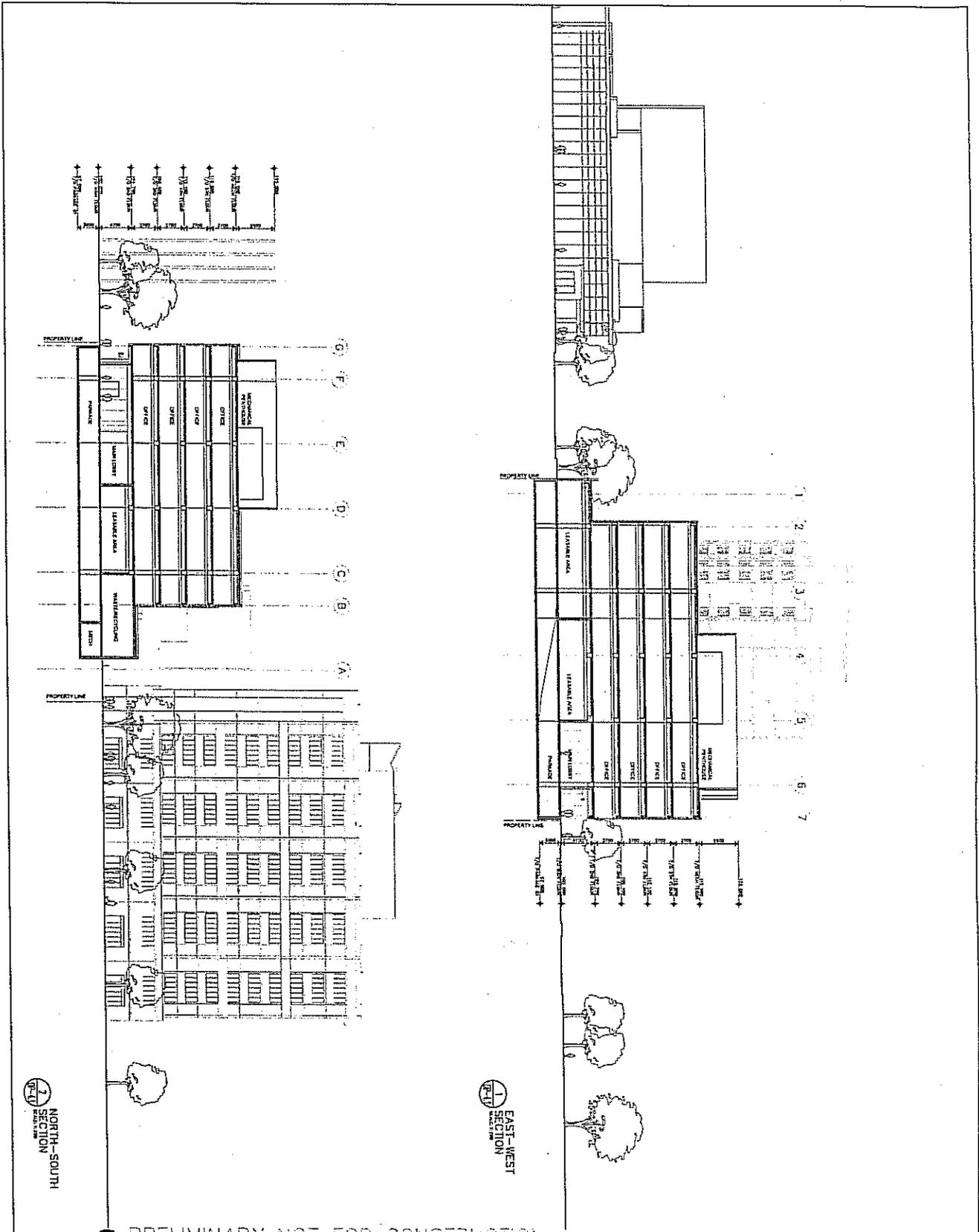
- Notes:
1. REFERENCED IN THE DRAWING
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EMERSON
ARCHITECTS

NO.	DESCRIPTION	DATE	BY	CHKD.
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475 2ND AVENUE
TOWER
ELEVATIONS

Gibbs Gage
ARCHITECTS
DP 3.2A



7 NORTH-SOUTH SECTION

1 EAST-WEST SECTION

PRELIMINARY NOT FOR CONSTRUCTION

DP 4.1

Gibbs Gage
ARCHITECTS

475 2ND AVENUE
TOWER
SEPARATE, SEPARATE/NA
SECTIONS

Project	475 2ND AVENUE TOWER
Client	PARSONS BRINCKERHOFF
Architect	GIBBS GAGE ARCHITECTS
Date	08/14/08
Scale	AS SHOWN
Notes	1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
Revisions	1. REVISED TO REFLECT THE LATEST DESIGN DEVELOPMENT.

KIMBRACON
ARCHITECTS

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His Worship the Mayor and City Council
The City of Saskatoon

ADMINISTRATIVE REPORTS

Section A – COMMUNITY SERVICES

**A1) Land Use Applications Received by the Community Services Department
For the Period Between February 10, 2011 to February 23, 2011
(For Information Only)
(Files CK. 4000-5 and PL. 4300)**

RECOMMENDATION: that the information be received.

The following applications have been received and are being processed:

Subdivision

- Application No. 8/11: 411 - 11th Street East (Nutana Collegiate)
Applicant: Webb Surveys for Saskatoon Public School Board
Legal Description: Lots 1 to 9, 39, 40, Pt. of Lots 10 to 14
and X, Block A4, Plan A955
Current Zoning: R2
Neighbourhood: Nutana
Date Received: February 10, 2011
- Application No. 9/11: 1840 McOrmond Drive
Applicant: Webb Surveys for Pillar Development Corp.
Legal Description: Part of Parcel P, Plan 99SA37157
Current Zoning: B4A
Neighbourhood: University Heights Suburban Centre
Date Received: February 17, 2011
- Application No. 10/11: Webster Surveys Ltd. for Dundee Realty Corp.
Applicant: McClocklin Road/Hampton Circle
Legal Description: Part of the NW ¼ Sec. 37-5-W3M
Current Zoning: RM3
Neighbourhood: Hampton Village
Date Received: February 22, 2011

- Application No. 11/11: Webster Surveys Ltd. for Boychuk Investments and Rosewood Land Inc.
Applicant: Rosewood Land Inc.
Legal Description: Parcel F, Plan 94S17318, Parcel AA, Plan 101875394
Current Zoning: R1A
Neighbourhood: Rosewood
Date Received: February 22, 2011

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Subdivision No. 8/11
2. Plan of Proposed Subdivision No. 9/11
3. Plan of Proposed Subdivision No. 10/11
4. Plan of Proposed Subdivision No. 11/11

Section B – CORPORATE SERVICES

B1) 2011 Budget Approval - Business Improvement Districts (Files CK. 1680-1, CS.1680-2, CS.680-3, CS.1680-4 and CS.1680-5)

- RECOMMENDATION:**
- 1) that the 2011 budget submissions from The Partnership, Broadway Business Improvement District, Riversdale Business Improvement District, and the Sutherland Business Improvement District be approved; and,
 - 2) that the City Solicitor be requested to prepare the 2011 Business Improvement District Levy Bylaws for submission to City Council for consideration.

REPORT

Each Business Improvement District (BID) has submitted a copy of its 2011 annual budget for Council's approval. The 2010 Financial Statements will be submitted at a future date. The 2011 levy request for each BID is as follows:

- a) The Partnership – The levy request is \$453,300, which is the same as 2010.
- b) Broadway Business Improvement District – The levy request is \$149,840, which is a \$4,365 increase (3%) over 2010.
- c) Riversdale Business Improvement District – The levy request is \$130,000 which is a \$4,500 increase (3.6%) over 2010.
- d) Sutherland Business Improvement District - The levy request is \$20,179, which is a \$959 increase (5%) over 2010.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications to the City.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with the recommendations in this report.

PUBLIC NOTICE

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

ATTACHMENTS

1. December 16, 2010 letter and 2011 proposed budget, The Partnership.
2. December 23, 2010 letter and 2011 proposed budget, Broadway BID.
3. January 28, 2011 letter and 2011 proposed budget, Riversdale BID.
4. February 3, 2011 letter and 2011 proposed budget, Sutherland BID.

**B2) Preliminary Statement of Revenues and Expenditures
Year Ended December 31, 2010
(Files CK. 1704-1 and CS. 1704-1)**

RECOMMENDATION: that the information be received.

REPORT

Attached for City Council's information, is a copy of the preliminary financial results by program (Vote/Sub-vote) for the year ended December 31, 2010. This statement, still subject to the external audit, reveals a surplus of \$423,200.

This surplus will be transferred to the Revenue Stabilization Reserve which was established to mitigate mill rate impacts from changes in revenues from year to year. The current reserve balance, before this transfer, is \$3,000,000.

Your Administration began generating forecasts mid-year 2010 which indicated that a potential deficit might be realized. In October 2010, based on forecasts using the September 30, 2010, actual financial results, a deficit of \$1.4 million was expected. While a corporate-wide discretionary spending freeze was not implemented there were steps taken by various departments and branches to minimize any negative impacts to the year-end results.

The external audit of the financial statements is expected to be completed this spring at which time the final financial statements will be forwarded to the Audit Committee and then City Council for approval.

Included in this report are explanations of the major variances contributing to the surplus.

CIVIC YEAR-END RESULTS – VARIANCE EXPLANATIONS

While most programs are close to budgeted figures, there are some significant variances (plus or minus from budget by \$200,000) that are explained in the Variance Explanations below. Since the

2010 Budget was prepared under the previous categories of Vote and Sub-Vote the variances have been prepared under the same headings.

Vote 2 – Taxation (\$354,000 favourable)

The net supplementary taxes exceeded budget by about \$295,000 due to the increased building construction during 2010. Property tax penalty revenues were higher by \$92,000. This was the result of more tax accounts in arrears at year-end than expected.

Vote 3 – Grants-in-Lieu of Taxes (\$491,300 unfavourable)

This variance is from a combination of reduced grants-in-lieu (GIL) of taxation from Saskatoon Light & Power, as well as from Federal and Provincial Governments. The GIL from Saskatoon Light & Power is calculated using metered revenues which were below budget by \$1 million. The Federal/Provincial GIL were off budget by \$174,000 but up over 2009 by \$35,000 indicating that the budget estimates were aggressive. This is also the case for Supplementary GIL that were also off budget by \$160,000 due to less new construction by Federal and Provincial Governments than anticipated.

Vote 6 – Fiscal Earnings and Payments (\$585,900 favourable)

The majority of this favourable variance is due to bank deposit balances being significantly higher in comparison to deposit balances held in prior years. During 2010, the interest rate paid on cash balances at the City's financial institution was higher than the majority of short-term yields available in the capital markets.

Vote 7 – External Agencies and Partnerships (\$1,045,200 unfavourable)

This variance is almost entirely from the reduced franchise fees from SaskEnergy. The City of Saskatoon receives a municipal payment of 5% from the cost of supply and delivery of natural gas to customers within the city limits. However, a significant drop in consumption due to a warm winter and spring combined with a price decrease is leaving the franchise fees from SaskEnergy about \$1.7 million under budget. This is offset by better than budget fees from SaskPower of \$650,000 due to growth and a 4.5% rate increase that took effect August 1, 2010.

Vote 12 – General Provisions & Transfers and Vote 14 – General Payroll Costs (\$331,000 unfavourable)

A contingency for Police Officers' contracted salaries and payroll costs were under-estimated in addition to anticipated general salary contingencies. This negative variance is partially offset by expected better than budgeted corporate payroll costs for pension, medical and dental benefits.

Vote 16 – Transit Subsidies (see Transit Vote 31)

Vote 20-05 and 06 – Recreation and Competitive Facilities Rental and Programming (NET \$88,500 favourable)

The net of these two programs is a favourable variance. The rental program was \$255,200 unfavourable due to electrical utility costs at the Shaw Centre being higher by \$222,000. This is offset by the programming side with a net favourable variance of \$343,700. This variance was due to increased net revenues from the Shaw Centre and Harry Bailey Aquatic Centre admissions, leisure cards and accessibility revenues.

Vote 21-02 – Assessment (\$209,600 favourable)

Salaries and related payroll costs were under budget due to two maternity leaves that were vacant for a number of months, a time lag in the replacement of two Assessment Appraiser positions, and a vacant Accounting Clerk position.

Vote 21-02 – Corporate Information Services (\$420,900 favourable)

The variance is comprised of a number of items. The most significant are unspent training dollars resulting from the inability to free up resources for training; savings from telephone costs due to voice-over-IP; fewer computer upgrades; salary savings due to vacancies throughout the year and new hires at lower pay grades; lower software maintenance costs; a \$125,000 credit from the previous year for anticipated storage and licensing that was not required; \$88,000 in savings due to the late replacement of the highlight colour printer resulting in lower rental charges than budget; and increased cost recoveries from additional printing and photocopying services.

Vote 22 – Fire And Protective Services (\$263,300 favourable)

Salaries were under budget by \$191,400 due to vacancies resulting from long-term disabilities, Workers' Compensation and retirements for which there were timing delays in replacement. Severance pay was under budget by \$114,000 as no retiring members qualified for the early retirement severance payout.

Vote 24-01 – Infrastructure Services – Management & Administration (\$251,000 favourable)

Increased revenues and cross charges resulted from increased capital and custom work. Savings in salary and staff training resulted from an increase in staff turnover.

Vote 24-06 – Earth Streets & Lanes (\$642,400 unfavourable)

The variance in this program is due to the inclement weather and the necessary maintenance of keeping the earth streets up to standard. More material and labour was required to maintain the streets, most notably, \$641,200 in additional materials. This includes additional costs for annexed lands.

Vote 24-14 – Paved Streets (\$308,100 favourable)

The variance in this program is mainly due to the decrease in salary costs which has been reduced by \$194,000 due to the inclement weather. Other significant variances are the result of an increase in cost recovery of \$106,900 from more street repairs and pavement cuts required by utility agencies.

Vote 24-18 – Snow & Ice Management (\$365,100 unfavourable NET of stabilization reserve)

The variance in this program is due to an increase in the snowfalls during the year. This impacted salaries which were over budget by \$782,000. In addition, the increased need for street sanding and materials was most notable in an over budgeted expenditure in Building & Grounds Maintenance of \$431,900. The Snow Removal Program also failed to realize \$50,000 in revenues from the cancelled Commercial Dumping initiative. These negative variances are partially off-set by a favourable variance in lower Contractual Services (\$499,900 under budget) and a decreased reserve contribution of \$549,000.

Vote 24-19 – Street Cleaning/Sweeping (\$582,100 unfavourable)

The variance in this program is due to the increased requirement of staff and materials from heavier and frequent rainfalls during the spring program delivery. Most notably, staff compensation is over budget by \$409,000.

Vote 24-26 – Energy Management (\$204,700 favourable)

Natural gas price reductions are contributing to \$323,000 of the favourable variance. This is offset by over budgeted costs from increased electrical, water and wastewater utility rates.

Vote 24-27 – Facility Operations (\$898,400 favourable)

This variance is comprised of a number of items. The list includes increased cost recovery from more capital work than anticipated of \$379,100; savings in salaries and payroll costs for vacant positions of \$200,000; more capital work completed than anticipated; savings in leased costs of \$120,000 due to the delay in the building lease for the second CIS Data Centre which was planned for May did not occur until December; savings from deferred maintenance at fire halls of \$81,200; reduced maintenance costs at River Landing of \$75,400 due to the delay in the completion of projects; and unspent maintenance for the new Access Transit building of \$41,700.

Vote 24-29 – Vehicle and Equipment Services (\$304,200 unfavourable)

During the year, a high downtime rate was experienced on the heavy equipment and truck portion of the fleet. Due to the high cost of replacement, the service life of these units is being extended which has resulted in more repair costs. In an attempt to curtail these costs, long-term lease agreements on wheel loaders and heavy trucks are being established. A favourable fuel variance of \$415,000 is helping offset the unfavourable maintenance costs. Effective January 1, 2010, user departments that rented vehicles and equipment were charged for fuel consumption, whereas in the past this charge

was built into the rental rate. The savings is a result of the efforts made by departments to reduce fuel consumption now that there is a direct charge for actual usage.

Vote 26 – Environmental Services (\$685,100 unfavourable)

This variance is attributable to higher salary and equipment costs at the landfill. These were over budget for a number of reasons, including additional overtime resulting from the lack of availability of new staff to operate equipment; scale repairs that took longer than anticipated which caused additional staff hours to ensure reasonable throughput of customers; the heavy rain through the season that created issues requiring additional equipment and manpower to maintain the landfill; higher costs for preparatory work required for the waste mechanics study and the installation/alignment of landfill gas header and lateral piping; remediation of the oil drop-off site; and a police search of the area which utilized resources for an extended period.

Vote 31 – Transit (\$602,000 unfavourable – shown under Transit Subsidies Vote 16)

Cash and monthly passes decreased while sales of discounted passes increased. Cash fares and ticket sales are under budget by \$609,700. The introduction of a new fare collection system resulted in a change in the timing of recording ticket revenue while at the same time paper tickets were returned having a negative impact on revenue. There were also more discounted passes purchased which resulted in a reduction of revenue and a shift from customers paying cash and purchasing tickets to using the lower priced discounted passes.

On the expenditure side, salaries make up a large portion of the unfavourable variance. Operators' salaries and payroll costs are higher due to overtime to cover training and absenteeism in addition to providing extra buses for peak periods. Increased training requirements were due to new drivers and new buses, as well as a higher than normal year of special events. Licence fees and sick-bank costs were also higher than budgeted. Cost savings in maintenance helped offset these variances. Staff vacancies and less maintenance are the largest contributors to the favourable variance in the Maintenance Program. Other savings in Transit are the result of a spending freeze imposed in August to lessen the mill rate impact.

Utilities

Vote 25 – Storm Water Utility (\$0 NET Variance)

The utility actually had a deficit in 2010 of \$498,800 which is covered by its Stabilization Reserve having no mill rate impact. Almost all of the negative variance was due to heavy rain falls and the affect on storm sewer maintenance, material and supplies. Revenues were essentially on budget with a small positive variance of \$25,000.

Vote 27 – Water Utility (\$0 NET Variance)

Metered revenue was \$3.8 million (9.5%) less than budget. The unfavourable revenue variance is due to the sales volume, which was 14% less than budget. A deficit of \$1.6 million is offset by a reduction in the transfer of funds to capital reserves of an equal amount to balance the budget. Almost \$2.2 million in expenditure savings is helping offset this variance. The largest item is a savings of \$936,000 in chemical and other supplies resulting from more competitive market pricing. Electrical savings from less pumpage, as well as a number of other savings resulting from a spending freeze imposed starting in August has considerably helped mitigate the negative revenue impact.

Vote 28 – Wastewater Utility (\$0 NET Variance)

Metered revenue was \$2.0 million (7.8%) less than budget. Wastewater metered revenue is billed based on water volumes. The unfavourable revenue variance is due to the water sales volume, which was 14% less than budget. Expenditures were \$1.5 under budget and a reduction in reserve contributions of \$889,000 was able to be used to balance the budget. Sludge facility maintenance costs are significantly under budget since not all work was completed. The liquid injection contract pricing for the sludge handling process was below estimated cost resulting in significant savings.

Vote 30 – Saskatoon Light & Power (\$0 NET Variance)

Revenues were \$1.1 million less than budget as a result of a very wet and cool spring and summer. However, expenses were \$1.5 million less than budget. As a result, Saskatoon Light & Power was able to provide the City with its expected Return on Investment and also transfer \$478 thousand to its stabilization reserve. Due to unfavourable metered revenue including unbilled and municipal surcharge revenue, the grants-in-lieu of taxes paid to the City was \$142,000 less than budget. Also the budget assumed a 5% rate increase for June 1st, while the approved SaskPower increase was 4.5% effective August 1st. This reduced revenue is offset by expenditure savings, most notably \$2.2 million in lower bulk power purchases.

Boards and Commissions

The Police Commission was under budget by \$110,900. This favourable variance is reflected in the City's operating results for 2010.

Credit Union Centre is reporting a surplus for 2010 of about \$1.7 million which will be transferred to the Board's stabilization reserve, as well as targeting loan repayments for the seat and suite expansion projects.

The preliminary result for the Mendel Art Gallery is indicating a small surplus in its operations for 2010 of approximately \$95,000 and will be transferred to their stabilization reserve.

TCU Place is reporting a deficit of \$535,300. The current balance in the TCU stabilization reserve of \$60,500 will offset a portion of this deficit with the remaining shortfall of \$474,800 being applied against the General Fund's year-end financial results.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENT

1. Preliminary Financial Results (by Vote/Sub-Vote and Utilities) for the year ended December 31, 2010.

Section C – FIRE AND PROTECTIVE SERVICES

C1) 2010 Capital Budget – Project No. 2500
Fire – East Side Apparatus
Bush/Wildland Fire Truck
Request for Proposal #11-0201
(Files CK. 1400-1, x CK. 1702-1)

- RECOMMENDATION:**
- 1) that the proposal submitted by Blanchat Mfg. Inc., based out of Harper, Kansas, at a total estimated cost of \$153,283.20 CAN (including GST), be accepted;
 - 2) that the source of funding be the Fire Capital Reserve; and
 - 3) that the Corporate Services Department, Purchasing Services, issue the appropriate Purchase Order.

REPORT

This capital project included the purchase of a Water Tanker and a Bush/Wildland Fire Truck. The Water Tanker was purchased in 2010. A Request for Proposal for the Bush/Wildland Fire Truck was sent out on January 31, 2011, and closed on February 18, 2011. Both trucks are required to service the newly annexed land incorporated into the City of Saskatoon and areas covered by Fire Service Agreements with neighbouring Rural Municipalities and First Nation communities on a cost recovery basis.

Only one proposal was received as follows:

Blanchat Mfg. Inc.	Base Price	\$145,984.00
	GST	<u>7,299.20</u>
	Subtotal	\$153,283.20
	GST Rebate	<u>(7,299.20)</u>
	Subtotal	\$145,984.00
	Less Deduction	<u>2,000.00</u>
	Net Cost to City	<u>\$143,984.00</u>

The price will be reduced by \$2,000.00 upon pre-payment of the chassis. This project includes purchase of the Bush/Wildland Fire Truck plus fully equipping the apparatus at an additional cost of \$3,000, plus GST.

Upon reviewing the evaluation criteria, SFPS recommends the tender from Blanchat Mfg., Inc., be accepted. Due to the specific design of the apparatus, it was the only proposal received and the manufacturer is a company that SFPS identified as being capable of supplying the apparatus required. Although Blanchat Mfg. Inc. is based out of Harper, Kansas, the regional representative is based out of Allan, Saskatchewan, under the name of COLYA J.

The Evaluation Criteria is based on the following:

- Price
- Company Experience and Capabilities
- Suitability/Design for Intended Use
- Delivery Schedule
- Meeting all Standards as Listed
- References
- Availability of After Sales Service

OPTIONS

None.

POLICY IMPLICATIONS

None.

FINANCIAL IMPLICATIONS

The budget for this truck as presented to City Council in December of 2010 was estimated at \$115,000.00. The proposal submitted was \$153,283.20 CAN (GST included). The Fire Capital Reserve is sufficient to accommodate this purchase.

ENVIRONMENTAL IMPLICATIONS

None.

PUBLIC NOTICE

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

Section E – INFRASTRUCTURE SERVICES

E1) Installation or Modification of Traffic Signage Placement of Traffic Control, Parking Restrictions and Parking Prohibitions (Files CK. 6120-1 and CK. 6280-1)

RECOMMENDATION: that the information be received.

BACKGROUND

City Council, at its meeting held on January 26, 2009, approved that the General Manager, Infrastructure Services Department, be delegated the authority to proceed with the placement of traffic controls (stop and yield signs); installation of all parking restrictions, including the placement of general loading zones, church loading zones, hotel loading zones, school loading zones, disabled parking zones and installation of parking prohibitions without City Council approval.

The Administration also indicated that it would provide Council with an annual report outlining installations for each year.

REPORT

The Administration installed the following traffic signage in 2010.

Traffic Control

- One three-way stop location
- One two-way stop location
- Nine two-way yield locations
- All of the stop and yield signs for the newly developed roadways in the Rosewood Neighborhood

Parking Restrictions

- Twenty six disabled parking zone locations
- Six general loading zone locations

Parking Prohibitions

- Thirteen no parking locations

All locations are included in Attachment 1, separated by Ward and neighborhood.

POLICY IMPLICATIONS

The installation of the above signs meets the current policies: Traffic Control – Use of Stop and Yield Signage C07-007 and Parking Restrictions and Parking Prohibitions C07-010.

FINANCIAL IMPACT

There is no financial impact.

PUBLIC NOTICE

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

ATTACHMENT

1. List of Locations.

E2) Proposed Caswell Hill Residential Parking Program (Files CK. 6120-4 and IS. 6120-06)

- RECOMMENDATION:**
- 1) that the City Solicitor be requested to amend Bylaw 7862, The Residential Parking Program Bylaw, to create a Caswell Hill Residential Parking Permit Program, as outlined in the following report; and
 - 2) that the 100 and 200 blocks of 31st Street West; 100, 200, 300 and 400 blocks of 32nd Street West; 1000 and 1100 blocks of Avenues B and C North; and the 1100 block of Avenue D North be added to the newly created Caswell Hill Residential Parking Program, with a “Two Hour, 08:00 to 17:00, Monday to Friday” parking restriction as shown on attached Plan 260-0038-001r001 (Attachment1).

BACKGROUND

The northern region of the Caswell Hill neighbourhood is located adjacent to the Kelsey campus of SIASST. This major traffic generator has increasingly affected the lives of the nearby residents by causing excessive levels of transient parking.

This issue was first addressed in April of 2002 when the residents were surveyed to determine the level of support for the implementation of a Caswell Hill Residential Parking Permit Program (RPP). When the polling was completed, the RPP was supported by 54.5 percent of the residents with 70.8 percent stating they would purchase a permit if necessary. As this did not reach the

required 70 percent support needed as per Council Policy C07-014 – Residential Parking Permits, it was decided that a RPP would not be implemented at that time.

The issue was reopened in December of 2004 as residents adjacent to Kelsey Campus were once again polled regarding the implementation of a Caswell Hill RPP. This poll showed less support than the previous with a very low 17 percent of residents supporting implementation and 58 percent of those stating they would purchase a permit if necessary not meeting the threshold required once again.

Earlier in 2010, SIAST announced that they will begin to charge students for use of their parking lot which was formerly free. This has raised some concern among residents nearby as they anticipate it will cause a large influx of transient parking to their already growing problem.

The introduction of a RPP allows certain streets to be designated as residential parking zones and enables residents within the zone to purchase a permit that allows them to park their vehicle longer than the posted time limit.

The intent of the program is to address daily, ongoing and persistent residential parking concerns in the Caswell Hill neighbourhood.

REPORT

In an effort to address parking and traffic concerns, residents in the Caswell Hill neighbourhood embarked on the process of collecting signatures to petition for the creation of a Caswell Hill RPP zone for the 100 and 200 blocks of 31st Street West; 100, 200, 300 and 400 blocks of 32nd Street West; 1000 and 1100 blocks of Avenues B and C North; and the 1100 block of Avenue D North. This area is adjacent to the Kelsey Campus of SIAST and has experienced an increasing level of transient parking.

The petition, which was distributed in the spring of 2010, resulted in an overall support level of 69 percent. The Administration has evaluated the names and addresses listed on the petition, and have no concerns in relation to resident support for the expansion of the Caswell Hill RPP on these streets.

Residents within the area will be notified upon Council approval of the creation of the RPP zone.

POLICY IMPLICATIONS

According to Policy C07-014 – Residential Parking Permits, the following criteria must be met in order for an area to be considered for the RPP:

- Area to be specified as a Residential Parking Permit zone must be predominantly used as a single or multi housing unit area as determined by Infrastructure Services.
- Area to be specified as a Residential Parking Permit zone must have a shortage of on-street parking as determined by Infrastructure Services.
- Residential Parking Permit zone will be determined by Infrastructure Services and must consist of a minimum of ten city block faces. The centreline of a street will not be the boundary of a Residential Parking Permit zone.
- Minimum level of support from residents of single or multi housing units in the Residential Parking Permit zone must be no less than 70 percent on each block. Only one resident per single housing unit and one resident of each unit in a multi housing unit is eligible to sign the petition.
- Minimum level of support of residents of single or multi housing units who would purchase Residential Parking Permits in the Residential Parking Permit zone must be no less than 70 percent of the people who support the program. Only one resident per single housing unit or one resident of each unit in a multi housing unit is eligible to sign the petition.

Although the Caswell Hill area does not meet the established criteria for the program in percentage of support, it is the Administration's opinion that, as the level of support was just under the requirement, and given that transient parking in this region has and will continue to be an increasing problem, the creation of a Caswell Hill RPP be approved.

OPTIONS

The implementation of limited Parking Permit Program was considered since the level of support was slightly short of the 70 percent required as per the Policy. Given that the amount of transient parking is expected to increase with the upcoming changes to the SIAST parking lots, the Administration is recommending that the regular RPP would be more appropriate for the area providing dedicated enforcement of the parking restrictions which will be required in the area.

FINANCIAL IMPLICATIONS

RPP's have traditionally been revenue neutral, whereby the annual purchase price of the permit covers the costs to implement, administer and enforce the program.

The annual \$25 permit purchase price covers the costs to implement, administer and enforce the program. June 1, 2011, is the proposed renewal date for the permits in the Caswell Hill RPP.

COMMUNICATIONS PLAN

The RPP details will include information on where to purchase permits and the associated costs through the use of brochures, Public Service Announcements, and ads in the city page. The information will be provided to all places of residence that qualify for permits within the zone.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan 260-0038-001r001.

**E3) Proposed Expansion of the Varsity View Residential Parking Program Boundary
600 Block of University Drive between 13th and 14th Street East
(Files CK. 6120-4-3 and IS. 6120-06)**

- RECOMMENDATION:**
- 1) that the 600 block of University Drive, spanning 13th Street East and 14th Street East, be added to the Varsity View Residential Parking Program, with a “Two Hour, 08:00 to 17:00, Monday to Friday” parking restriction as shown in Plan 260-0048-001r003 (Attachment1) ; and
 - 2) that the City Solicitor be requested to amend Bylaw 7862, The Residential Parking Program Bylaw, to reflect the changes as outlined in this report.

REPORT

In an effort to address parking and traffic concerns, residents in the Varsity View neighbourhood embarked on the process of collecting signatures to petition for the extension of the Varsity View Residential Parking Program (RPP) zone into one of the two 600 blocks of University Drive, spanning from 13th Street East to 14th Street East. This area is adjacent to the existing Varsity View RPP zone and has experienced an increased level of transient parking.

The petition, which was distributed in October 2010, resulted in an overall support level of 78%. The Administration has evaluated the names and addresses listed on the petition, and have no concerns in relation to resident support for the expansion of the Varsity View RPP on these streets.

Residents within the area will be notified upon Council approval of the expansion of the RPP zone.

OPTIONS

No other options were considered.

POLICY IMPLICATIONS

The overall petition results exceed the resident support level of 70% required to establish a Residential Parking Permit Program zone, as set out in Policy C07-014 - Residential Parking Permits.

FINANCIAL IMPACT

There are sufficient funds within the Operating Budget to address the increase to the program's expenses for the installation of signs, printing and distribution of parking permits. The annual \$25 permit purchase price covers the costs to implement, administer and enforce the program. The renewal date is September 1 for permits in the Varsity View RPP, which is prorated to \$12.50, if purchased after March 1.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan 260-0048-001r003

E4) Post Budget Approval
Capital Project 1654 – Parks Equipment Purchases
Purchase of an 11-Foot Self Propelled Mower
(Files CK. 1390-1, x CK. 1702-1 and IS. 1390-1)

- RECOMMENDATION:**
- 1) that a post budget expenditure in the amount of \$53,000 be approved for Capital Project 1654 – Parks Equipment Purchases for the purchase of one 11 foot Self Propelled Mower; and
 - 2) that the post budget expenditure in the amount of \$53,000 be funded from the 2011 allocation to the Parks Branch Grounds Maintenance Equipment Acquisition Reserve.

REPORT

Approval of the 2011 Operating Budget provided for the transfer of \$72,100 to the Parks Branch Grounds Maintenance Equipment Acquisition Reserve with the intent of providing a source of funding for the planned purchase of new grounds maintenance equipment.

Prior to the last portions of the Arbor Creek and Briarwood Neighbourhoods being developed in 2002 and 2004 respectively, the existing Parks Branch fleet of grounds maintenance equipment was sufficient to maintain the approved levels of service.

In 2000 the Parks Branch maintained a total of 889 Hectares (2,200 acres). The development of new parks and the redevelopment of existing parks will increase that total to 1,127 Hectares (2,785 acres) in 2011. This equates to an additional 238 Hectares (588 acres) over the past ten years. The increase in hectares maintained, relates to the development of the new neighbourhoods; Willowgrove, Hampton, Blairmore, Lakewood Suburban Centre and Stonebridge neighbourhoods. These increases do not include the future neighbourhoods of Evergreen, Rosewood, Blairmore Suburban Centre 28.84 Hectares and the completion of Lakewood Suburban Centre, which will add another 45.6 Hectares of park and open space.

Administration can confirm that since 2000, the Parks Branch has anticipated the increase in maintenance responsibility with limited and no additional grounds maintenance equipment. The inability to purchase additional equipment required for the present and future demands, continues to have an adverse affect on our ability to maintain existing service levels with an additional 122 Hectares by the end of 2010, an additional 29.68 Hectares in 2011 and approximately 40.3 Hectares in 2012.

In an effort to attain and maintain our approved mowing standards and with the additional mowing hectares, there is a need to purchase two (2) new, additional 11 foot self propelled mowers.

FINANCIAL IMPACT

As per recommendations, there are two separate funding sources that are required for the purchases to occur. The first source of funding for \$53,000 is the IS - Capital Project 1654 Parks Equipment Purchases and the second source of funding for an additional \$53,000 is the Parks Branch Grounds Maintenance Equipment Acquisition Reserve.

The Administration is recommending the approval that a post budget expenditure from the 2011 allocation be approved to the Parks Branch Equipment Acquisition Reserve in the amount of \$53,000.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

**E5) Capital Project No. 2394 and No. 2258
Contract #11-0015 - Rehabilitation of Grade Separations
Circle Drive South Bound/14th Street & Idylwyld Drive/Taylor Street North
Bound/South Bound
Award of Detailed Design and Construction Services
(Files CK. 6000-1, x CK. 1702-1 and IS. 6005-104-06)**

RECOMMENDATION: 1) that the Sole Source proposal submitted by AECOM Canada Ltd. for the provision of detailed Design and Construction Services for the Rehabilitation of Grade Separations – Circle Drive South Bound/14th Street and Idylwyld Drive/Taylor Street for at an estimated cost of \$103,500.00 plus (G.S.T. and applicable P.S.T.) be approved; and

- 2) that the City Solicitor be requested to prepare the appropriate Design and Construction Services agreement for the execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

REPORT

Capital Project 2394, Circle Drive/14th Street/South Bound, includes the rehabilitation of the Circle Drive South Bound/14th Street overpass. Work includes repairs to the abutments, piers, barriers and curbs, with a new concrete deck overlay, waterproofing membrane, asphalt driving surface, and possible removal of the expansion joints with conversion to semi-integral abutments. Capital Project 2394 was approved in the 2010 Capital Budget, and is partially funded through the Bridge Major Repair Reserve and the Canada - Saskatchewan Provincial Territorial Base Fund, (PT) Program in the amount of \$260,000.

Capital Project 2258, Idylwyld Drive/Taylor Street/North Bound/South Bound includes the rehabilitation of the Idylwyld Drive North Bound and South Bound/Taylor Street overpasses. Work includes repairs to the abutments, piers, barriers and curbs with a new concrete deck overlay, waterproofing membrane, asphalt driving surface and removal of the expansion joints with conversion to semi-integral abutments. Capital Project 2258 was approved in the 2011 Capital Budget.

Capital Projects 2394 and 2258 have been integrated into one contract in order to gain economic efficiencies of scale and to limit traffic disruptions to the public along the two main arteries in one construction season instead of over several seasons. Work at one location will not be allowed until work at the other location is complete.

The detailed design for Capital Project 2394, Circle Drive/14th Street/South Bound, was completed by AECOM in 2005, although the rehabilitation remained unfunded until 2010.

The detailed design for Capital Project 2258 was completed in 2010, in conjunction with the rehabilitation of six similar structures along Idylwyld Drive (from Saskatchewan Crescent to 8th Street).

In December, 2010, Infrastructure Services issued a request to AECOM Canada Ltd. for a fee proposal for the detailed design and supply of construction services for the Rehabilitation of Grade Separations – Circle Drive South Bound/14th Street and Idylwyld Drive/Taylor Street.

Although the detailed design for the two projects had been completed in previous years, updates to the drawings and specifications are required. Some of these updates include shoring of the

Idylwyld structures to eliminate a series of phased concrete pours in order to shorten construction schedule, address anticipated advanced deterioration as seen in similar structures in 2010, and converting the Circle Drive South Bound/14th Street overpass to a semi-integral design to eliminate the maintenance prone expansion joint, also reducing the construction schedule.

The scope for the Design and Construction Services to be provided is as follows:

- Update design drawings and specifications;
- Preparation of tender documents;
- Attendance at tender and site meetings;
- Reviews of Shop drawing;
- Provision of technical assistance for drawing interpretation and clarification;
- Periodic inspections to review demolition procedures, steel reinforcement, formwork, beams and stringers, expansion joints, membrane, and asphalt installation; and
- Full time site inspections during concrete pours for all critical elements such as the abutments, deck, barriers, and wing-walls.

Daily site engineering is to be provided by the City of Saskatoon staff.

The Administration is recommending that the Sole Source proposal submitted by AECOM Canada Ltd. for the provision of detailed Design and Construction Services for the Rehabilitation of Grade Separations. The work is being done on a time and expense basis, in line with APEGS (Association of Professional Engineers and Geoscientists of Saskatchewan), and is projected to have an upset limit of approximately \$103,500 plus (G.S.T. and applicable P.S.T.).

FINANCIAL IMPLICATIONS

There is adequate funding within the 2010 and 2011 Capital Project 2394, Circle Drive/14th Street/South Bound and Capital Project 2258, Idylwyld Drive/Taylor Street/North Bound/South Bound, and within funding to be received under the (PT) Program Building Canada Plan in the amount of \$103,500.00.

ENVIRONMENTAL IMPACTS

There are no environmental implications.

PUBLIC NOTICE

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

**E6) Wastewater Sewer Use Policy, Bylaw and Regulatory Framework –
Proposed Program
(Files CK. 7820-3 and IS. 7821-4)**

- RECOMMENDATION:**
- 1) that Bylaw 4875, a Bylaw of the City of Saskatoon to provide for the levying and collecting of a sewerage service charge, be repealed;
 - 2) that Bylaw 5115, a Bylaw of the City of Saskatoon regulating the use of the public sewage works and storm sewers and to provide for the levying and collecting of a charge for the use of the public sewage works, be revised to repeal the sewage works content, leaving the remaining storm sewer content;
 - 3) that the City Solicitor be instructed to prepare a new Sewer Use Bylaw based on the information contained in the following report, for approval by City Council;
 - 4) that the City Solicitor be instructed to prepare amendments to The Waste Bylaw, 8310, as described in the following report, in order to ensure consistency between solid and liquid waste disposal;
 - 5) that the \$535,000 in 2011 implementation costs, be funded from Capital Project 2264 – Sewer Baseline Sampling/Monitoring in the amount of \$460,000, and Capital Project 2279 – Sewer Use Bylaw Implementation in the amount of \$75,000;
 - 6) that the \$600,000 in 2012 implementation costs, be funded from Capital Project 2279 – Sewer Use Bylaw Implementation in the amount of \$225,000 and the Water and Wastewater Utility Capital Program in the amount of \$375,000, which is funded within the current Water and Wastewater Utility rate structure as approved in 2009;

- 7) that the \$590,000 in 2013 implementation costs and the annual operating costs be funded from the Water and Wastewater Utility rates, and that the 2013 implementation costs and the 2014 and 2015 operating costs of \$250,000 and \$200,000, respectively, are included in the 2013, 2014 and 2015 utility rate setting process;
- 8) that an Annual Permit Fee for permitted dischargers, in the amount of \$1,000 per year, be approved;
- 9) that a Permit Application Fee, in the amount of \$500, be approved;
- 10) that a Permit Amendment Fee, in the amount of \$250, be approved; and
- 11) that the new Sewer Use Bylaw, and Permit and Temporary Licence Fees and the new Sewer Use Bylaw regulations come into effect on July 1, 2013.

EXECUTIVE SUMMARY

The current regulatory framework for sanitary sewer use in the City of Saskatoon is based on the Sewage Works Bylaw 5115, which came into effect in 1971. The current bylaw is general in nature, is open to interpretation and does not have adequate provisions for enforcement. There have also been several changes to federal and provincial legislation that affect the City's jurisdiction over, and regulatory requirements for, the wastewater system. To address these issues and to produce an updated regulatory framework for sanitary sewer use, a comprehensive review of our sewer use policy, bylaw, and regulatory programs was conducted.

The creation of a new Sewer Use Bylaw and supporting policies is aimed at improving the quality of wastewater by reducing chemicals, metals and high levels of organics through proper wastewater system user management. The proposed bylaw and policies outlined in this report would remove potentially harmful substances at the source, reducing the risk of them entering the South Saskatchewan River through the Wastewater Treatment Plant effluent, and/or being spread on fields through the City's biosolids operation.

The key drivers that were set for the new bylaw project include: Business Efficiency; Due Diligence; Environmental Stewardship; and Fairness and Equity. "Source Control Management" (stopping inappropriate material at the source, before it enters the sanitary sewer collection

system) was identified as the preferred approach in defining a new regulatory framework for sanitary sewer use and operation.

BACKGROUND

City Council, at its meeting held on January 17, 2011, adopted the recommendations of the *attached report of the General Manager, Infrastructure Services Department*, dated December 20, 2010 (Attachment 1), regarding the proposed Wastewater Sewer Use Policy, Bylaw and Regulatory Framework. As per Recommendation 1) “that the Administration conduct information sessions on the Wastewater Sewer Use Policy, Bylaw and Regulatory Framework Program, as outlined in the following report, providing an opportunity for stakeholder feedback, and that the results of the feedback be reported to City Council on March 7, 2011, with the final recommendations for the new Sewer Use Bylaw, Policies, Regulations and Permit Fees” information sessions were conducted on February 10, 2011, and February 15, 2011.

The intent of this report is to provide additional information gained from the information sessions and to provide final recommendations for the development of the new Sewer Use Bylaw.

REPORT

As presented in the report to City Council on January 17, 2011, (Attachment 1), changes to the Sewer Use Bylaw are required to address many wastewater issues such as high organic strength, restaurant grease, high zinc in the biosolids, improper use of the wastewater system, and improving the quality of treated wastewater discharged into the South Saskatchewan River. Also the current sewer use bylaw is quite general, open to interpretation and does not have effective enforcement provisions.

The major proposed changes are:

- Source Control;
- Limits and Prohibited Substances;
- Regulations that would apply to the following businesses:
 - Food Sector Operations;
 - Equipment and Vehicle Wash Operations;
 - Fermentation Operations;
 - Carpet Cleaning Operations;
 - Dental Operations;
 - Dry Cleaning Operations;
 - Automotive Repair Operations; and

- Photographic Imaging Operations.
- Temporary Licences;
- Permits that include the following permit types:
 - Special Use Permits (can include Sewer Surcharge);
 - High Volume Discharge Permits;
 - Trucked Liquid Waste Hauler Permit; and
 - Pre-Treatment Facility Permit.
- Monitoring, inspection and sampling; and
- Enforcement.

Attachment 1 provides further information on the proposed changes.

Information Sessions and Other Feedback

In preparation for the information sessions, Administration sent out approximately 6,800 information packages to businesses and institutions, so that they had information to assess if they may be impacted by the proposed Sewer Use Bylaw. The information packages went to all non-home based businesses and institutions in the City.

These packages provided a general letter inviting them to the information sessions and promoting the information available on the City's web site, an industry specific information sheet (only to those that matched the appropriate category through their business licensing classification), a frequently asked questions sheet, and the proposed limits and prohibited substances sheet. An example of the information package is included in Attachment 2. The information sessions and availability of web site information was advertised in the February 5 and February 12, 2011 StarPhoenix.

The information sessions were well attended with approximately 40 participants at the February 10, 2011 session and approximately 80 participants at the February 15, 2011 session. In addition approximately 30 phone calls were received, three industry group letters, and a few emails. Most of the feedback received was enquiring for specific information related to the respondent's sewer use.

Approximately 10 percent of the potentially impacted businesses affected by the proposed bylaw changes participated in the information sessions. Feedback received during and after the sessions indicate that the participants appear to have a good understanding of the proposed changes and how they may affect them. There was also strong support for the environmental principals behind the bylaw.

Items identified though the Information Sessions and Feedback received are:

Grease Interceptors

The Canadian Institute of Plumbing and Heating enquired about Saskatoon's knowledge of CAN CSA B481 Grease Interceptor Standard. They pointed out that this standard is included in the 2010 edition of the National Plumbing Code and that the Province of Saskatchewan is preparing to revise legislation to implement the 2005 edition of the National Plumbing Code. They asked that Saskatoon work with the Province to align implementation and wording so that little change is necessary when the CAN CSA B481 standard is adopted.

Food Waste Garbage Disposal Units

The Canadian Institute of Plumbing and Heating enquired about Saskatoon's prohibition of food waste garbage disposal units with greater than 1/3 horsepower. This was also of interest to homebuilder associations. The prohibition is a carryover from the current Sewer Use Bylaw (5115). Material from garbage disposals can create blockages in the sewage collection system. This prohibition may need to be re-examined from time to time as improvements are made in garbage disposal units.

Uncontaminated Water Discharges to Wastewater System

The Canadian Water Quality Association expressed concerns on the interpretation of prohibition of uncontaminated water discharges to the wastewater system. They understand Saskatoon's concerns of large quantities of uncontaminated water and its potential to create flooding concerns. Administration will insure that the concerns are addressed so that there would not be a prohibition to uses such as dialysis units and reverse osmosis systems.

General Concerns

A number of contacts were made from the hair styling industry to enquire about potential impacts and they were told that their industry is not a concern at this time. They would be considered to be the same as other wastewater system users and would be required to be responsible in their use of the wastewater system.

The Mechanical Contractors Association of Saskatchewan expressed a number of concerns beginning with concerns over more regulation and requiring clarity with almost all items in the list of prohibited substances. Their concerns will be further addressed in the definition section of the bylaw. Also, when discharges are looked at as part of a composite sample that represents typical wastewater system usage, concerns with small amounts of substances that exceed pH limits are addressed.

Grandfathering existing infrastructure was brought forward as part of the information sessions. Grandfathering would apply to building physical infrastructure that was appropriate at the time of installation and is capable to producing an acceptable wastewater effluent quality standard. Grandfathering would be most likely applied to interceptors, but strainers, filters, screens and amalgam separators would not be grandfathered. In the event the equipment in place does not meet the regulations, but can produce acceptable effluent quality, there is the option to apply for a Pre-treatment Facility Permit. The permit is required as a higher degree of monitoring would be required to ensure bylaw compliance.

OPTIONS

The following options could be considered:

The City of Saskatoon could choose not to implement a new Sewer Use Bylaw and continue with the existing bylaw and regulatory framework; however, this will put the City at risk of being legally liable for inappropriate wastewater discharges. If the City does not implement the new Sewer Use Bylaw it is recommended that measures be taken to enforce the current Sewer Use Bylaw (5115).

The City could consider changing the effective date for the bylaw, permits and regulations beyond July 1, 2013. Although this would allow users more time to prepare for the changes required by the new bylaw, it is the Administration's opinion that the July 1, 2013 effective date will allow sufficient time for a majority of users to address compliance issues, and that the Temporary License and specific permit conditions will allow the City the ability to address those instances where businesses have not achieved full compliance.

POLICY IMPLICATIONS

A Permitting Policy is required for the permits listed in the proposed new Sewer Use Bylaw.

FINANCIAL IMPACT

It is estimated that an additional \$1,725,000 will be required to implement the new Sewer Use Bylaw during 2011, 2012, and 2013. The Administration is recommending that the implementation costs be funded from capital projects as shown in the following table:

Sewer Use Bylaw Implementation Capital Funding

Funding Source	Amount	Expenditure Year
Capital Project 2264 – Sewer Baseline Sampling/Monitoring (Existing Funding from Water and Wastewater Utility – Approved 2008 (\$360,000) and 2009 (\$150,000))	\$460,000	2011
Capital Project 2279 – Sewer Use Bylaw Implementation (Existing Funding from Water and Wastewater Utility – Approved 2008 (\$100,000) and 2009 (\$200,000))	\$75,000	2011
Capital Project 2279 – Sewer Use Bylaw Implementation (Existing Funding from Water and Wastewater Utility – Approved 2008 (\$100,000) and 2009 (\$200,000))	\$225,000	2012
2012 Future Capital Program funded from the currently approved Water and Wastewater Utility rate structure. (Part of 2010, 2011 and 2012 approved Water and Wastewater Utility rates)	\$375,000	2012
2013 Future Capital Program to be funded from the next three year Water and Wastewater Utility rates (2013, 2014 and 2015)	\$590,000	2013
Total Capital Funding	\$1,725,000	From 2011 to 2013

Beginning in 2014, the annual operating costs of the management of the Sewer Use Bylaw program will be funded from the Water and Wastewater Utility. It is estimated that the operating costs of the program will be \$250,000 in 2014; \$200,000 in 2015; and \$150,000 in 2016. The funding for these years will be presented as part of the 2013 through 2015 utility rate package, with 2016 and beyond being included in subsequent rates.

Further information on the implementation and operating costs are shown in Attachment 1.

The preferred option for the utility rate funding is to apply the increase as a part of the existing method of rate application. When the program has self corrected and savings have been realized, under the current method of rate application, the average household would pay an additional \$0.10 per month and the average business approximately \$0.80 per month. Since businesses have large variation in utility usage, their rates will vary considerably.

Other options would be to have the rate only apply to non-residential properties, resulting in an approximate additional \$1.60 per month, or only the permitted and regulated properties, at approximately \$9 per month. However, the Administration is recommending the existing rate application, as the environmental benefit of a properly managed wastewater system benefits everyone.

STAKEHOLDER INVOLVEMENT

Initial stakeholder consultations took place in late 2007 and two open houses were held in March 2009, as well as four focus group meetings with metal platers, trucked liquid waste haulers, restaurants owners, and permitted (or potentially permitted) businesses. One of the biggest concerns was to understand how to comply with the new bylaw; therefore, education will be a priority in the communications plan.

Information sessions were conducted on February 10, 2011, at 7 pm and February 15, 2011, at 2 pm, where information on the proposed bylaw program was presented. The session on the 10th had approximately 40 people in attendance and the session on the 15th had approximately 80 attendees. Attachment 3 provides the Information Presentation and Attachment 4 provides the Information Session Results Report.

COMMUNICATIONS PLAN

Following bylaw approval a communications plan will be implemented to promote understanding of the new bylaw, responsible wastewater management practices and wastewater system user education. One component of the plan will focus on businesses and institutions that would be either regulated or under an operating permit, and will provide information on compliance deadlines and what is required to reach compliance. Another element of the plan is to develop a general understanding for all wastewater system users on what constitutes proper wastewater disposal.

ENVIRONMENTAL IMPLICATIONS

The proposed bylaw and policies would remove potentially harmful substances at the source, reducing the risk of these substances either entering the South Saskatchewan River through the Wastewater Treatment Plant effluent, or being spread on fields through the City's biosolids operation. In addition, the proposed policy changes will reduce the amount of energy used in wastewater treatment, reduce maintenance and extend the life of the wastewater system, and reduce the potential for sewer backups.

Additional benefits include improved levels of wastewater treatment, delayed expansion of the wastewater treatment system as a result of freed up capacity, and a partial reduction of some of the odours at the Wastewater Treatment Plant due to the reduction of volatile fatty acids.

PUBLIC NOTICE

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

ATTACHMENTS

1. Excerpt from the minutes of the City Council Meeting dated January 17, 2011.
2. Sample of a Sector Specific Education Letter.
3. Presentation on City of Saskatoon's Proposed Sewer Use Bylaw Business and Institution Information Sessions.
4. Information Session Results Report.

Section F – UTILITY SERVICES

F1) 2011 Capital Budget
Capital Project #1054-25 – WTP – Asset Replacement – Filter Troughs
1911 Filter Plant Underdrain Replacement
Proposal Award – Anthratech Western Inc.
(Files CK. 7920-1 and WT. 7960-106)

- RECOMMENDATION:**
- 1) that the proposal submitted by Anthratech Western Inc. for the design, supply and install of six filter underdrains for a total upset fee of \$902,645.00 (including G.S.T.) be accepted; and,
 - 2) that the City Solicitor be requested to prepare the appropriate contract for execution by His Worship the Mayor and the City Clerk under the Corporate seal.

BACKGROUND

Capital Project #1054 – WTP – Asset Replacement provides funding for the replacement of Water Treatment Plant (WTP) assets and equipment that have reached the end of their useful life. Sub-Project #25 is for the replacement of the WTP Filter Troughs and has \$2,641,000 of approved funding in the 2009 Capital Budget.

In November 2010, a WTP filter operation and backwash assessment study was completed. One of the key recommendations from that study was the replacement of the underdrains in the six 1911 filters. This resulted in a Request for Proposal being issued to complete this work.

The project was first funded in 2001 (\$215,000) followed by 2004 (\$50,000), 2006 (\$1,080,000) and 2009 (\$1,296,000) Capital Budgets for a total of \$2,641,000.

REPORT

In January 2011, a Request for Proposal for the design, supply and install of six WTP 1911 Filter Plant underdrains was publicly issued. One firm formally declined the invitation. Anthratech Western Inc. was the only company that submitted a proposal to complete this work. Their proposal was evaluated and found to be complete and meets all the requirements of the project.

OPTIONS

Administration could cancel the RFP and re-issue. However, the Anthratech Western Inc. proposal meets the requirements of the City and is most favourable.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The upset fee for professional services for the project and the net cost to the City would be as follows:

Design of underdrains	\$280,843.00
Material for filter preparation	38,655.00
Demolition of existing underdrains	220,771.00
Labour for filter preparation	81,017.00
Install and commission new underdrains	168,376.00
Contingency	<u>70,000.00</u>
Subtotal	\$859,662.00
G.S.T.	<u>42,983.00</u>
Total Upset Fee	902,645.00
G.S.T. Rebate	<u>(42,983.00)</u>
Net Cost to the City	<u>\$859,662.00</u>

Capital Project #1054-25 – WTP – Asset Replacement – Filter Troughs has sufficient remaining funding (\$2,220,000) to allow this proposal to be accepted.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

F2) 2011 Capital Budget
Capital Project #2212 – WWT – Operations Facility Upgrade
Engineering Services Award
(Files CK. 7800-1 and WT. 7990-73-1)

RECOMMENDATION: 1) that the proposal for providing engineering services for the Maintenance and Operations Facilities Upgrades at the Wastewater Treatment Plant, from GENIVAR Inc., for a total upset fee of \$703,545 (including P.S.T. and G.S.T.) be accepted; and,

- 2) that the City Solicitor be instructed to prepare the necessary Engineering Services Agreement for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

BACKGROUND

Capital Project #2212 - WWT – Operations Facility Upgrade, provides funding for the design and construction of facility expansion at the Wastewater Treatment Plant (WWTP). Included are the expansion of the process control centre and the construction of additional storage and maintenance facilities. The current process control centre and maintenance building are undersized for the current operational needs. The 2009 and 2011 Capital Budgets provided \$3,128,000 of funding for Sub-Project 01 – WWT Operations Facility Upgrade and the 2012 Capital Plan provides \$2,625,000 of funding for Sub-Project 02 – WWT Storage/Maintenance Building.

REPORT

In November 2010, Terms of Reference were sent out to five consulting firms requesting proposals for engineering services. The Terms of Reference was structured such that the engineering services would be provided in three phases: Phase 1) Preliminary Design, Phase 2) Detailed Design of the Maintenance Facility and Phase 3) Detailed Design of the Operations Facility. The City has the option of terminating the agreement at the end of the first or second phase. Proposals were received from the following three firms:

- Stantec Consulting Ltd., (Saskatoon, SK)
- GENIVAR Inc., (Saskatoon, SK)
- AECOM Canada Ltd., (Saskatoon, SK)

The proposal from GENIVAR Inc. was responsive to the Terms of Reference and was considered most favourable for the project. GENIVAR Inc. Engineers are familiar with the WWTP and have provided engineering services for similar upgrades to the WWTP office and control areas.

This approval is recommended only if under Matters Requiring Public Notice Hearing, the item *Public Notice – 2011 Capital Budget* is approved.

OPTIONS

Administration could cancel the RFP and re-issue. However, the GENIVAR proposal meets the requirements of the City and was deemed most favourable.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The upset fee for engineering services for the project, and the net cost to the City would be as follows:

Phase 1 Preliminary Design	\$ 93,800.00
Phase 2 & 3 Detailed Design	374,000.00
Phase 2 & 3 Construction Services	133,500.00
Phase 2 & 3 Post Construction Services	15,000.00
Contingency	<u>48,400.00</u>
Subtotal	\$664,700.00
P.S.T. (5% of 30% detailed design)	5,610.00
G.S.T.	<u>33,235.00</u>
Total Upset Fee	\$703,545.00
G.S.T. Rebate	<u>(33,235.00)</u>
Net Cost to the City	<u>\$670,310.00</u>

Capital Project #2212 – WWT – Operations Facility Upgrade has sufficient funding to cover the costs for these engineering services.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

Respectfully submitted,

Paul Gauthier, General Manager
Community Services Department

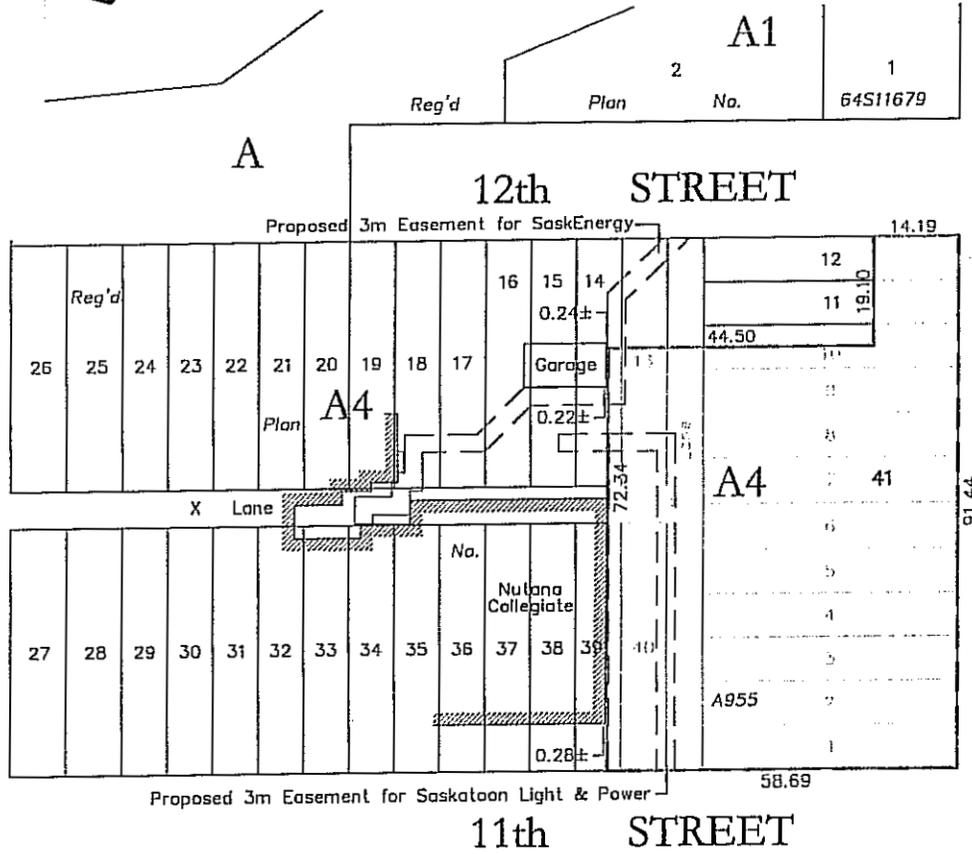
Marlys Bilanski, General Manager
Corporate Services Department

Brian Bentley, General Manager
Fire & Protective Services Department

Mike Gutek, General Manager
Infrastructure Services Department

Jeff Jorgenson, General Manager
Utility Services Department

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9		12		13					18

PLAN OF PROPOSED
SURFACE SUBDIVISION OF
LOTS 1-9 & 40, & PART OF
LOTS 10-14, 39 & X, BLOCK A4,
REG'D PLAN NO. A955
11TH STREET &
EASTLAKE AVENUE
NUTANA COLLEGIATE
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:1000

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 0.45± ha (1.12± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 1.0 m

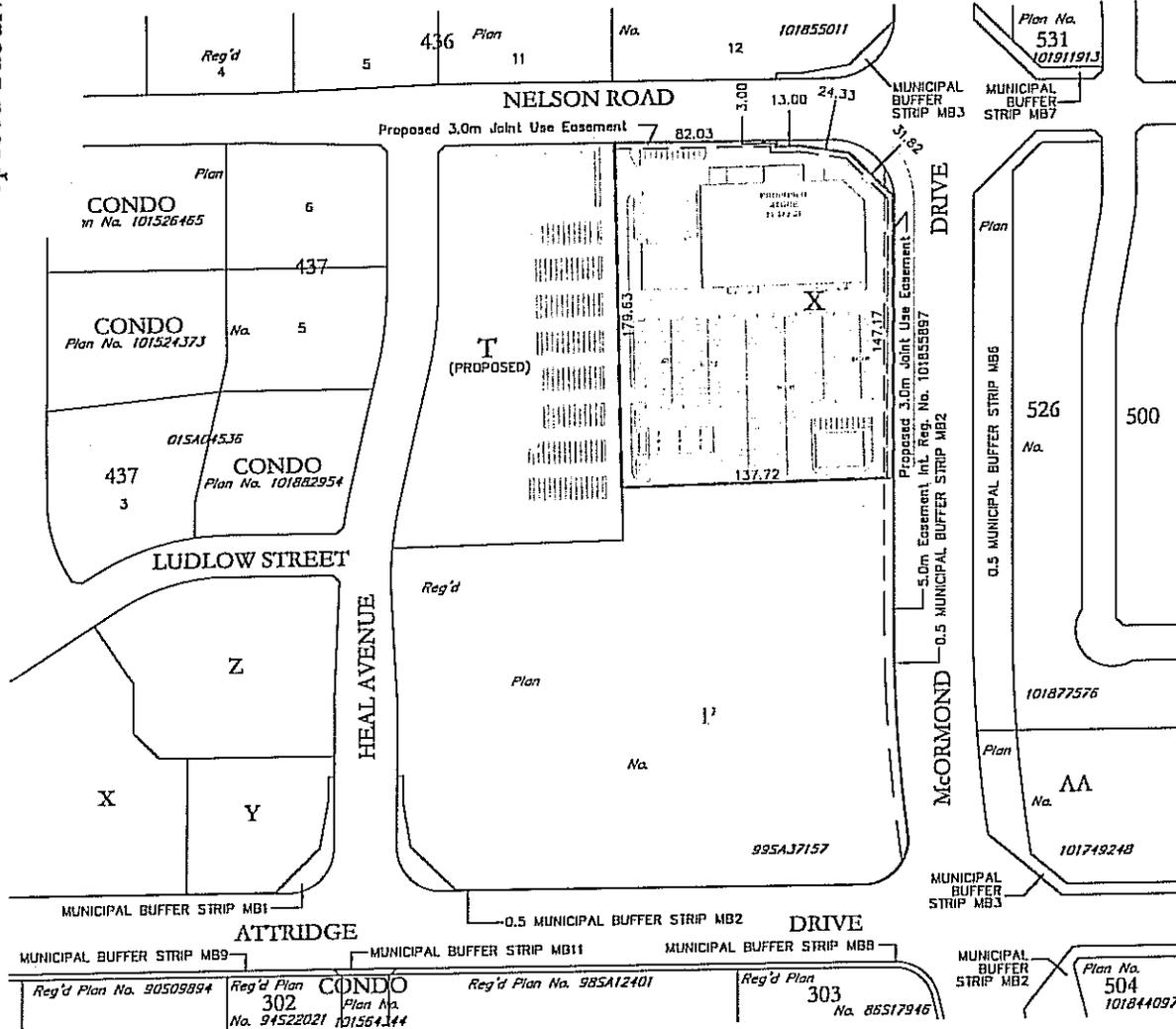
T.R. Webb
T.R. Webb February 9th, 2011
Saskatchewan Land Surveyor

Seal

Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

Date _____
Community Services Department

Prepared by
Webb Surveys
© 2011
10-2104ss MLH



PLAN OF PROPOSED SURFACE
SUBDIVISION OF PART OF
PARCEL P,
REG'D PLAN NO. 99SA37157
NELSON ROAD &
McORMOND DRIVE
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE 1:3000

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 2.43± ha (6.01± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

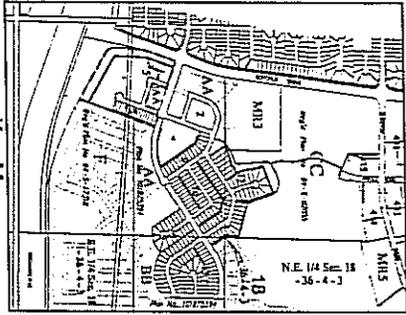
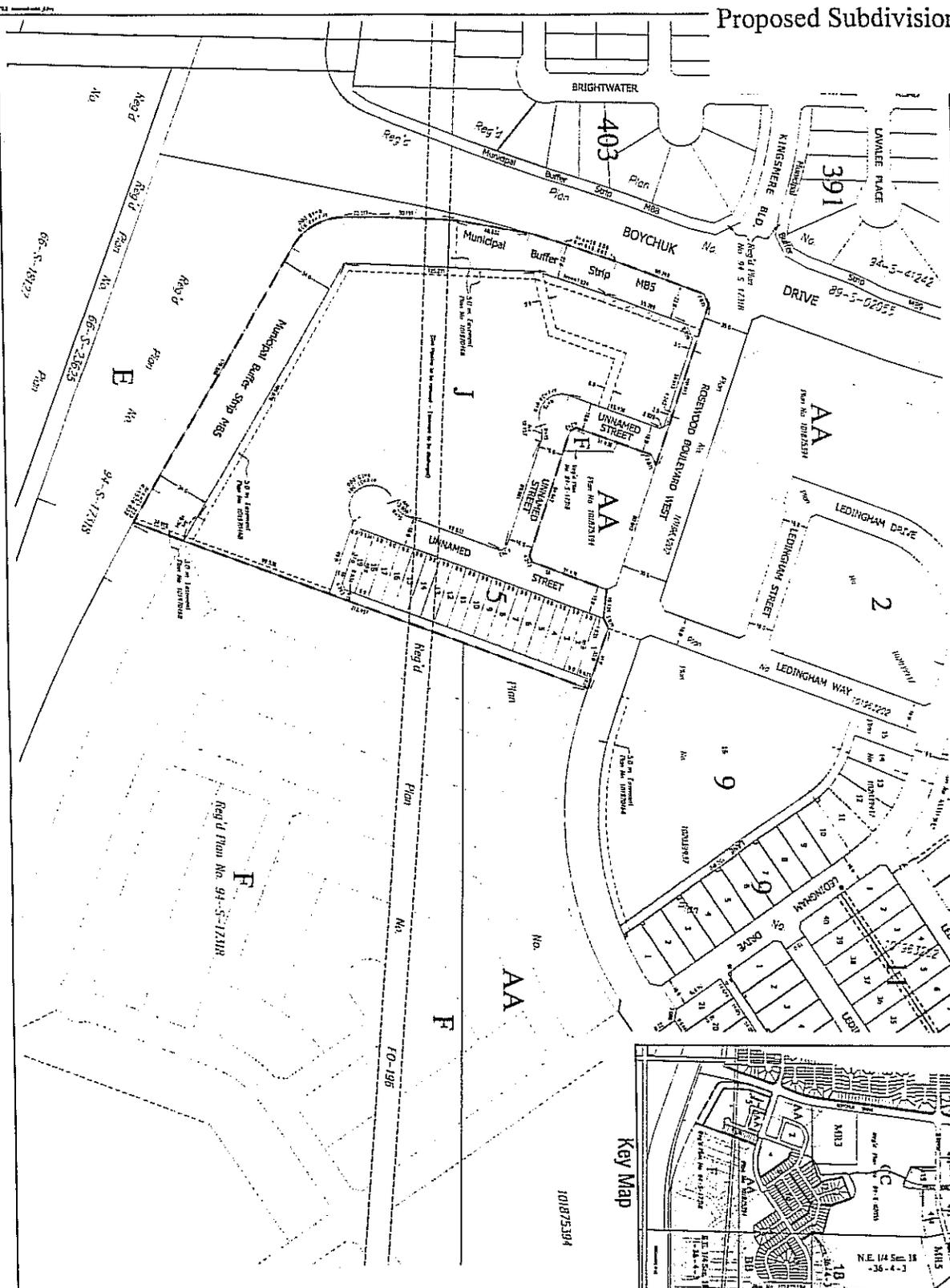
T.R. Webb
T.R. Webb February 16th, 2011
Saskatchewan Land Surveyor

Seal

Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

Date _____
Community Services Department

Prepared by
Webb Surveys
© 2011
10-2133sp(b) MLH



101875394



PLAN
SHOWING PROPOSED SUBDIVISION OF PARTS OF
PARCEL F
REGID PLAN NO. 94-S-17318 &
PARCEL AA, PLAN NO. 101875394
S.W. 1/4 SEC. 18 -
TWP. 36 - RGE. 4 - W. 3rd MER.
SASKATOON, SASKATCHEWAN.
BY: T.A. WESTER, S.L.S.
2009

Scale: 1" = 20' 0"

101875394
T.A. WESTER
February 20, 2011

101875394
T.A. WESTER
February 20, 2011

101875394
T.A. WESTER
February 20, 2011

LEGEND
 1. Existing lots shown on the plan and identified by number.
 2. Proposed lots shown on the plan and identified by number.
 3. Proposed lots shown on the plan and identified by letter.
 4. Proposed lots shown on the plan and identified by number and letter.
 5. Proposed lots shown on the plan and identified by number and letter and area.
 6. Proposed lots shown on the plan and identified by number and letter and area and shape.
 7. Proposed lots shown on the plan and identified by number and letter and area and shape and area.
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 10. Proposed lots shown on the plan and identified by number and letter and area and shape and area and shape and area and shape and area and shape and area.

NOTES
 1. The City of Saskatoon is not responsible for the accuracy of the information provided on this plan.
 2. The City of Saskatoon is not responsible for the accuracy of the information provided on this plan.
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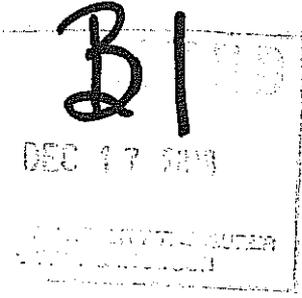
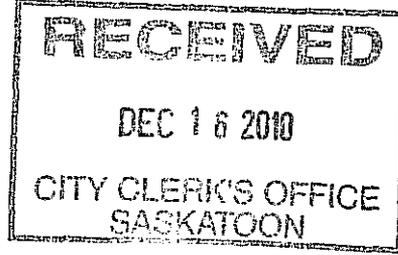


THE PARTNERSHIP

Saskatoon Downtown Business Improvement District

December 16, 2010

His Worship Mayor Donald Atchison
And Members of City Council
City of Saskatoon
222 Third Avenue North,
Saskatoon, SK S7K 0J5



Dear Mayor Atchison and Members of City Council:

RE: The Partnership Saskatoon Downtown Business Improvement District

Please find attached a copy of the proposed 2011 Operating Budget for the Saskatoon Downtown Business Improvement District for Council approval.

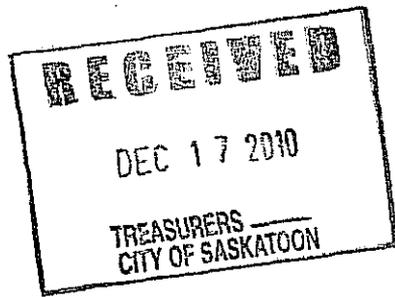
The Partnership looks forward to continued programming in the areas of street enhancement, consumer research, marketing and Downtown residential. We continue to support our Downtown *festivals* and *events* and ongoing participation in new opportunities as they arise.

The Partnership audited 2010 financial statements will follow once they are completed in February 2011.

Should you have any questions, please do not hesitate to contact the undersigned by calling 664-0709.

Sincerely,

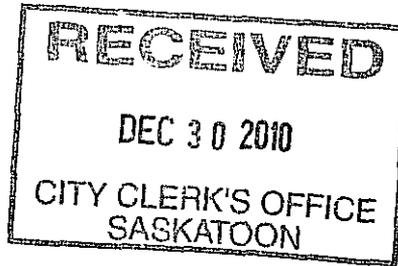
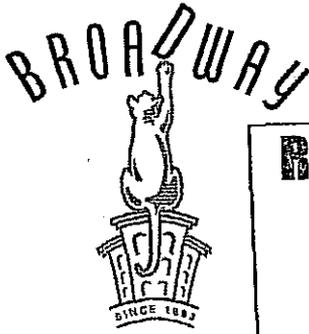
Terry Scaddan
Executive Director



TS/dlm

The Partnership
Saskatoon Downtown Business Improvement District
2011 Operating Budget
For Council Approval

	<u>2010 Budget</u>	<u>2010 Actual</u>	<u>2011 Budget</u>
REVENUES			
BID Levy	453,300	454,228	453,300
Parking	36,000	35,900	36,000
Interest	5,000	3,407	5,000
Street Maintenance	18,000	17,630	18,000
Other	0	3,432	0
TOTAL REVENUES	<u>512,300</u>	<u>514,597</u>	<u>512,300</u>
EXPENSES			
Administration			
Rent	41,500	37,184	41,500
Wage/benefits	168,550	167,276	174,800
Office Expenses	29,000	19,033	22,750
Accounting/Legal Expense & Tax	4,000	6,126	6,300
Total	<u>243,050</u>	<u>229,619</u>	<u>245,350</u>
Market/Research & Education			
Destination Advertising	12,000	10,269	12,000
Consumer/Constituent Research	450	271	300
General Marketing	4,700	3,402	7,500
Experience Downtown	18,000	19,000	18,000
Marketing (New Opportunities)	10,000	7,000	15,000
Board & Staff Education	25,000	15,000	25,000
Graffiti	1,300	906	1,200
Panhandling	18,000	18,398	12,000
Heritage Program	2,000	768	2,000
Total	<u>91,450</u>	<u>75,014</u>	<u>93,000</u>
Board			
Meetings	3,000	3,350	3,500
Committees	1,800	1,210	1,200
Total	<u>4,800</u>	<u>4,560</u>	<u>4,700</u>
Special Projects & Events			
Established Festivals & Events	24,900	19,565	29,300
New Event Opportunities	6,000	5,000	0
Total	<u>30,900</u>	<u>24,565</u>	<u>29,300</u>
Street Enhancement Program			
Tree Lights (Electrical Repairs)	10,000	5,969	6,000
Summer Program	78,050	81,550	85,085
Winter Program	33,450	34,950	36,465
Equipment	10,600	22,746	12,400
Total	<u>132,100</u>	<u>145,215</u>	<u>139,950</u>
Assessment Appeal Reserve	10,000	0	0
TOTAL EXPENSES	<u>512,300</u>	<u>477,973</u>	<u>512,300</u>
Excess of Expenditures over Revenues		36,624	



December 23, 2010

His Worship the Mayor
& Members of City Council
c/o Joanne Stevens, CMA
Accounting & Support Services Manager
City Hall
222 3rd Avenue North
Saskatoon SK S7K 0J5

Your Worship and Councillors:

Re: Broadway Business Improvement District 2011 Budget Submission

Enclosed herein is a copy of the 2011 budget for the Broadway Business Improvement District (BBID) which has been approved by the Board of Directors for submission to the City of Saskatoon.

2010 was a year of change for the Broadway Business Improvement District. The organization saw the hiring of a new executive director and an expansion of the volunteer board of directors. These changes have brought new energy and ideas to the organization; and have provided the BBID with an opportunity to reflect on past operations and plan for the future.

The BBID is proud of its successful line up of promotions and events which it will continue to facilitate throughout the 2011 operating year. The following are just a few:

- The Broadway Street Fair
- The Broadway Art Encounter
- The Greg Botting Walk of Stars
- The Planter Program Initiative in conjunction with the City of Saskatoon
- Full Time Summer Street Maintenance Program
- 2010 has also seen the addition of a successful Christmas retail promotion - Broadway Jingle Bucks/Spirit of Christmas.

For the coming year, several new initiatives are being considered which include:

- The Broadway Reunion
- The Broadway Block Party
- Broadway Fringetastic Days – Fringe Festival Week Retail Promotion
- A revamped in-depth historical tour
- Live at Lunch – Live Music on the Little Stone Stage every Friday from 11 – 2
- Art Market Days

In order to fulfill our mandate of supporting efforts to promote, serve, and represent the businesses and organizations of the Broadway area, the Broadway Business Improvement District is seeking a 3% increase in the BBID levy for the 2011 fiscal year to reflect inflationary increases in operating costs.

We look forward to another successful year for the district, and thank you for your consideration of this matter.

Respectfully submitted on behalf of the Board of Directors,



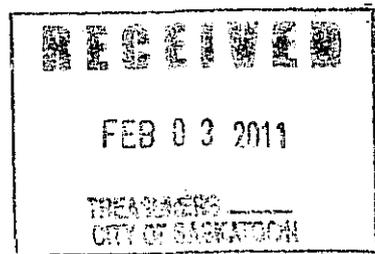
Tammy Thompson
Executive Director
Broadway Business Improvement District

Enclosure

**Broadway Business Improvement District
2011 Operating Budget
For Council Approval**

	2010 Budget	2010 Actuals (Estimated)	2011 Budget (For Approval)
<u>REVENUES</u>			
BBID Levy	145,475.00	143,271.01	149,840.00
COS Meter Money	35,900.00	35,900.00	35,900.00
COS Maintenance Revenue	5,040.00	5,040.00	5,040.00
Advertising Revenues	1,200.00	-	-
Marketing (New Initiatives)	5,000.00	-	5,000.00
Grants	-	4,404.00	4,400.00
Special Event Revenue	27,800.00	30,786.68	31,600.00
Other Income (Interest Earned)	1,365.00	1,524.96	1,400.00
Total Revenues	221,780.00	220,926.65	233,180.00
<u>EXPENDITURES</u>			
Administration			
Salaries & Benefits	131,375.00	133,339.11	137,900.00
Accounting & Legal	3,000.00	3,144.75	3,300.00
Advertising and Promotions	8,250.00	8,146.58	10,000.00
Rent	10,000.00	8,800.00	10,880.00
Office Expenses	15,820.00	14,715.84	15,800.00
Total Administration	168,445.00	168,146.28	177,880.00
Programming			
Employee Professional Development	388.50	870.20	1,500.00
Conferences	3,021.50	-	4,000.00
Memberships/Committees	705.00	568.83	1,200.00
Marketing (New Initiatives)	5,000.00	-	5,000.00
Total Programing	9,115.00	1,439.03	11,700.00
Special Projects and Events			
Fringe Expenses	9,500.00	6,000.00	6,000.00
Broadway 360 Expenses	250.00	129.36	-
Street Fair Expenses	10,000.00	12,842.09	12,500.00
Jazz Festival Expenses	4,500.00	4,500.00	-
Tree of Plenty Expenses	500.00	25.00	-
Christmas Promotion (Bells on Broadway)	2,500.00	5,752.06	8,800.00
Walking Tour Expenses	300.00	-	-
Walk of Stars Expenses	1,500.00	1,590.58	1,500.00
Art Encounter Expenses	6,500.00	8,228.87	8,500.00
Jazz Festival Gala Expenses	3,000.00	1,175.50	-
Spirit of Christmas Expense	1,000.00	852.33	1,000.00
Heritage Project	200.00	190.10	-
AGM	770.00	752.02	800.00
Total Special Projects	40,520.00	42,037.91	39,100.00
Board Expenses			
Board of Directors Expenses (Meetings and Development)	700.00	538.08	1,500.00
Total Board Expenses	700.00	538.08	1,500.00
<u>RESERVES</u>			
<i>(monies put away for future expansion/appeals, etc.)</i>	3,000.00	3,000.00	3,000.00
	3,000.00	3,000.00	3,000.00
Total Expenditures & Reserves	221,780.00	215,161.30	233,180.00
Surplus/Deficit	-	5,765.35	-

RIVERSDALE
BUSINESS IMPROVEMENT DISTRICT



January 28, 2010

Joanne Stevens, CMA
City of Saskatoon, Office of the Treasurer
222 3rd Avenue North
Saskatoon, SK S7K 0J5

Dear Joanne:

**RE: 2011 Budget
Riversdale Business Improvement District**

Attached is the budget passed by the Riversdale Business Improvement District Board of Management for Saskatoon City Council approval.

The Riversdale Business Improvement District is continuing to provide leadership in the areas of comprehensive management in this neighbourhood in order to maintain the wishes of stakeholders and City Council's direction within Bylaw #7092.

In order to complete the vision and strategic plan of the Board and in order to offset extra expenditures in 2011, the reserve funds that have been accumulating will be utilized as budgeted for. The increasing level of business activity continues as a result of investment in River Landing, and the Riversdale BID is working at maintaining the momentum with services offered to more business owners, and residents.

Audited 2010 financial statements will be forwarded once completed.

Please contact our office at 242-2711 with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Randy Pshebylo".

Randy Pshebylo BDM
Executive Director

Riversdale Business Improvement District
2011 Operating Budget
For Council Approval

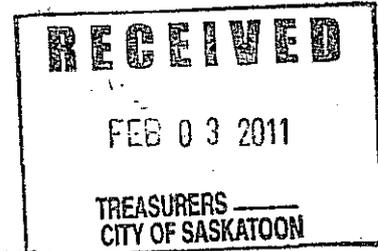
	2010 Budget	2010 Actuals (Estimated)	2011 Budget (For Approval)
<u>REVENUES</u>			
Bid Levy	\$ 125,500.00	\$ 121,324.00	\$ 130,000.00
Parking Grant	\$ 35,900.00	\$ 35,900.00	\$ 35,900.00
Interest Income	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Other Income	\$ 4,600.00	\$ 16,796.25	\$ 2,000.00
Street Maintenance	<u>\$ 9,950.00</u>	<u>\$ 4,950.00</u>	<u>\$ 4,950.00</u>
Total Revenue	<u>\$ 176,950.00</u>	<u>\$ 179,970.25</u>	<u>\$ 173,850.00</u>
<u>EXPENSES</u>			
Administration			
Rent / Utilities	\$ 5,750.00	\$ 5,480.61	\$ 5,750.00
Wages and Benefits	\$ 114,800.00	\$ 114,615.98	\$ 140,250.00
Office Expense	\$ 12,300.00	\$ 8,699.67	\$ 10,800.00
Accounting and Legal	<u>\$ 2,500.00</u>	<u>\$ 2,725.98</u>	<u>\$ 3,000.00</u>
Total Administration	<u>\$ 135,350.00</u>	<u>\$ 131,522.24</u>	<u>\$ 159,800.00</u>
Marketing & Research			
Newsletters / Community Relations	<u>\$ 9,500.00</u>	<u>\$ 6,523.39</u>	<u>\$ 9,500.00</u>
Total Marketing & Research	<u>\$ 9,500.00</u>	<u>\$ 6,523.39</u>	<u>\$ 9,500.00</u>
Programming			
Clean & Safe / Vehicle & Fuel Expense	\$ 6,350.00	\$ 2,279.12	\$ 6,350.00
Heritage Projects/Established Festivals	<u>\$ 6,500.00</u>	<u>\$ 4,738.10</u>	<u>\$ 7,500.00</u>
Total Programming	<u>\$ 12,850.00</u>	<u>\$ 7,017.22</u>	<u>\$ 13,850.00</u>
Board Expenses			
Travel and Conference	\$ 12,000.00	\$ 7,607.50	\$ 12,000.00
Meetings / Board and staff Education	<u>\$ 6,500.00</u>	<u>\$ 1,621.34</u>	<u>\$ 6,500.00</u>
Total Board Expenses	\$ 18,500.00	\$ 9,228.84	\$ 18,500.00
RESERVES	\$ 750.00	\$ 10,000.00	\$ (27,800.00)
Total Expenditures and Reserves	<u>\$ 176,950.00</u>	<u>\$ 164,291.69</u>	<u>\$ 173,850.00</u>
Total Surplus / (Deficit)	\$ -	\$ 15,678.56	\$ -



SUTHERLAND

BUSINESS IMPROVEMENT DISTRICT

1000 Central Avenue, Saskatoon, SK S7N2G9
Telephone: (306) 477-1277 Facsimile: (306) 374-7198
www.sutherlandbid.ca



February 3, 2011

His Worship Mayor Atchison & Members of City Council
City of Saskatoon
c/o Joanne Stevens, CMA, Accounting & Support Services Manager
City Hall
222-3rd Avenue North
Saskatoon, SK S7K 0J5

Your Worship and Councillors:

Re: Sutherland Business Improvement District 2011 Budget Submission

Enclosed herein is a copy of the 2011 budget for the Sutherland Business Improvement District (SBID) which has been approved by the Board of Directors for submission to the City of Saskatoon.

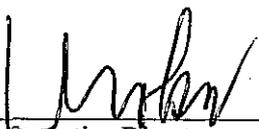
2010 was a transition year for the Sutherland Business Improvement District. We saw the hiring of a part-time Executive Director in the later part of the year and the continued focus on our Master Plan, the Local Area Plan, and the Façade Appearance Grant, to name a few. As well, we have seen new businesses come to Sutherland. These changes along with programs still in the infant stages, have excited our Board. We have a long way to go, however we continue to plan for the future.

In 2011, we have established our priorities, two of which are the Master Plan and a concerted effort to more regularly open up the lines of communication with our membership both established and new to our business community. With the addition of our Executive Director, these, along with other goals we will be setting, make 2011 an exciting time in Sutherland.

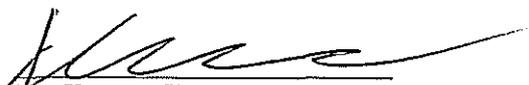
In order to meet our mandate of leading efforts to support, promote, serve and be able to represent the businesses of Sutherland, we are asking for an increase of 5% to the BID levy for the 2011 fiscal year. This reflects the inflationary increase in operating costs. We are planning to use prior year surpluses in order to cover our expenditures for 2011.

We look forward to working with the City of Saskatoon administrative staff and thank you for your consideration of this matter.

Respectfully submitted on behalf of the Board of Directors,



Lloyd Moker, Executive Director



Kos Kosmas, Treasurer

Enclosure

Sutherland Business Improvement District

Operating Budget 2011 For Council Approval

	2010 Budget	(estimated) 2010 Actuals	(For Approval) 2011 Budget
REVENUES			
Business Levy	\$19,219.20	\$19,217.99 *	\$20,178.88 **
Total Revenues	\$19,219.20	\$19,217.99	\$20,178.88
EXPENDITURES			
Administration			
Executive Director Contract		\$1,520.00	\$19,200.00
Administrative Support	\$1,800.00	\$150.00	\$500.00
Audit Fees	\$1,100.00	\$984.50	\$1,100.00
Office Supplies	\$350.00	\$825.68	\$1,000.00
Total Administration	\$3,250.00	\$3,480.18	\$21,800.00
Programming			
Welcome Train Sign	\$1,000.00	\$218.91	\$500.00
Website Maintenance	\$1,500.00	\$1,295.00	\$500.00
Newsletter	\$1,500.00	\$638.75	\$500.00
Total Programming	\$4,000.00	\$2,152.66	\$1,500.00
Special Projects and Events			
Light standards, benches, Refuse Containers	\$1,200.00		\$1,200.00
Flower Project	\$2,500.00		\$2,500.00
Graffiti Project	\$1,000.00	\$250.00	\$1,000.00
Sidewalk/street cleaning	\$1,250.00		\$1,250.00
Total Special Projects and Events	\$5,950.00	\$250.00	\$5,950.00
Board Expense			
Membership Development	\$500.00	\$188.60	\$500.00
Recruitment (Executive Director, Staff)	\$1,500.00		
Training & Conferences	\$3,000.00		\$3,000.00
Saskatoon CBG Member Assessment	\$200.00		\$200.00
Total Board Expenses	\$5,200.00	\$188.60	\$3,700.00
Total Expenditures	\$18,400.00	\$6,071.44	\$32,950.00
Annual Operating Surplus/Deficit	\$819.20	\$13,146.55	-\$12,771.12
RESERVES	-\$819.20	-\$13,146.55	\$12,771.12
Year End Surplus/Deficit	\$0.00	\$0.00	\$0.00

Signed and dated,



Lloyd Moker, Executive Director
Sutherland Business Improvement District

Signed and dated,



Kos Kosmas, Treasurer
Sutherland Business Improvement District

* Includes estimate for Decemeber 2010 levy.

** Includes 5% increase.

B2

City of Saskatoon	2009	2010	2010	VARIANCE
2010 Preliminary Year-End Results	ACTUALS	ACTUALS	BUDGET	ACTUAL -
	(000's)	December	(000'S)	BUDGET
VOTE #1 LEGISLATIVE				
Subvote 1-01 Mayor's Office	393.6	381.8	455.5	(73.7)
Subvote 1-02 Councillors	622.3	625.2	681.6	(56.4)
Subvote 1-03 Voting	81.2	122.8	82.0	40.8
Subvote 1-04 Legis Committees/ Advry Brds	139.3	135.7	85.9	49.8
Total VOTE #1 LEGISLATIVE	1,236.4	1,265.5	1,305.0	(39.5)
VOTE #2 - TAXATION				
Subvote 2-01 Property Levy	(121,140.5)	(128,196.4)	(128,291.6)	95.2
Subvote 2-02 Other Taxation	30.5	(387.8)	61.4	(449.2)
Total VOTE #2 - TAXATION	(121,110.0)	(128,584.2)	(128,230.2)	(354.0)
GENERAL SERVICES				
Vote 03 - Grants in Lieu of Taxes	(26,650.8)	(27,880.1)	(28,371.4)	491.3
Vote 04 - Return on Investment	(20,754.1)	(22,780.1)	(22,780.1)	0.0
Vote 05 - Fines and Penalties	(4,793.7)	(4,822.4)	(4,726.0)	(96.4)
Vote 06 - Fiscal Earnings and Payments	1,631.5	1,706.5	2,292.4	(585.9)
Vote 07 - Ext Agencies & Partnerships	(45,745.2)	(44,851.9)	(45,897.1)	1,045.2
Vote 08 - Administrative Recoveries	(1,951.5)	(2,000.2)	(2,000.2)	0.0
Vote 09 - General Fees and Charges	(387.6)	(402.9)	(447.0)	44.1
Vote 10 - Corporate Expenditures	1,859.6	1,423.7	1,309.8	113.9
Vote 11 - Fnc'l Asst to Commnty Grps	3,597.8	3,925.4	3,840.1	85.3
Vote 12 - General Provisions & Trfrs	15,421.3	13,741.6	12,675.6	1,066.0
Vote 13 - Civic Buildings - Rentals	(40.8)	(39.8)	(39.0)	(0.8)
Vote 14 - General Payroll Expenditures	(228.3)	170.7	905.7	(735.0)
Vote 15 - City-Owned Property - Land	(1,121.5)	(911.1)	(839.2)	(71.9)
Vote 16 - Transit Subsidies	18,975.2	18,356.0	17,754.0	602.0
Total GENERAL SERVICES	(60,188.1)	(64,364.6)	(66,322.4)	1,957.8
VOTE #17 CITY CLERK'S OFFICE				0.0
Vote #17 City Clerk's Office	1,522.2	1,629.6	1,670.6	(41.0)
Total VOTE #17 CITY CLERK'S OFFICE	1,522.2	1,629.6	1,670.6	(41.0)
VOTE #18 CITY MANAGER'S OFFICE				
Vote #18 City Manager's Office	819.9	880.2	956.6	(76.4)
Total VOTE #18 CITY MANAGER'S OFFICE	819.9	880.2	956.6	(76.4)
VOTE #19 CITY SOLICITOR'S OFFICE				

Subvote 19-01 Legal Services	1,619.6	1,632.3	1,661.8	(29.5)
Subvote 19-02 Risk Management	(147.7)	(119.5)	0.0	(119.5)
Total VOTE #19 CITY SOLICITOR'S OFFICE	1,471.9	1,512.8	1,661.8	(149.0)
VOTE #20 COMMUNITY SERVICES				
Subvote 20-01 Community Services Admin	1,635.5	1,922.9	1,946.8	(23.9)
Subvote 20-02 Marketing	477.5	495.5	526.6	(31.1)
Subvote 20-03 Outdoor Sports Facilities	385.7	405.2	397.1	8.1
Subvote 20-04 Indoor Pools	164.2	164.7	221.8	(57.1)
Subvote 20-05 Rec & Comp Fac-Rent	3,633.2	3,804.0	3,548.8	255.2
Subvote 20-06 Rec & Comp Fac-Prgrm	2,925.3	3,008.5	3,352.2	(343.7)
Subvote 20-07 Frtry Farm Park & Zoo	1,399.3	1,459.3	1,523.4	(64.1)
Subvote 20-08 Outdoor Pools	725.3	694.2	682.3	11.9
Subvote 20-09 Comnty Partnership Init'vs	388.3	343.6	402.6	(59.0)
Subvote 20-10 Targeted Prgrmg Init'vs	254.3	274.5	275.7	(1.2)
Subvote 20-11 Community Development	1,235.7	1,289.6	1,292.7	(3.1)
Subvote 20-12 Neighborhood Programming	1,957.2	2,011.6	2,113.4	(101.8)
Subvote 20-13 Golf Courses	0.0	0.0	0.0	0.0
Subvote 20-14 Gordon Howe Campsite	0.0	0.0	0.0	0.0
Subvote 20-15 Kinsmen Park Rides	53.2	85.5	35.3	50.2
Subvote 20-16 Land Management	0.0	0.0	0.0	0.0
Subvote 20-17 Urban Design	7.1	6.9	26.0	(19.1)
Subvote 20-18 Building Permits/ Standards	595.5	656.6	655.3	1.3
Subvote 20-19 Business Lic. & Bylaw Enf.	293.9	301.3	343.0	(41.7)
Subvote 20-20 Development Services	665.5	587.1	726.1	(139.0)
Subvote 20-21 Neighbourhood Planning	443.5	413.1	427.2	(14.1)
Subvote 20-22 Future Growth	601.1	731.1	752.3	(21.2)
Subvote 20-23 Crime Free Multi-Housing	78.4	86.7	95.6	(8.9)
Total VOTE #20 COMMUNITY SERVICES	17,919.7	18,741.9	19,344.2	(602.3)
VOTE #21 CORPORATE SERVICES				
Subvote 21-01 Management & Admin	367.2	599.5	599.7	(0.2)
Subvote 21-02 Assessment	2,585.6	2,600.7	2,810.3	(209.6)
Subvote 21-03 Finance Branch	2,460.8	2,386.8	2,435.4	(48.6)
Subvote 21-04 Revenue Branch	1,785.6	1,760.0	1,759.7	0.3
Subvote 21-05 Corporate Info Services	6,336.1	6,453.2	6,874.1	(420.9)
Subvote 21-06 Animal Services Program	592.1	528.8	544.2	(15.4)

Total VOTE #21 CORPORATE SERVICES	14,127.4	14,329.0	15,023.4	(694.4)
VOTE #22 FIRE & PROTECTIVE SERVICES				
Vote #22 Fire & Protective Services	32,028.9	35,846.3	36,109.6	(263.3)
Total VOTE #22 FIRE & PROTECTIVE SERVICES	32,028.9	35,846.3	36,109.6	(263.3)
VOTE #23 HUMAN RESOURCES				
Vote #23 Human Resources	2,945.6	2,964.8	3,057.3	(92.5)
Total VOTE #23 HUMAN RESOURCES	2,945.6	2,964.8	3,057.3	(92.5)
VOTE #24 INFRASTRUCTURE SERVICES				
Subvote 24-01 Mngmnt & Admin - IS	1,021.9	1,191.6	1,442.6	(251.0)
Subvote 24-02 Custom Work	0.0	(0.1)	(17.6)	17.5
Subvote 24-03 Cemeteries	48.5	8.2	0.0	8.2
Subvote 24-04 Greenhouse & Conservatory	316.3	326.5	306.4	20.1
Subvote 24-05 Pest Management	408.9	602.5	489.1	113.4
Subvote 24-06 Parks Maintenance	7,548.4	8,135.5	8,255.8	(120.3)
Subvote 24-07 Parks Design	113.1	143.9	128.6	15.3
Subvote 24-08 Urban Forestry	2,223.9	2,535.2	2,664.5	(129.3)
Subvote 24-09 Technical Support	199.2	238.9	288.8	(49.9)
Subvote 24-10 Development Services	219.8	232.8	263.7	(30.9)
Subvote 24-11 Survey Instruments & Equip	63.3	74.0	84.5	(10.5)
Subvote 24-12 Yard Operations	965.3	1,071.1	1,201.5	(130.4)
Subvote 24-13 Earth Streets and Lanes	758.5	1,640.1	997.7	642.4
Subvote 24-14 Paved Streets	1,250.9	1,597.1	1,905.2	(308.1)
Subvote 24-15 Sidewalks	643.7	650.5	818.2	(167.7)
Subvote 24-16 City Section	230.2	216.6	320.8	(104.2)
Subvote 24-17 Earth Dump Sites	230.1	97.8	218.3	(120.5)
Subvote 24-18 Snow and Ice Mgmt	6,396.1	7,174.7	6,813.2	361.5
Subvote 24-19 Street Cleaning/ Sweeping	2,146.7	2,456.0	1,873.9	582.1
Subvote 24-20 Dust Palliation	37.8	38.1	112.7	(74.6)
Subvote 24-21 Bridges/ Subways/ Overpasses	398.7	508.2	632.9	(124.7)
Subvote 24-22 Roadway Signing & Marking	1,246.0	1,006.6	1,198.9	(192.3)
Subvote 24-23 Traffic Signals	1,330.0	1,330.5	1,250.4	80.1
Subvote 24-24 Electronic Communications	246.5	63.4	212.4	(149.0)
Subvote 24-25 Traffic Management	854.9	847.4	941.4	(94.0)
Subvote 24-26 Energy Management	(152.3)	(204.7)	0.0	(204.7)
Subvote 24-27 Facility Operations	5,188.9	5,276.5	6,174.9	(898.4)

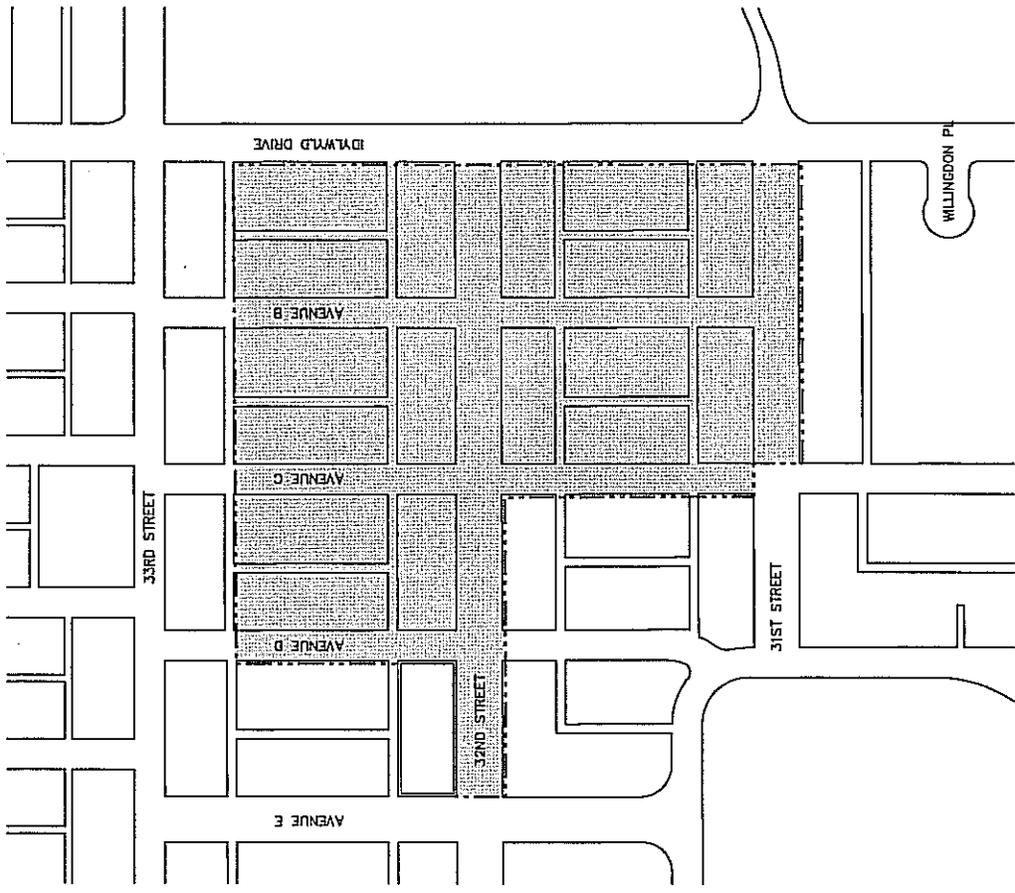
Subvote 24-28 Equipment Maintenance	(20.5)	(19.7)	0.0	(19.7)
Subvote 24-29 Vehicle & Equip Services	147.2	222.0	(82.2)	304.2
Subvote 24-30 Parking Services	(1,926.7)	(1,962.0)	(1,972.5)	10.5
Subvote 24-31 Parking Enforcement	1,022.8	1,108.0	1,138.1	(30.1)
Subvote 24-32 Impound Lot	17.7	86.4	(17.7)	104.1
Total VOTE #24 INFRASTRUCTURE SERVICES	33,175.8	36,693.6	37,644.5	(950.9)
VOTE #25 IS - STORM WATER MGT UTILITY				
Vote #25 IS - Storm Water Mgt Utility	0.0	0.0	0.0	0.0
Total VOTE #25 IS - STORM WATER MGT UTILITY	0.0	0.0	0.0	0.0
UTILITY SERVICES				
Vote #26 Environmental Services	5,905.2	6,508.1	5,823.0	685.1
Vote #27 Water Utility	(0.2)	0.0	(0.1)	0.1
Vote #28 Wastewater Utility	(0.1)	0.0	0.0	0.0
Vote #29 Street/Decorative Lighting	4,720.7	5,160.0	5,282.4	(122.4)
Vote #30 Saskatoon Light & Power	0.0	0.0	(0.1)	0.1
Vote #31 Transit Services	0.1	0.0	0.0	0.0
Vote #32 Access Transit	2,333.1	2,304.2	2,304.2	0.0
Total UTILITY SERVICES	12,958.8	13,972.3	13,409.4	562.9
CIVIC BOARDS & COMMISSION				
VOTE #33 Albert Community Centre	74.7	69.0	108.2	(39.2)
VOTE #34 Marr Residence	11.0	13.7	19.0	(5.3)
VOTE #35 Mendel Art Gallery	2,064.9	2,145.7	2,145.7	0.0
VOTE #36 Credit Union Centre	509.0	455.4	455.4	0.0
VOTE #37 TCU Place	1,414.9	1,907.4	1,432.6	474.8
VOTE #38 Police Service	55,353.0	60,098.4	60,209.3	(110.9)
VOTE #39 River Landing	0.0	0.0	0.0	0.0
Total CIVIC BOARDS & COMMISSION	59,427.5	64,689.6	64,370.2	319.4
Total	(3,664.0)	(423.2)	0.0	(423.2)

Attachment I
E

Date Approved	Location	Traffic Control /Parking Restrictions	Ward	Neighbourhood
31-May-10	812-8th Ave N	Disabled Person Loading zone	Ward 1	City Park
09-Aug-10	122-107th Street W	Disabled Person Loading zone	Ward 1	Sutherland
09-Aug-10	9- 23rd Street East	General Loading Zone	Ward 1	Central Business District
12-Nov-10	3110 23rd St. E Frances Morrison Library	Disabled Person Loading zone	Ward 1	Central Business District
25-Nov-10	302 Wall Street	Disabled Person Loading zone	Ward 1	Central Business District
02-Mar-10	219- 29th Street West	Disabled Person Loading zone	Ward 2	Caswell Hill
07-Mar-10	402 Ave D South	Disabled Person Loading zone	Ward 2	Riversdale
20-Apr-10	453 Ave R South	Disabled Person Loading zone	Ward 2	Pleasant Hill
26-Apr-10	209 Ave H S	Disabled Person Loading zone	Ward 2	Riversdale
27-Apr-10	447 Ave V south	Disabled Person Loading zone	Ward 2	Pleasant Hill
18-May-10	Ave C North & 28 th Street West	Two-way yield	Ward 2	Caswell Hill
31-May-10	112 Ave K South	Disabled Person Loading zone	Ward 2	Pleasant Hill
26-Jul-10	203-23rd St E	General Loading Zone	Ward 2	Caswell Hill
30-Sep-10	136 Ave F South	Disabled Person Loading zone	Ward 2	Riversdale
01-Oct-10	422 Ave I South	Disabled Person Loading zone	Ward 2	Riversdale
08-Dec-10	717-719 Ave L South	Disabled Person Loading zone	Ward 2	King George
08-Dec-10	709-711 Ave M South	Disabled Person Loading zone	Ward 2	King George
26-Jul-10	Lane behind 130 Johnson Crescent	No Parking	Ward 3	Pacific Heights
02-Nov-10	23 rd Street & Ave Q	Two-way yield	Ward 4	Mount Royal
28-Jul-10	Montreal Ave N & 23 rd St W (St. Gerald School)	Two-way yield	Ward 4	Massy Place
10-May-10	Ave T & 23 rd Street	Two-way stop	Ward 4	Mount Royal
29-Dec-10	86 Davidson Cres	Disabled Person Loading zone	Ward 4	Westview
01-Oct-10	410 Ave I North	Disabled Person Loading zone	Ward 4	Westmount
26-Aug-10	325 Ave T N	Disabled Person Loading zone	Ward 4	Mount Royal
09-Aug-10	103 & 105 Wedge Road	Disabled Person Loading zone	Ward 4	Dundonald
30-Jun-10	534 Ave L North	Disabled Person Loading zone	Ward 4	Westmount
26-Feb-10	806 - 28th St	Disabled Person Loading zone	Ward 4	Westmount
25-May-10	Mount Royal School - Ave W & 29th Street	General Loading Zone	Ward 4	Mount Royal
28-Jan-10	232 McMillan Avenue	Disabled Person Loading zone	Ward 4	Westmount
12-Nov-10	226 Cardinal Crescent	General Loading Zone	Ward 5	Airport Business Area
28-Jan-10	603- 50th Street	General Loading Zone	Ward 5	North Industrial
26-Jul-10	1st Ave at 44 St. E	No Parking	Ward 5	North Industrial
30-Sep-10	701-45th Street East	No Parking	Ward 5	North Industrial
31-May-10	509-44th Street West	No Parking	Ward 5	North Industrial

Date Approved	Location	Traffic Control/Parking Restrictions	Ward	Neighbourhood
09-Aug-10	3rd Street & McKinnon Ave	Two-way yield	Ward 6	Varsity View
01-Oct-10	1805 Clarence Ave South	Disabled Person Loading zone	Ward 6	Haultain
09-Aug-10	814 11th Street E	Disabled Person Loading zone	Ward 6	Nutana
31-May-10	613 Dufferin Ave	Disabled Person Loading zone	Ward 6	Nutana
02-Mar-10	834 University Drive	Disabled Person Loading zone	Ward 6	Nutana
05-Mar-10	648 University Drive	No Parking	Ward 6	Nutana
05-Mar-10	Saskatchewan Cres across from 328 Sask Cre	No Parking	Ward 6	Nutana
02-Nov-10	Isabella & McKinnon Ave	Two-way yield	Ward 7	Adelaide/Churchill
02-Nov-10	Isabella & Cairns	Two-way yield	Ward 7	Adelaide/Churchill
02-Nov-10	Adelaide & McKinnon	Two-way yield	Ward 7	Adelaide/Churchill
02-Nov-10	Adelaide & Cairns	Two-way yield	Ward 7	Adelaide/Churchill
02-Nov-10	Adelaide & Ewart	Two-way yield	Ward 7	Adelaide/Churchill
02-Nov-10	Presion Ave - Gordon Road / Hartley Road	Two-way yield	Ward 7	Adelaide/Churchill
7-Jul-10	1908 York Avenue	Three-way stop	Ward 7	Stonbridge
26-Aug-10	230 Stimmons Road	Disabled Person Loading zone	Ward 7	Queen Elizabeth
01-Oct-10	1011 Brookdale Crescent	General Loading Zone	Ward 8	Brianwood
12-Nov-10	Arlington and Taylor	No Parking	Ward 8	Brianwood
20-Aug-10	Parkdale Road	No Parking	Ward 8	Breyoort Park
09-Aug-10	116 Acadia Cr	No Parking	Ward 8	College Park
28-Jun-10	McGill Street and Yale Cres	No Parking	Ward 8	College Park
05-Mar-10	Rosewood Neighbourhood	No Parking	Ward 8	College Park
22-Nov-10	Rosewood Neighbourhood	Stop/yields	Ward 9	Rosewood
26-Jul-10	655 Kenderjine Road	No Parking	Ward 10	Arbor Creek
28-Jun-10	Willowgrove Blvd & McGuire Cr Park Access	No Parking	Ward 10	Willowgrove

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 21-038-01r001
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PROPOSED PERMIT ZONE

<p>City of Saskatoon Infrastructure Services Department</p>		RESIDENTIAL PARKING PERMIT ZONE CASWELL HILL PARKING RESTRICTION	
CONSTRUCTION & DESIGN PERMIT # _____ DATE _____ BY _____		PUBLIC WORKS PERMIT # _____ DATE _____ BY _____	
TRANSPORTATION PERMIT # _____ DATE _____ BY _____		OTHER PERMIT # _____ DATE _____ BY _____	
PLANT DESCRIPTION/REVISION NO. _____ DATE _____ BY _____		SHEET NO. 21-038-01r001	

TO: Secretary, Executive Committee
FROM: General Manager, Infrastructure Services
DATE: December 20, 2010
SUBJECT: Wastewater Sewer Use Policy, Bylaw and Regulatory Framework –
Proposed Program
FILE: IS. 7821-4 and CK. 7820-1

RECOMMENDATION: that this report be submitted to City Council recommending:

- 1) that the Administration conduct information sessions on the Wastewater Sewer Use Policy, Bylaw and Regulatory Framework Program, as outlined in the following report, providing an opportunity for stakeholder feedback, and that the results of the feedback be reported to City Council on March 7, 2011, with the final recommendations for the new Sewer Use Bylaw, Policies, Regulations and Permit Fees;
- 2) that, if adopted, the new Sewer Use Bylaw and Policies include Permits, Regulations and Temporary Licences;
- 3) that, if the new Sewer Use Bylaw is adopted, Permit and Temporary Licence Fees be developed to recover costs;
- 4) that, if adopted, the new Sewer Use Bylaw, Policies, Regulations, Permit and Temporary Licence Fees be effective July 1, 2013; and
- 5) that if implemented, the program be funded from existing Capital funding as outlined in the following report, and that funding in 2014 and beyond be funded from a component of the Water and Wastewater Utility rates.

EXECUTIVE SUMMARY

The current regulatory framework for sanitary sewer use in the City of Saskatoon is based on the Sewage Works Bylaw 5115, which came into effect in 1971. The current bylaw is general in nature, is open to interpretation and does not have adequate provisions for enforcement. There have also been several changes to federal and provincial legislation that affect the City's jurisdiction over, and regulatory requirements for, the wastewater system. To address these issues and to produce an updated regulatory framework for sanitary sewer use, a comprehensive review of our sewer use policy, bylaw, and regulatory programs was conducted.

The creation of a new Sewer Use Bylaw and supporting policies is aimed at improving the quality of wastewater by reducing chemicals, metals and high levels of organics through proper wastewater system user management. The proposed bylaw and policies outlined in this report would remove potentially harmful substances at the source, reducing the risk of them entering the South Saskatchewan River through the Wastewater Treatment Plant effluent, and/or being spread on fields through the City's biosolids operation.

The key drivers that were set for the new bylaw project include: Business Efficiency; Due Diligence; Environmental Stewardship; and Fairness and Equity. "Source Control Management" (stopping inappropriate material at the source, before it enters the sanitary sewer collection system) was identified as the preferred approach in defining a new regulatory framework for sanitary sewer use and operation.

BACKGROUND

The Executive Committee, at its meeting held on May 25, 2009, considered the attached report of the General Manager, Infrastructure Services Department, dated May 13, 2009 (Attachment 1), regarding the proposed Wastewater Sewer Use Policy, Bylaw and Regulatory Framework. The Committee resolved that the matter be brought forward for further consideration at the time that the 2010, 2011, and 2012 sewer rates are considered, and that the supporting policies be submitted at that time. The matter was not brought forward when the rates were considered, as a solution to sewer connection management had not been fully developed. Sewer connection management has now been dealt with separately (Bylaw 8880, The Private Sewer and Water Service Connection Bylaw, 2010) and is not part of the Wastewater Sewer Use Bylaw revision.

The intent of this report is to explain the proposed new Sewer Use Bylaw, which will build on the content of the current bylaw, with major additions in the regulatory program and the limits and prohibitions. It should be noted that this report contains additional information and changes from the report which was considered by the Committee in May, 2009. The new information includes recommendations for Permits, Temporary Licences and Regulations, which have replaced Codes of Practice.

REPORT

Changes to the Sewer Use Bylaw are required to:

- Understand what is being discharged into the wastewater system through a permitting process, including requirements for sampling, monitoring and reporting;
- Address the high level of Biochemical Oxygen Demand (BOD), which is an indicator of the amount of organics, entering the Wastewater Treatment Plant. Currently, the average BOD level for all the wastewater entering the Wastewater Treatment Plant is above Saskatoon's proposed limits. Although treatable, it does result in higher operating costs;
- Address maintenance and backup issues from excessive restaurant grease entering the wastewater system;

- Address the potential for trucked liquid waste to bring wastewater loads that contain excessively high concentrations of inappropriate substances;
- Address elevated zinc levels in the biosolids;
- Address high wastewater strength that results in corrosion of the wastewater collection system, lift stations, and treatment plant equipment;
- Address legal risks that result from the current level of wastewater management; and
- Improve the environmental quality of the treated wastewater discharged into the South Saskatchewan River.

The current sewer use bylaw is quite general, open to interpretation and does not have effective enforcement provisions.

Proposed Bylaw and Policy Changes

The major proposed changes are:

- **Source Control** – Using a source control management approach to address what is discharged into the wastewater system at the source, and to stop inappropriate substances from being discharged into the wastewater system.
- **Limits and Prohibited Substances** – Updating restrictions and prohibitions on the type and amount of substances that can be discharged into the sewer system. Most of the changes in this area deal with metals in wastewater discharges.
- **Regulations (previously proposed as Codes of Practice)** - Specifying specific requirements for pre-treatment facilities, including the type and size of treatment equipment; the equipment maintenance frequency; and monitoring and record keeping requirements. Regulations apply the same rules to all dischargers within a grouping. These regulations would apply to the following businesses:
 - Food Sector Operations;
 - Equipment and Vehicle Wash Operations;
 - Fermentation Operations;
 - Carpet Cleaning Operations;
 - Dental Operations;
 - Dry Cleaning Operations;
 - Automotive Repair Operations; and
 - Photographic Imaging Operations.

If a business can demonstrate that they have been working towards compliance and are close to compliance with the regulations as of the regulation effective date, the business may be able to apply for a Temporary License to reach compliance. In addition, if a business does not meet the regulation's requirements

but can demonstrate an acceptable level of treatment, they may apply for a Pre-Treatment Facility Permit to continue operations.

- **Temporary Licence** – At the City's discretion, a temporary licence would be granted to a regulated business that has been working toward achieving compliance with the regulations, but is not fully compliant by the regulation implementation date, allowing them to continue to discharge into the City's sewer system. The licence would be for a short period of time, and may contain specific conditions. It is recommended that a temporary licence fee of \$1,000 per year, prorated on a monthly basis, be charged for the licence.
- **Permits** – Permits would generally apply to higher-risk wastewater system users and would specify conditions that dischargers must meet, including sampling, monitoring and reporting. Each Permit would be unique to the individual discharger and can specify specific conditions that would only apply to that discharger. It is recommended that an Annual Permit Fee of \$1,000; a Permit Application Fee of \$500; and a Permit Amendment Fee of \$250 be charged for all types of permits. As a comparison, the City of Vancouver charges a \$1,000 permit application fee; \$500 for a major amendment; and \$250 for a minor amendment. The following permit types are recommended:
 - **Special Use Permits** – These permits would apply to any user that discharges, proposes to discharge, or may potentially discharge a prohibited or restricted waste into the City's sewer system. For example, a Special Use Permit may grant permission to exceed the BOD limits for wastewater from a food manufacturing facility. Those on sewer surcharge will have Special Use Permits as they are discharging treatable waste that exceeds limits (BOD, suspended solids, grease, and/or phosphorous).
 - **Sewer Surcharge** – Sewer Surcharge is part of the current bylaw and will continue under the new Sewer Use Bylaw. The surcharge is a cost recovery formula applied to BOD levels over 300 ppm, suspended solids over 300 ppm, oil and grease over 100 ppm, and phosphorous over 10 ppm. Surcharge will be a condition applied to some Special Use Permits. Through improved monitoring, the City will be more aware of circumstances where surcharge applies and will work to recover these costs from those exceeding the limits.
 - **High Volume Discharge Permits** – These permits would apply to any user that discharges, proposes to discharge, or may potentially discharge non-domestic wastewater with a volume that meets or exceeds 10 cubic metres per day, or 300 cubic metres per month into the City's sewer system. Users that are also under a regulation may be exempt from this permit.

- **Trucked Liquid Waste Hauler Permit** – These permits would allow any hauler responsible for the collection and transportation of waste from a site, other than human sewage, to be discharged at a City disposal facility. Haulers would be required to submit manifests with all loads and the users would be required to sign a declaration confirming the nature of the waste and its compliance with the Sewer Use Bylaw's effluent standards.
- **Pre-Treatment Facility Permit** – These permits would apply to regulated businesses and institutions that can demonstrate the ability to comply with the Sewer Use Bylaw's effluent standards, even though their equipment does not meet the regulations. If required, these permits may be withdrawn, requiring the facility to upgrade to regulation standards.
- **Monitoring, inspection and sampling** – Monitoring, inspection and sampling would be required to follow up on the conditions of some regulations and permits.
- **Enforcement** – As the intention would be to focus on assisting in compliance of the bylaw, the following enforcement methods are proposed: education; inspection reports; warnings; orders; charges; liability for damages; and disconnection of utility services.
- **Service Connections** – It has been determined that service connections will not be addressed in the proposed Sewer Use Bylaw, as they are being addressed through other initiatives which are considering water and sewer connections jointly.

Discharge Impact Responsibilities

The current bylaw prohibits blockage of the public sewage works and this will be carried forward into the proposed new Sewer Use Bylaw. In some cases, the responsibility for a blockage and its impacts are of potential concern, as the lines of responsibility become blurred when multiple-leased businesses and property owners share the same connection to the City sewer system. This is the case in locations such as strip malls. It is recommended that both the owners of the property and the occupants be held jointly liable for damages from a blockage, and that the cause of the blockage be attributed to the most likely source, unless the owner or occupant can prove otherwise. For instance, a leased restaurant operator who has not complied with regulations in the operation of their grease trap would be charged. In these cases, maintenance records, the condition of the grease trap and the condition of the sewer connection would be examined.

Storm Water

Sections from Bylaw 5115, which regulates the use of the public sewage works and storm sewers and provides for the levying and collecting of a charge for the use of the public sewage works, will need to be retained as the proposed new Sewer Use Bylaw is intended to only address wastewater.

The retention of the storm water sections of Bylaw 5115 is an interim measure until the Administration has prepared a separate Storm Water Bylaw and Bylaw 5115 is repealed.

Implementation and Staffing

The Administration is recommending that the new Sewer Use Bylaw and policy changes come into effect on July 1, 2013. This would allow an implementation period, from bylaw approval to effective date, of approximately 24 months. This implementation period will allow time for those affected by changes in the bylaw and policies to prepare, and for the City to build educational awareness regarding appropriate sewer use practices. This approach will also allow the City to work in a highly cooperative manner to address concerns, with a goal to work toward full compliance by the effective date. The implementation process for the Sewer Use Bylaw is similar to the Cross Connection Control program, which underwent a successful implementation a few years ago.

The number of staff required to support a regulatory program is dependent on the approach to sampling and enforcement. The Administration is recommending that the City of Saskatoon operate in a cooperative regulatory approach, which allows businesses and industry to self-monitor their sewage discharge and report the results to the City.

The Utility Services Department, Environmental Services Branch, is best equipped to manage the bylaw enforcement and monitoring program, as they possess the technical experience in industrial wastewater monitoring within their Laboratory Section; have Bylaw Officers in positions of a similar nature; are able to align existing duties to provide partial staffing for the Sewer Use Bylaw program, which would include one and a half existing full-time equivalent (FTE) positions; and would be able to accommodate the staffing without any additional space requirements.

Program implementation would require the following positions:

- Source Control and Sewer Use Bylaw Manager (new shared FTE);
- Source Control Program Coordinator (existing shared FTE);
- Three Bylaw Enforcement Officers (2 – new permanent; 1 – temporary);
- Grease Inspector (new permanent position); and
- Sampling/Laboratory Technician (part of existing positions).

During Bylaw implementation, staff will be required to contact/inspect approximately 1,400 of the 8,000 businesses and institutions in the City, which have been categorized into sectors of interest, and may fall into a regulated or permitted industry. It is estimated that approximately 30 complex permits will be issued, which will utilize approximately five days of staff time per permit.

Approximately 550 of the 1,400 businesses are food sector operations, which on average will require one day of time to inspect, re-inspect and provide advice on applicable regulations. It is estimated that, on average, the remaining businesses of interest will require half a day to inspect

and provide advice. In total, implementation inspections translate into approximately 1,125 person-days over a two-year period, or 4.44 FTEs based on 2,000 hours per person per year.

The three Bylaw Enforcement Officers and the Grease Inspector, with the support of the Sampling/Laboratory Technician, will carry out the inspections and provide advice, while the Source Control and Sewer Use Bylaw Section Manager, and the Source Control Coordinator will implement communications initiatives and support the development of the permits.

Key priorities at the beginning of the implementation period will be communications and prioritization of a database to guide the order for inspections and site meetings, targeting the high risk dischargers and those that require the most preparation in order to comply with the bylaw.

Follow up meetings will be scheduled to ensure dischargers are receiving the support required in order to meet the implementation dates.

Partnerships with Other Work Units

For successful implementation and operation of the Sewer Use Bylaw, input and assistance will be required from other civic work units. Public Works and Wastewater Treatment will need to provide information to identify possible bylaw compliance concerns. Support will also be required from the Communications Branch and the City Solicitor for bylaw education and enforcement. Community Services, Business Licensing Section will be the point of first contact to businesses that may require either a permit or are governed by a regulation.

Business Licensing will pre-screen the business activities to determine if a permit or regulation is required. This will be done through a couple of simple questions and a check of the business' activities against a list of potential concerns/interests to the Sewer Use Bylaw based on industry classification codes. Business Licensing already clarifies business activities to the North American Industry Classification System (NAICS), and this information has been mapped against possible sewer system concerns. As a result, much of this will be automated through their computer systems. These checks will identify businesses that will receive an information package and automated information will be sent to the bylaw enforcement group for follow-up. Business Licensing's support is expected to add no additional cost to their operations.

Potential Impacts from the New Bylaw

The proposed new bylaw will have a minor impact on residents and the majority of businesses, which are considered equivalent to residential due to what they discharge into the sewer system. It will also create an increased use of existing programs, such as the Household Hazardous Waste Collection Program. Proper residential sewer use will be addressed through education.

The businesses that fall under the regulations and operating permits could see a significant impact, including equipment upgrades; wastewater sampling and reporting; maintenance; and increased record keeping.

One of the largest groups, and the one which will experience the greatest impact, will be food sector operations. Many of these businesses, primarily restaurants, do not have appropriate equipment installed and, if the equipment is in place, it is not operated properly.

Further information on the potential impacts to businesses is presented in Attachment 2.

Implementation Costs

It is estimated that an additional \$1,725,000 will be required to implement the new Sewer Use Bylaw over three years, as shown in the following table:

Capital Cost for Implementing the Sewer Use Bylaw

Year	Staffing	Onetime Start-Up	Education and Communication	Total
2011	\$400,000	\$105,000	\$30,000	\$535,000
2012	\$560,000	-	\$40,000	\$600,000
2013	\$560,000	-	\$30,000	\$590,000
Total	\$1,520,000	\$105,000	\$100,000	\$1,725,000

This funding is in addition to the existing funding of \$250,000 per year for the 1.75 staff, current office space and existing vehicles that are already included within Environmental Services' budgets (funded from the Water and Wastewater Utility). Note that 2013 is a partial year for both operations and implementation; however, its costs are being considered as part of implementation as there will be continued refinement of the workings of the Sewer Use Bylaw group.

Annual Operating Cost

It is estimated that, after the new bylaw is implemented in 2014, annual operating costs will increase by approximately \$250,000, compared to today's program, reducing to an ongoing increase of \$150,000 per year compared to today's program as operational savings are realized. This funding is in addition to the \$200,000 per year for the 1.5 staff, current office space and existing vehicles that are already included within Environmental Services' budgets (funded from the Water and Wastewater Utility).

The net annual operating costs for the Sewer Use Bylaw are shown in the following table:

Annual Net Cost for Sewer Bylaw Program, Beginning in 2014

		2014	2015	2016
Operational Costs	Incremental Annual Operating Cost	\$450,000	\$450,000	\$450,000
Operational Savings	Reduced BOD (organic strength)	\$40,000	\$90,000	\$140,000
	Flushing Reduction	\$30,000	\$30,000	\$30,000
Cost Recovery	Surcharge Fee	\$100,000	\$100,000	\$100,000
	Permit Fee	\$30,000	\$30,000	\$30,000
Annual Net Costs		\$250,000	\$200,000	\$150,000

The following is an explanation of the operational savings and revenues listed above:

- **Reduced BOD:**

Currently, on average, the organic level (BOD) of the wastewater entering the Wastewater Treatment Plant exceeds the 300 parts per million (ppm) surcharge limit. Currently, the operational cost of addressing this high level of organics is paid for through plant operations, rather than by the users that discharge them. In comparison, Victoria, which has an aggressive source control program, has an average level of organics that is approximately 2.5 times lower, on a per capita basis, than Saskatoon.

The level of BOD directly impacts the amount of air blower electricity used. The Wastewater Treatment Plant uses approximately \$1.4 million per year in electricity, with the blowers using over \$500,000. If the City were to reduce the BOD level entering the Plant by 30%, the potential operating cost reduction would be approximately \$140,000 per year. The savings as a result of BOD reduction are considered to increase from 2014 to 2016 as the effectiveness of source control measures progress.

- **Flushing Reductions:**

It is anticipated that the flushing of sections of the wastewater collection system to remove deposited grease and sediment will be reduced by one third in areas adjacent to restaurants, due to improvements in discharge practices, resulting in an operational savings of approximately \$30,000. It is expected that these operational savings will occur soon after bylaw implementation is completed, as currently few restaurants are properly managing their grease and flushing requirements; and improper discharge practices will be identified through bylaw inspection.

- **Increased Surcharge Cost Recovery:**

Currently, Saskatoon only charges five industries a surcharge, with only three paying significantly for BOD discharge. Additional cost recovery will be collected, as sewer surcharge will become a condition of some permits in order for them to receive wastewater discharge approval. The sewer surcharge cost recovery was budgeted at \$327,000 for 2010. It is estimated that the cost recovery will increase by an additional \$100,000 in 2014.

Most of the increased cost recovery will be as a result of applying sewer surcharge to large food manufacturing operations. This could decrease if businesses take measures to treat their wastewater to improve its quality. This would require significant capital investment and changes in their operation. If businesses do take measures to reduce paying the City's surcharge, the effluent entering the Wastewater Treatment Plant will improve, resulting in reduced operating costs in the treatment process.

These large businesses can have the same wastewater treatment requirements as a residential neighbourhood. Bylaw 5115 allows the City to set pre-treatment facility requirements, giving the option of either the business or the City providing specific levels of wastewater treatment. The proposed new bylaw will continue to allow the City to set these requirements.

• **Permit Fees:**

Additional revenue will be collected through permitting fees, which would recover a portion or all of the costs for reviews, inspections and monitoring. Metro Vancouver funds their sewer use bylaw program through liquid waste recovery fees. Although most other cities have not implemented similar fees, they do provide some of these services. If the services are not recovered through fees, they would need to be included in the utility rates. Currently, Saskatoon has among the lowest water and sewer rates in Western Canada.

It is recommended that the City of Saskatoon begin charging permit fees July 1, 2013. The City will not be able to charge any fees under the new bylaw prior to its effective date, however, the City will offer a voluntary opportunity to apply for and receive a permit before. Those applying for and receiving permits before the effective date will then not have to pay any fees until their first permit renewal. This would provide them with a \$1,500 savings. After the effective date, anyone that requires and does not have a permit in place would be out of compliance. The permit fees are shown in the following table:

Sewer Use Bylaw Permitting Fees

Type of Fee	Amount	How are the Fees Applied
Annual Permit Fee	\$1,000/year (Prorated Monthly for Short Term/One Time Use)	An annual fee that applies to all permits (Special Use, High Volume, Trucked Liquid Waste Haulers and Pre-Treatment Facility. Temporary Licenses and Regulations are not permits). This fee recovers the costs of inspections and monitoring throughout the year. A minimum one-month prorated permit fee should be charged to short term or one-time discharges.
Permit Application Fee	\$500	An application fee for the review of a permit application. Permits are required for Special Use, High Volume, Trucked Liquid Waste Haulers and Pre-Treatment Facilities. Renewal of a permit does not require a new application. Permits applied for before July 1, 2013 will not be charged an application fee. This fee covers the cost of review, inspection and testing of the wastewater effluent, and preparation of a response to the permit application. Application fees would not apply for one-time discharges.

Permit Amendment Fee	\$250	An amendment fee for the review of proposed changes to an existing permit. Usually this will be due to either an expansion or change in process that may alter the quality or quantity of wastewater being discharged. This fee covers the cost of reviewing the process changes and their impacts.
Regulation Fees	No Fees	Fees for cost recovery for regulations are not recommended at this time.
Temporary License	\$1,000/year – Prorated Monthly	Temporary Licenses are intended as an interim measure during implementation. An administration fee of \$1,000 per year, prorated on a monthly basis, will apply to temporary licenses.

It is estimated that approximately 30 permits will be issued, recovering \$30,000 per year in operating costs. Other fees are not included in this cost structure as they are variable and would provide intermittent amounts of cost recovery.

Vancouver has a mature program and has applied wastewater fees for a number of years. They are in the process of a second iteration to the fee structure. Metro Vancouver currently charges a \$1,400 per year permit administration fee, and is proposing the phasing in of a cost recovery fee structure over the next three years that will have a minimum, median and maximum range of approximately \$2,900, \$5,100 and \$9,200 respectively. Since Vancouver's fees are significantly greater than what Saskatoon is considering, further fee structure may be required as Saskatoon's program evolves.

OPTIONS

The following options could be considered:

The City of Saskatoon could choose not to implement a new Sewer Use Bylaw and continue with the existing bylaw and regulatory framework; however, this will put the City at risk of being legally liable for inappropriate wastewater discharges. If the City does not implement the new Sewer Use Bylaw it is recommended that measures be taken to enforce the current sewer bylaw (5115).

The City could consider changing the effective date for the bylaw, permits and regulations beyond July 1, 2013. Although this would allow users more time to prepare for the changes required by the new bylaw, it is the Administration's opinion that the July 1, 2013 effective date will allow sufficient time for a majority of users to address compliance issues, and the Temporary License and specific permit conditions will allow the City the ability to address those instances where businesses have not achieved full compliance.

POLICY IMPLICATIONS

A Permitting Policy is required for the permits listed in the proposed new Sewer Use Bylaw.

FINANCIAL IMPACT

The Administration is recommending that the estimated \$1,725,000 in implementation costs be funded from capital projects as shown in the following table:

Sewer Use Bylaw Implementation Capital Funding

Funding Source	Amount	Expenditure Year
Capital Project 2264 – Sewer Baseline Sampling/Monitoring (Existing Funding from Water and Wastewater Utility – Approved 2008 (\$360,000) and 2009 (\$150,000))	\$460,000	2011
Capital Project 2279 – Sewer Use Bylaw Implementation (Existing Funding from Water and Wastewater Utility – Approved 2008 (\$100,000) and 2009 (\$200,000))	\$75,000	2011
Capital Project 2279 – Sewer Use Bylaw Implementation (Existing Funding from Water and Wastewater Utility – Approved 2008 (\$100,000) and 2009 (\$200,000))	\$225,000	2012
2012 Future Capital Program funded from the currently approved Water and Wastewater Utility rate structure. (Part of 2010, 2011 and 2012 approved Water and Wastewater Utility rates)	\$375,000	2012
2013 Future Capital Program to be funded from the next three year Water and Wastewater Utility rates (2013, 2014 and 2015)	\$590,000	2013
Total Capital Funding	\$1,725,000	From 2011 to 2013

Beginning in 2014, the annual operating costs to fund the management of the Sewer Use Bylaw program will be funded from the Water and Wastewater Utility. It is estimated that the operating costs of the program will be \$250,000 in 2014; \$200,000 in 2015; and \$150,000 in 2016. The funding for these years will be presented as part of the 2013 through 2015 utility rate package, with 2016 and beyond being included in subsequent rates.

The preferred option for the utility rate funding is to apply the increase as a part of the existing method of rate application. When the program has self corrected and savings have been realized, under the current method of rate application, the average household would pay an additional \$0.10 per month and the average business approximately \$0.80 per month. Since businesses have large variation in utility usage, their rates could vary considerably.

Other options would be to have the rate only apply to non-residential properties, resulting in an approximate additional \$1.60 per month, or only the permitted and regulated properties, at approximately \$9 per month. However, the Administration is recommending the existing rate application, as the environmental benefit of a properly managed wastewater system benefits everyone.

STAKEHOLDER INVOLVEMENT

Initial stakeholder consultations took place in late 2007 and two open houses were held in March 2009, as well as four focus group meetings with metal platers, trucked liquid waste haulers, restaurants owners, and permitted (or potentially permitted) businesses. One of the biggest concerns was understanding how to comply with the new bylaw; therefore, education will be a priority in the communications plan. Details from past consultations are included within Attachment 1.

COMMUNICATIONS PLAN

Prior to the bylaw proceeding to City Council for approval, an educational program will occur to seek feedback on the proposed bylaw changes. The program will include:

- Sector-specific letters, mailed to those who would be most impacted by the proposed bylaw changes, including future permitted or regulated businesses or institutions (Attachment 3);
- General letters mailed to all remaining businesses and institutions informing them of the proposed bylaw changes;
- Advertising the proposed bylaw changes;
- Updating the City of Saskatoon website;
- Public information sessions, which will also provide an opportunity for feedback.

Feedback received from the educational program will be reported to City Council.

The bulk of the communication will focus on businesses and institutions that would be either regulated or under an operating permit, and will provide information on compliance deadlines and what is required to reach compliance.

ENVIRONMENTAL IMPLICATIONS

The proposed bylaw and policies would remove potentially harmful substances at the source, reducing the risk of these substances either entering the South Saskatchewan River through the Wastewater Treatment Plant effluent, or being spread on fields through the City's biosolids operation. In addition, the proposed policy changes will reduce the amount of energy used in wastewater treatment, reduce maintenance and extend the life of the wastewater system, and reduce the potential for sewer backups.

Additional benefits include improved levels of wastewater treatment, delayed expansion of the wastewater treatment system as a result of freed up capacity, and a partial reduction of some of the odours at the Wastewater Treatment Plant due to the reduction of volatile fatty acids.

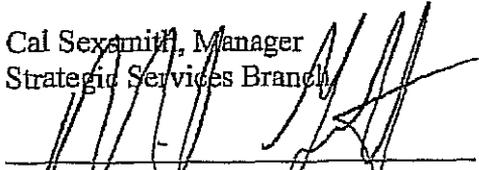
PUBLIC NOTICE

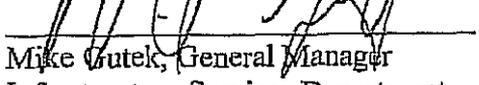
Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

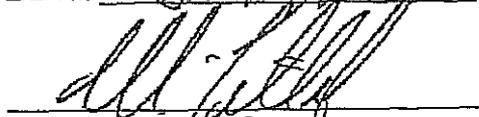
ATTACHMENTS

1. Excerpt from the minutes of the Executive Committee dated May 25, 2009;
2. Potential Impacts to Businesses; and
3. Sample of a Sector Specific Education Letter.

Written by: Rob Court, Policy Manager
Strategic Services Branch

Approved by: 
Cal Sexsmith, Manager
Strategic Services Branch

Approved by: 
Mike Gutek, General Manager
Infrastructure Services Department
Dated: Dec 24/2010

Approved by: 
Murray Totland
City Manager
Dated: Dec 24/10

Copy to: Jeff Jorgenson, General Manager
Utility Services Department



222 3rd Avenue North Saskatoon, Saskatchewan S7K 0J5
 Phone (306)975-2454 Fax (306) 975-2971

January 17, 2011
 File No. 7821-4

«Business_Name»
 «Mailing_Addr_Unit» «Mailing_Addr_St_Num» «Mailing_Addr_St_Name» «Mailing_Addr_St_Suff»
 «Mailing_Addr_St_Post_Dir»
 «Mailing_Addr_City» «Mailing_Addr_Prov_Code» «Mailing_Addr_Postal_Code»

IMPORTANT INFORMATION
Proposed New Sewer Use Bylaw & Information Session Invitation

The City of Saskatoon is in the process of drafting a new Sewer Use Bylaw to replace the Sewage Works Bylaw 5115. The new bylaw will clarify issues of interpretation and will focus on preventing inappropriate substances (metals, chemicals and organics) from being discharged into the sewer system through new prohibited and restricted substances provisions. The Bylaw will be supported through a regulatory program that includes expanded discharge permits and new regulations.

The proposed Bylaw will require permits or regulations for, and may have significant implications to, industrial businesses, food sector operations, equipment and vehicle wash operations, fermentation operations, dental operations, dry cleaning operations, automotive repair operations, and photographic imaging operations. It is proposed that permits and regulations will be voted on by City Council on March 7, 2011, to initiate the changes, and to come into effect on July 1, 2013, requiring compliance. The City will provide informational inspections, following bylaw approval, to assist dischargers with meeting their Bylaw obligations by the July 1, 2013 deadline.

Additional information on the proposed Sewer Use Bylaw and conditions that may be more specific to your business/institution is provided in the following attachment.

For more information on the new Sewer Use Bylaw, refer to the City of Saskatoon website at www.saskatoon.ca, and look under "S" for the Sewer Use Bylaw or attend one of the business and institution information sessions.

The sessions will provide a presentation on the Sewer Use Bylaw and will be held on Thursday, February 10, 2011, at 7:00 p.m. with a repeat session Tuesday, February 15, 2011, at 2:00 p.m. at TCU Place, 35 - 22nd Street East. A presentation handout will be provided and the presentations will begin at 7:15 p.m. and 2:15 p.m.

Yours truly,

A handwritten signature in cursive script that reads 'Rob Court'.

Rob Court, P.Eng.
Policy Manager, Strategic Services Branch
 RC:tm

Food Sector Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Food Sector Operations** may see potential impacts such as, upgrades to grease traps and collection piping, increased maintenance of grease traps, discontinued use of chemicals to clean grease traps and increased record keeping;

“Food Sector Operation” means:

- (i) a business establishment or institutional facility where food is prepared or made ready for eating or packaged and thereafter shipped to any establishment described in (ii) or (iii) below and includes canning operations, abattoirs, slaughterhouses, meat packing plants creameries and food processing operations;
- (ii) a retail establishment or institutional facility where food is prepared and made ready for retail sale or sold to the public and includes grocery stores, fresh produce stores, bakeries, butcher shops and similar establishments; and
- (iii) a business or institutional eating or drinking establishment where food is made ready for eating and is sold or served to the public (or with respect to institutions, sold or served to persons employed at, served by or attending those institutions) whether or not consumed on the premises, and includes restaurants, delicatessens, fast food outlets, cafeterias, hospitals, pubs, bars, lounges and other similar establishments.

These operations will be required to:

- Clean and maintain grease interceptors:
 - Oil and grease cannot build up in the interceptor to a depth of more than 25 per cent (one quarter) of the total liquid depth, up to a maximum of 15 centimetres (six inches);
 - Not use or allow the use of chemical agents, solvent-containing products, hot water or other agents with the intention of facilitating the passage of oil and grease through a grease interceptor; and
 - For new grease interceptors, the minimum size (flow capacity) allowed is 3.2 litres per second.
- Grease interceptors installed before the implementation date do not need to meet the minimum size of 3.2 litres per second if they are sized to handle the maximum flow from fixtures discharging at the same time.
- The following fixtures must be connected to a grease interceptor:
 - Sinks used for washing pots, pans, dishes, cutlery and kitchen utensils;
 - Drains that serve self-cleaning exhaust hoods over commercial cooking equipment;
 - Drains from commercial cooking equipment;
 - Drains from a garbage compactor used to compact garbage that may contain, or be contaminated with, food waste; and
 - Any other fixture that discharges wastewater containing oil and grease.
- Maintain records of equipment and maintenance.

Equipment and Vehicle Wash Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Equipment and Vehicle Wash Operations** may see potential impacts such as, upgrades to interceptors; increased maintenance; and increased record keeping;

“Equipment and Vehicle Wash Operations” means:

Commercial car and truck wash operations, fleet operations with wash activities, vehicle dealership operations with wash activities and vehicle maintenance shops with wash activities with the potential to generate effluent containing oil, grease, solids and metals.

These operations will be required to:

- Not discharge wastewater with:
 - Hydrocarbons in a concentration of more than 15 milligrams per litre;
 - Trucked liquid waste;
 - Recreational vehicle waste; and
 - Groundwater from a contaminated site as defined in provincial regulations (requires authorization by the City).
- Interceptors are required and must be sized to handle the maximum flow that will discharge to the interceptor at one time.
- For a new interceptor, the minimum size (liquid volume) allowed is 2.0 cubic metres per manual wash bay and 10 cubic metres per mechanical wash bay:
 - Each interceptor must have a minimum of three chambers designed to retain oil and grease and suspended solids from vehicle wash wastewater; and
 - All liquid waste from a vehicle wash operation must be directed through an interceptor before discharge into a sewer.
- Must maintain maintenance equipment and disposal records.

Fermentation Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Fermentation Operations** may see potential impacts such as, upgrades to straining/filtering equipment, increased maintenance, and increased record keeping.

“Fermentation Operations” means:

Brew pubs, microbreweries, cottage breweries, brew-on premises, vint-on premises and distilleries having the potential to generate effluent from fermentation that may contain large volumes of high strength organic waste, suspended solids, sulphides and variable pH from caustics and acids.

These operations will be required to:

- Must not discharge wastewater if:
 - pH levels are lower than 5.5 or higher than 9.5; and
 - Suspended solids are in a concentration of more than 300 milligrams per litre.

- Must remove solids from the discharge to sewer by:
 - Use of a strainer or a filter with a sieve size not greater than 1,000 microns (μm);
 - or
 - Settling the solids in a separate vessel and discharging the decant water.

- Must remove yeast from the discharge stream by:
 - Collecting and transporting the waste for off-site waste management; or
 - Filtering the waste using a filter with a sieve size not greater than 10 microns (μm) prior to discharge into a sewer.
 - This does not apply when the yeast content of the wastewater results from back-flushing of a filter following the fermentation process.

- Must maintain records of equipment and maintenance.

Carpet Cleaning Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Carpet Cleaning Operations** may see potential impacts such as, upgrades to straining/filtering equipment, increased maintenance, and increased record keeping.

“Carpet Cleaning Operations” means:

The mechanical cleaning of materials such as carpet, upholstery or other surfaces using industrial or commercial extraction equipment and through methods such as dry foam, hot water/steam extraction, dry powder, rotary buffer to other cleaning methods that produce an effluent containing suspended solids and chemical substances as a result of the cleaning process.

These operations will be required to:

- Must not discharge wastewater if suspended solids are in a concentration of more than 300 milligrams per litre.
- Must remove solids from the discharge to sewer by treating the wastewater using a screen with holes not greater than 0.25 millimetres (mm) in width or length prior to discharge into a sewer.
- The operator must inspect chemical or wastewater storage and handling equipment for leaks at least once per week. The following equipment must be checked for leaks:
 - Hose connections, unions, couplings and valves;
 - Filter gaskets;
 - Pumps; and
 - Wastewater holding tanks.
- Must maintain records of equipment and maintenance.

Dental Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Dental Operations** may see potential impacts such as, upgrades to amalgam separator equipment; increased maintenance; testing of wastewater effluent; and increased record keeping.

“Dental Operations” means:

Activities such as dental care, dental hygiene or dental laboratory practices which have the potential to generate effluent that contains dental amalgam, disinfectants, chemiclave solutions, cleaning agents and rinse solutions, spent x-ray processing solutions and pharmaceuticals.

These operations will be required to:

- Must not discharge wastewater with Mercury in a concentration of more than 0.05 milligrams per litre.
- Must treat the wastewater at the dental operation site prior to discharge to the sewer using a certified amalgam separator.
- The operator must post, at the site of installation of the amalgam separator, a copy of the ISO Standard Test report pertaining to the amalgam separator installed.
- Must treat all wastewater that may contain dental amalgam.
- Must maintain records of equipment, maintenance and amalgam disposal.

Dry Cleaning Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Dry Cleaning Operations** may see potential impacts such as, possible upgrades to equipment; and increased record keeping.

“Dry Cleaning Operations” means:

Chemical cleaning operations that utilize solvents such as tetrachloroethylene, also known as perchloroethylene, PCE, or PERC.

These operations will be required to:

- Must not discharge wastewater with tetrachloroethylene in a concentration of more than 1.0 milligrams per litre.
- Must install and maintain the following pre-treatment works:
 - Primary and secondary tetrachloroethylene-water separators;
 - An initial filter containing activated carbon that removes the tetrachloroethylene from the wastewater exiting the secondary tetrachloroethylene-water separator;
 - A monitor-alarm that automatically shuts down the wastewater treatment and stops the discharge of wastewater containing tetrachloroethylene into the sewer when the initial filter becomes saturated with tetrachloroethylene; and
 - A second filter containing activated carbon that removes tetrachloroethylene from the wastewater after it passes through the initial filter and past the monitor-alarm.
- The operator of a dry cleaning operation must:
 - Store all new and used tetrachloroethylene, tetrachloroethylene-contaminated residue and untreated wastewater using a tetrachloroethylene-impermeable spill containment system that will prevent any spilled material from entering a sewer;
 - Ensure that all dry cleaning machines and treatment works are operated and stored using a tetrachloroethylene-impermeable spill containment system that will prevent any spilled material from entering a sewer; and
 - Not allow open drains within the containment area.
- Must maintain records of equipment, maintenance and waste disposal.

Automotive Repair Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Automotive Repair Operations** may see potential impacts such as, upgrades to interceptors; increased maintenance; and increased record keeping.

“Automotive Repair Operations” means:

All collision and mechanical repair shops, boat motor repair shops, service stations, oil change, auto detailing and engine washing stations, vehicle dealerships and recycling operations having the potential to generate effluent containing antifreeze, oil, batteries acid, brake fluid, carburetor cleaner, grease and other petroleum products.

These operations will be required to:

- Must not discharge wastewater with:
 - Hydrocarbons in a concentration of more than 15 milligrams per litre; and
 - Groundwater from a contaminated site as defined in provincial regulations (requires authorization by the City).
- Must not discharge wastewater liquid into a sewer unless equipped with one or more oil-water separators to remove hydrocarbons.
- Floating oil and grease must not accumulate in any chamber of the oil-water separator in excess of the lesser of 5 cm or 5% of the wetted height of the oil-water separator.
- Settled solids must not accumulate in any chamber of the oil-water separator in excess of the lesser of 15 cm or 25% of the wetted height of the oil-water separator.
- The operator must ensure that the following materials are stored using spill containment to prevent the release of spilled material from entering a sewer connected to a sewage facility:
 - Used acid-filled batteries;
 - Used solvent-containing waste, used antifreeze, used oils, used oil filters, used brake fluid and used transmission fluid;
 - Above ground fuel storage tanks; and
 - Greater than 50 litres of any solvent-containing product, antifreeze, oil or other prohibited or restricted waste stored at floor level in containers other than permanent engineered containers that are protected from vehicle contact.
- Must maintain maintenance, equipment and disposal records.

Photographic Imaging Operations Information Sheet – Proposed Sewer Use Bylaw

Regulated businesses/institutions in **Photographic Imaging Operations** may see potential impacts such as, upgrades to silver recovery equipment; increased maintenance; testing of wastewater effluent; and increased record keeping.

“Photographic Imaging Operations” means:

Any retail, commercial, institutional or corporate photographic film processing or printing facility that uses silver to develop film and having the potential to generate effluent containing silver, iron sulphate, biochemical oxygen demand (BOD) and chemical oxygen demand (COD).

These operations will be required to:

- Must not discharge wastewater with silver in a concentration of more than 1.0 milligrams per litre.
- Must collect and transport the prohibited/restricted waste from the operation for off-site waste management; or
- Treat the waste at the photographic imaging operation site prior to discharge to the sewer using one of the following silver recovery technologies:
 - Two chemical recovery cartridges connected in a series; or
 - An electrolytic recovery unit followed by two chemical recovery cartridges connected in series
- Must maintain records of equipment, maintenance, and chemical disposal

Proposed Sewer Use Bylaw – Frequently Asked Questions

Why is the City of Saskatoon proposing a new Sewer Use Bylaw?

- To ensure that the City of Saskatoon will be compliant with pending changes to federal legislation;
- To address the high level of Biochemical Oxygen Demand (BOD), which is indirectly the measure of the amount of organics entering the Wastewater Treatment Plant;
- To address maintenance and backup issues from excessive restaurant grease entering the wastewater system;
- To address the potential for trucked liquid waste to bring wastewater loads that contain excessively high concentrations of inappropriate substances;
- To address elevated zinc levels in the biosolids;
- To address high wastewater strength that results in corrosion of the wastewater collection system, lift stations, and treatment plant equipment; and
- To improve the environmental quality of the treated wastewater discharged into the South Saskatchewan River.

When will the new Sewer Use Bylaw come into effect?

The proposed implementation date for the new Sewer Use Bylaw is July 1, 2013. This means the new regulations, permits and the limits and prohibited substances will be effective on July 1, 2013.

What are the changes in the new Sewer Use Bylaw?

The new bylaw is more specific about what substances can be discharged into the wastewater system and how wastewater system users have to manage their discharge.

Does Saskatoon currently have a sewer bylaw?

The Sewage Works Bylaw, 5115, dates back to 1971 and does not address current environmental standards. The new Sewer Use Bylaw will clarify wastewater discharge standards in terms of potential hazardous substances and required onsite treatment.

Who will be most impacted by the new Sewer Use Bylaw?

The proposed bylaw changes will have the greatest impact on larger industries and businesses, and industries that are required to use pre-treatment equipment to alter their wastewater. Specific details on the conditions for wastewater discharge will be set through permits and regulations.

Are Residents impacted by the new Sewer Use Bylaw?

The City's residential focus will be providing educational information on how to properly use the wastewater system. This education will support an understanding of total waste management to ensure that wastes end up in the proper stream.

What are Limits and Prohibited Substances?

These are substances that have restrictions and prohibitions on the type and amount that can be discharged into the sewer system. These substances include metals, chemicals and high quantities of organic material.

What sewer dischargers will be governed by Regulations?

Regulations will apply to businesses and institutions that are required to have pre-treatment facilities. The regulations set specific requirements for the pre-treatment facilities, including the type and size of treatment equipment; the equipment maintenance frequency; and monitoring and record keeping requirements. Regulations apply the same rules to all dischargers within a grouping. These regulations would apply to the following businesses and institutions:

- Food Sector Operations;
- Equipment and Vehicle Wash Operations;
- Fermentation Operations;
- Carpet Cleaning Operations;
- Dental Operations;
- Dry Cleaning Operations;
- Automotive Repair Operations; and
- Photographic Imaging Operations.

Proposed Sewer Use Bylaw – Frequently Asked Questions

What sewer dischargers will be governed by Permits?

Permits would generally apply to higher-risk wastewater system users and would specify conditions that dischargers must meet, including sampling, monitoring, and reporting. Each Permit is unique to the individual discharger and can specify specific conditions that would only apply to that discharger. The following permit types are proposed:

- **Special Use Permits** – Apply to wastewater system discharges of prohibited or restricted waste into the sewer system.
- **High Volume Discharge Permits** – Apply to non-domestic wastewater discharges that meet or exceed 10 cubic metres per day, or 300 cubic metres per month. Users that are also under a regulation may be exempt from this permit.
- **Trucked Liquid Waste Hauler Permit** – Apply to haulers responsible for the collection and transportation of waste from a site, other than human sewage, to be discharged at a City disposal facility.
- **Pre-Treatment Facility Permit** – Apply to regulated businesses and institutions that can demonstrate the ability to comply with the Sewer Use Bylaw's effluent standards, even though their equipment does not meet the applicable regulation standard.

Are there fees associated with Regulations?

Currently there are no fees being applied to regulated businesses and institutions.

Are there fees associated with Permits?

Permits will have associated fees commencing July 1, 2013. The fees will apply to a permit application – \$500; a permit amendment – \$250; and an annual permit - \$1,000. Permits fees are not required until July 1, 2013; therefore, permits issued in advance of this date will be exempt from the application fee and the first annual fee (saving \$1,500). The annual permit fee will be due upon renewal.

How will the City assist businesses and institutions during the implementation period, from Bylaw approval to the July 1, 2013 effective date?

The City will work to identify those that may be under a regulation or permit and offer free informational inspections to assist them with understanding how to comply with the new bylaw.

What if my business or institution does not comply with the appropriate regulation or permit on the July 1, 2013 Sewer Use Bylaw effective date?

Compliance is expected by the July 1, 2013 effective date. The City will work cooperatively with anyone requiring assistance during the implementation period. Cases where a business or institution is not compliant by the effective date will be dealt with on an individual basis. Demonstrated effort toward reaching compliance may mitigate some bylaw enforcement actions.

Additional Information

Additional information related to bylaw implementation and voluntary inspections will be available following the approval of the new Sewer Use Bylaw. For more information on the proposed new Sewer Use Bylaw, refer to the City of Saskatoon website at www.saskatoon.ca, and look under "S" for the Sewer Use Bylaw.

Limits and Prohibited Substances**Prohibited Wastes**

- a) Any paunch manure, pigs' hooves or toenails, bones, hog bristles, hides or parts of hides, animal or fish fat or flesh, horse, cattle, sheep or swine manure, poultry entrails, heads, feet, feather, and eggshells, fleshings and hair resulting from tanning operations.
- b) Any water or waste containing a toxic or poisonous substance, or a waste which, when combined with another waste may cause toxic or poisonous substances to be liberated.
- c) Any water having two or more separate liquid layers
- d) Any noxious or malodorous substance capable of creating a public nuisance
- e) Ashes, cinders, sand, stone, or any other solid or viscous substance which may impair the operations and maintenance of the Public Sewage Works or Storm Drain System
- f) Biomedical waste
- g) Domestic or non-domestic sewage, including trucked waste, into the storm drain system.
- h) Food waste other than properly shredded food waste discharged from a garbage disposal unit operated by a motor of not greater than one-third horsepower, unless a permit has been obtained from the General Manager Infrastructure Services.
- i) Gasoline, benzene, naphtha, fuel oil or other ignitable, flammable or explosive matter.
- j) Trucked waste, except where authorized by the City
- k) Liquid or vapour having a temperature greater than 65 degrees C.
- l) Matter with corrosive or hazardous properties capable of damaging structures, equipment, treatment processes or people.
- m) Pathological waste
- n) PCBs
- o) Pesticides, insecticides, herbicides or fungicides save and except chemicals contained in storm water emanating from trees or vegetation treated in accordance with the Pesticide Control Act.
- p) Radioactive material - except within such limits as are permitted by license issued by the Canadian Nuclear Safety Commission.
- q) Solid matter larger than 12.5 mm in any dimension.
- r) Water or waste having a pH lower than 5.5 or higher than 9.5.
- s) Storm water or uncontaminated water into the public sewage works without authorization from the City.
- t) Water or waste containing dyes or colouring materials which discolour effluent, with the exception of dyes used by the City for testing purposes.

Restricted Waste

All concentrations are total – i.e. dissolved plus un-dissolved substances.

Substance	Limits – mg/L - Daily composite
BOD	300*
COD	700
Suspended solids	300*
Oil & grease	100*
Oil & grease derived from petroleum	15
Aluminium	50
Arsenic	1.0
Boron	50.0
Cadmium	0.2
Chromium	4.0
Cobalt	5.0
Copper	3.0
Cyanide	1.0
Iron	10.0
Lead	1.0
Manganese	5.0
Mercury	0.05
Molybdenum	1.0
Nickel	2.0
Phosphorous	10.0*
Silver	1.0
Sulphate	2,000
Sulphide	1.0
Tin	5.0
TKN	100
Zinc	3.0

*Surcharged substance in excess of the daily limit

**City of Saskatoon's
Proposed Sewer Use Bylaw
Business and Institution Information Sessions**

February 10 & 15, 2011

Rob Court – Policy Manager
rob.court@saskatoon.ca
Ph: (306) 975-3545

THE CITY'S VISION

“Balance wastewater utility efficiency and effectiveness while maintaining an attractive economic environment for business in the City of Saskatoon, considering the community's vision for environmental stewardship.”

Four Guiding Principles of the Bylaw Review

- Business Efficiency
- Due Diligence
- Fairness and Equity
- Environmental Stewardship

Why does Saskatoon need a new Sewer Use Bylaw?

- Current Sewage Works Bylaw is from 1971
- Saskatoon is growing, and an updated Sewer Use Bylaw is essential on both an economic and environmental level
- Address national and provincial regulatory changes
- Create a policy and regulatory framework that protects infrastructure
- Reduce the potential for impacts on utility performance
- Provide effective monitoring and enforcement
- Reduce environmental and social impacts

Currently the City Requires Bylaw Changes to:

- Understand what is being discharged into the wastewater system
- Address the high level of Biochemical Oxygen Demand (BOD)
- Address maintenance and backup issues from excessive restaurant grease entering the wastewater system;
- Address the potential for trucked liquid waste to bring wastewater loads that contain excessively high concentrations of inappropriate substances;

Currently the City Requires Bylaw Changes to:

- Address elevated zinc levels in the biosolids;
- Address high wastewater strength that results in corrosion of the system;
- Address legal risks; and
- Improve the environmental quality of the treated wastewater discharged into the South Saskatchewan River.

Stakeholder Involvement

- **Initial stakeholder consultations in November and December, 2007**
 - Residential phone survey of 502 citizens
 - Commercial web-based survey of 469 businesses and institutions
 - Five stakeholder workshops (focus groups) with residents and representatives of businesses, institutions, restaurants and trucked liquid waste haulers attending

Stakeholder Involvement Continued

- **Second stakeholder consultations in February and March, 2009**
 - Designed to give those that would potentially be impacted an opportunity to provide feedback
 - Open houses were held with businesses and residents in March 2009
 - Focus group meetings with metal platters, trucked liquid waste haulers, restaurants owners, and permitted large complex businesses.

New Sewer Use Bylaw

- Proposed effective date of July 1, 2013
- Source Control
- Limits and Prohibited Substances
- Regulations
- Permits – improved classification
- Effective Enforcement Provisions
- Fees for permits
- Staff to manage and enforce the bylaw

Source Control

- Bylaw and policies to be based on source control
- Source Control is stopping inappropriate material at the source, before it enters the sanitary sewer system
- Categorizing system users based upon the degree of risk that their discharger represents

Limits and Prohibited Substances

- Most of the changes in this area deal with metals, chemicals and organics in wastewater discharges.
- Toronto, Vancouver and Victoria have adopted similar limits around 10 years ago
- Canadian Council of the Ministers of the Environment are recommending more stringent limits (this may become future legislation)

Regulations

- Regulations would be included within the new Sewer Use Bylaw as Schedules
- Regulated businesses/institutions must have the right equipment in place and properly maintain the equipment
- Temporary Licence
 - Allows additional time to reach compliance
- Pre-Treatment Facility Permit
 - Do not have to upgrade equipment if effluent meets standards

Regulations

- **Regulations would apply to the following businesses:**
 - Food Sector Operations – grease traps;
 - Equipment and Vehicle Wash Operations – sediment and oil;
 - Fermentation Operations – organic solids/high pH;
 - Carpet Cleaning Operations – sediment;
 - Dental Operations – mercury;
 - Dry Cleaning Operations – chemicals;
 - Automotive Repair Operations – oil & grease/chemicals; and
 - Photographic Imaging Operations – silver.
- **Regulations apply to approximately 1,000 businesses and institutions**

Permits

- **Permits would generally apply to higher-risk wastewater system users**
 - High volume water users that have industrial processes
 - Chemical plants, large food manufacturers, metal platers, trucked liquid waste haulers, hospitals, University of Saskatchewan, Innovation Place, and etc.
- **It is expected that about 30 permits will be issued on an ongoing basis**
- **A permit fee is proposed**

Permit Types

- **Special Use Permit**
 - Discharging a limited or prohibited substance
 - Sewer Surcharge
- **High Volume Discharge Permit**
 - More than 10 m³ per day 300 m³ per month of non-domestic wastewater
- **Trucked Liquid Waste Hauler Permit**
- **Pre-Treatment Facility Permit**
 - Business/Institution that does not meet discharge requirements but meets limits

Permit Fees

Type of Fee	Amount
Annual Permit Fee	\$1,000/year (Prorated Monthly for Short Term/One Time Use)
Permit Application Fee	\$500
Permit Amendment Fee	\$250
Regulation Fees	No Fees
Temporary License	\$1,000/year -- Prorated Monthly

Bylaw Enforcement

- Intended to be a cooperative approach that works toward compliance with the bylaw
- Most of the enforcement effort will be based on the degree of risk with high risk dischargers receiving most of the effort
 - Permits (highest risk dischargers) will receive most of the time (2 visits per year)
 - Regulations – On average every two to three years for an inspection
 - General dischargers – mostly education, with enforcement only applying to complaints or suspicious activity

Enforcement Practices

- Inspection visits and notes/requests
- Notices – Stop Work, Permit Notice, Utility Discontinuance
- Orders – to achieve compliance
- Charges/Prosecutions – only in cases of extreme abuse (illegal dumping, environmental or system damages)
- Recovery of costs – the City will recover costs through civil litigation or restitution during the course of prosecution

Implementation

- An implementation date of July 1, 2013 is proposed to allow system users time to work toward achieving bylaw compliance
- This will also allow the City time to work with stakeholders in a cooperative manner to address bylaw concerns
- During this period approximately 1,400 businesses and institutions will be inspected
 - Regulated businesses/institutions will be assisted with reaching compliance
 - Permits will be developed and implemented

City's Costs

- Implementation Costs
 - \$600,000 per year for three years
 - Funded from the Capital Budget
- Operating Costs
 - Current Operating Costs \$200,000 per year
 - Initial Operating Costs \$450,000 per year
 - Eventual Operating Costs \$350,000 per year
 - Funded from the Utility Rates

Regulation Specific Information

- **General**
 - Must have and maintain treatment equipment
 - Must keep records
 - Must meet the bylaw requirements

Food Sector Operations

- **Must clean and maintain grease interceptor**
 - Oil and grease cannot build up in the interceptor to a depth of more than 25 per cent (one quarter) of the total liquid depth, up to a maximum of 15 centimetres (six inches).
 - Not use or allow the use of chemical agents, solvent-containing products, hot water or other agents with the intention of facilitating the passage of oil and grease through a grease interceptor.
 - For new grease interceptors, the minimum size (flow capacity) allowed is 3.2 litres per second.
 - Grease interceptors installed before the effective date do not need to meet the minimum size of 3.2 litres per second if they are sized to handle the maximum flow from fixtures discharging at the same time.

Food Sector Operations (continued)

- The following fixtures must be connected to a grease interceptor:
 - Sinks used for washing pots, pans, dishes, cutlery and kitchen utensils.
 - Drains that serve self-cleaning exhaust hoods over commercial cooking equipment.
 - Drains from commercial cooking equipment.
 - Drains from a garbage compactor used to compact garbage that may contain, or be contaminated with, food waste.
 - Any other fixture that discharges wastewater containing oil and grease.
- Must maintain records of equipment and maintenance

Fermentation Operations

- Must not discharge wastewater if
 - pH levels lower than 5.5 or higher than 9.5
 - Suspended solids in a concentration of more than 300 milligrams per litre
 - Must remove solids from the discharge to sewer by:
 - Use of a strainer or a filter with a sieve size not greater than 1,000 microns (μm); or
 - Settling the solids in a separate vessel and discharging the decant water.

Fermentation Operations (continued)

- Must remove yeast from the discharge stream by:
 - Collecting and transporting the waste for off-site waste management; or
 - Filter the waste using a filter with a sieve size not greater than 10 microns (μm) prior to discharge into a sewer.
 - This does not apply when the yeast content of the wastewater results from back-flushing of a filter following the fermentation process.
- Must maintain records of equipment and maintenance

Carpet Cleaning Operations

- Must not discharge wastewater if
 - Suspended solids in a concentration of more than 300 milligrams per litre.
 - Must remove solids from the discharge to sewer by:
 - Treat the wastewater using a screen with holes not greater than 0.25 millimetres (mm) in width or length prior to discharge into a sewer.
- The operator must inspect chemical or wastewater storage and handling equipment for leaks at least once per week. The following equipment must be checked for leaks:
 - Hose connections, unions, couplings and valves;
 - Filter gaskets;
 - Pumps; and
 - Wastewater holding tanks.
- Must maintain records of equipment and maintenance

Dental Operations

- Must not discharge wastewater with
 - Mercury in a concentration of more than 0.05 milligrams per litre
- Treat the wastewater at the dental operation site prior to discharge to the sewer using a certified amalgam separator.
 - The operator must post, at the site of installation of the amalgam separator, a copy of the ISO Standard test report pertaining to the amalgam separator installed.
 - Treat all wastewater that may contain dental amalgam.
- Must maintain records of equipment, maintenance, and amalgam disposal

Dry Cleaning Operations

- Must not discharge wastewater with
 - Tetrachloroethylene in a concentration of more than 1.0 milligrams per litre.
- Must install and maintain the following pre-treatment works:
 - Primary and secondary tetrachloroethylene-water separators.
 - An initial filter containing activated carbon that removes the tetrachloroethylene from the wastewater exiting the secondary tetrachloroethylene-water separator.
 - A monitor-alarm that automatically shuts down the wastewater treatment and stops the discharge of wastewater containing tetrachloroethylene into the sewer when the initial filter becomes saturated with tetrachloroethylene; and
 - A second filter containing activated carbon that removes tetrachloroethylene from the wastewater after it passes through the initial filter and past the monitor-alarm.

Dry Cleaning Operations

(continued)

- The operator of a dry cleaning operation must:
 - Store all new and used tetrachloroethylene, tetrachloroethylene-contaminated residue and untreated wastewater using a tetrachloroethylene-impermeable spill containment system that will prevent any spilled material from entering a sewer.
 - Ensure that all dry cleaning machines and treatment works are operated and stored using a tetrachloroethylene-impermeable spill containment system that will prevent any spilled material from entering a sewer.
 - Not allow open drains within the containment area.
- Must maintain records of equipment, maintenance, and waste disposal

Photographic Imaging Operations

- Must not discharge wastewater with
 - Silver in a concentration of more than 1.0 milligrams per litre
- Must collect and transport the prohibited/restricted waste from the operation for off-site waste management; or
- Treat the waste at the photographic imaging operation site prior to discharge to the sewer using one of the following silver recovery technologies:
 - Two chemical recovery cartridges connected in a series; or
 - An electrolytic recovery unit followed by two chemical recovery cartridges connected in series
- Must maintain records of equipment, maintenance, and chemical disposal

Automotive Repair Operations

- **Must not discharge wastewater with**
 - Hydrocarbons in a concentration of more than 15 milligrams per litre.
 - Groundwater from a contaminated site as defined in provincial regulation (requires authorization by the City).
- **Must not discharge wastewater liquid into a sewer unless equipped with one or more oil-water separators to remove hydrocarbons.**

Automotive Repair Operations

(continued)

- **Floating oil and grease must not accumulate in any chamber of the oil-water separator in excess of the lesser of 5 cm or 5% of the wetted height of the oil-water separator.**
- **Settled solids must not accumulate in any chamber of the oil-water separator in excess of the lesser of 15 cm or 25% of the wetted height of the oil-water separator.**

Automotive Repair Operations

(continued)

- The operator must ensure that the following materials are stored using spill containment to prevent the release of spilled material from entering a sewer connected to a sewage facility:
 - Used acid-filled batteries;
 - Used solvent-containing waste, used antifreeze, used oils, used oil filters, used brake fluid and used transmission fluid;
 - Above ground fuel storage tanks; and
 - Greater than 50 litres of any solvent-containing product, antifreeze, oil or other prohibited or restricted waste stored at floor level in containers other than permanent engineered containers that are protected from vehicle contact.
- Must maintain maintenance, equipment, and disposal records

Vehicle Wash Operations

- Must not discharge wastewater with
 - Hydrocarbons in a concentration of more than 15 milligrams per litre.
 - Trucked liquid waste.
 - Recreational vehicle waste.
 - Groundwater from a contaminated site as defined in provincial regulation (requires authorization by the City).

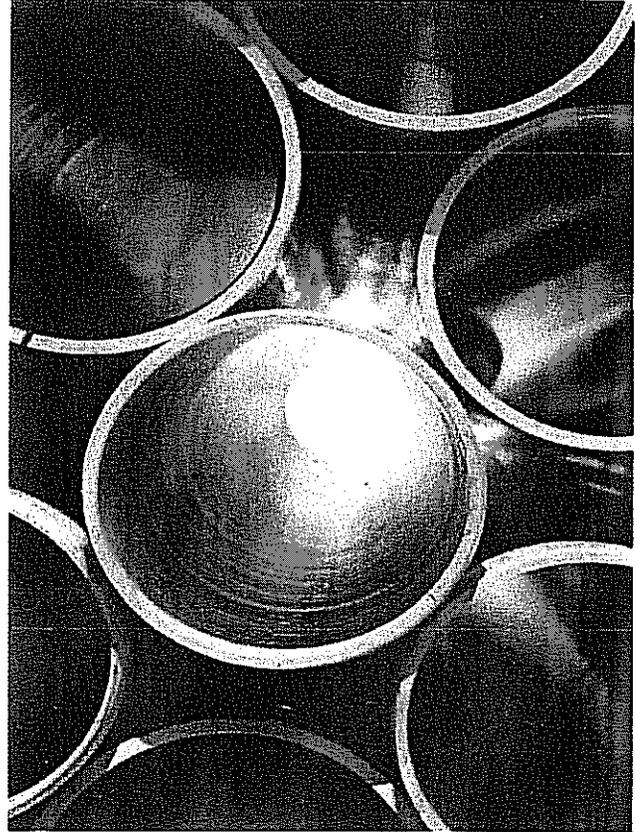
Vehicle Wash Operations

(continued)

- Interceptors are required and must be sized to handle the maximum flow that will discharge to the interceptor at one time.
 - For a new interceptor, the minimum size (liquid volume) allowed is 2.0 cubic metres per manual wash bay and 10 cubic metres per mechanical wash bay.
 - Each interceptor must have a minimum of three chambers designed to retain oil and grease and suspended solids from vehicle wash wastewater.
 - All liquid waste from a vehicle wash operation must be directed through an interceptor before discharge into a sewer.
- Must maintain maintenance equipment and disposal records

What's Next

- City Council approved in principal the proposed program on January 17, 2011
- Information Sessions February 10 & 15
- Report to City Council in March providing feedback from information sessions and letters, and requesting that the City Solicitor be directed to prepare the new Sewer Use Bylaw
- Following approval – begin implementation of the new bylaw



Proposed New Sewer Bylaw

Public Information Sessions

City of Saskatoon

February 10th and 15th, 2011

Report Summary

Proposed New Sewer Bylaw Public Information Sessions Report Summary

Prepared for:
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February 2011

Contents – Report Summary

Executive Summary.....1
Methodology.....2
Information Session Results.....3



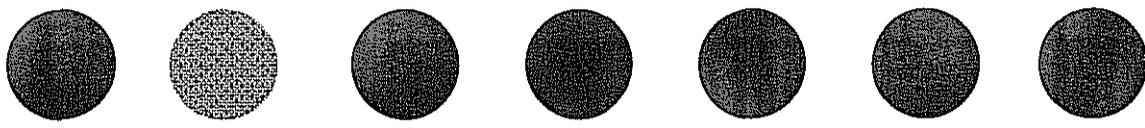
Executive Summary

City of Saskatoon Administration held two information sessions for businesses regarding the proposed new Sewer Bylaw; the first on the afternoon of February 10th, 2011, from 2pm to 4pm, and the second on the evening of February 15th, 2011, from 7pm to 9pm. Both sessions were held at TCU Place. The information sessions were held to generate awareness of the proposed bylaw, to provide an opportunity for stakeholder feedback and to provide additional information gained from the information sessions. In addition approximately 30 phone calls were received by the COS, as well as three industry group letters, and a few emails.

The information sessions were well attended with approximately 40 participants at the February 10, 2011 session and approximately 80 participants at the February 15, 2011 session. There were people from a cross section of businesses in Saskatoon including the vehicle wash companies, hair styling industry, fermentation (brewery), photographic companies, dental, mechanical contractors and representatives from large permitted organizations such as the University of Saskatchewan. Interestingly, especially in light of the fact that the new bylaw will impact restaurants and requirements for grease containment, there were very few participants from the restaurant sector at the first session and none at the second.¹

Feedback received during and after the sessions indicate that the participants appear to have a good understanding of the proposed changes and how they may affect them. There was also strong support for the environmental principals behind the bylaw. There was a sense at the information sessions that businesses see the need for updating the existing Bylaw and that they would like to work cooperatively with the COS to ensure that they are in compliance with the general specifics as well as the specific components of the new Bylaw. Businesses attending the information sessions tended to have more questions about the specifics of the proposed new Bylaw, rather than the principles that drive it, which they support. There were recommendations from the permitted businesses (less than 1% of businesses) that the Bylaw be structured to allow for one-to-one input from these businesses in terms of encompassing sometimes new waste water management technology that can change quickly with technological advances and impact waste water loads and content.

¹ Initial stakeholder consultations took place in late 2007 and in March 2009, with focus group meetings with metal platers, trucked liquid waste haulers, restaurants owners, and permitted (or potentially permitted) businesses.



Methodology

In preparation for the information sessions, Administration sent out approximately 6,800 information packages to businesses and institutions, so that they had information to assess if they may be impacted by the proposed Sewer Use Bylaw. The information packages went to all non-home based businesses and institutions in the City. These packages provided a general letter inviting them to the information sessions and promoting the information available on the City's web site, an industry specific information sheet (only to those that matched the appropriate category through their business licensing classification), a frequently asked questions sheet, and the proposed limits and prohibited substances sheet.

The information sessions and availability of web site information was advertised in the February 5, 2011 and February 12, 2011 [StarPhoenix](#).

The presentation from City of Saskatoon Administration to participants attending the information sessions included an overview of the new bylaw in terms of the key drivers that drive the proposed bylaw and which include:

- 1) Business efficiency
- 2) Due diligence
- 3) Environmental stewardship, and
- 4) Fairness & equity

The presentation from the COS covered various aspects of the proposed bylaw including:

- 1) Source Control; stopping inappropriate material at the source, before it enters the sanitary sewer collection system, as a key principle of the bylaw
- 2) Limits and Prohibited Substances
- 3) Regulations that would apply to specific business sectors
- 4) Temporary Licenses
- 5) Permits (Permitted businesses, special use, high volume discharge and pre-treatment permits)
- 6) Trucked Liquid Waste
- 7) Monitoring, inspection and sampling, and
- 8) Enforcement



Information Session Results

Session Questions and Feedback

The majority of business people attending the information sessions appeared to both understand the various components of the proposed new Bylaw, and support the reasons for overhauling the regulatory framework for sewer use (both by show of hands). The types of questions asked of the Administration provide a sense of whether or not there are potential difficulties with the acceptance of the new Bylaw and the ability for businesses to comply with it once it comes into effect in July, 2013.

Permits

The initial questions from people attending the sessions are around what constitutes a 'permitted business', if permits have been designed yet, and the types of businesses that will have to be permitted regarding their waste water. Most businesses initially think they will have to operate under a waste water permit.

Administration responds that only about 30 businesses or organizations in Saskatoon will be of sufficient size that they will require permits. (There are several individuals attending the information sessions, however, who are associated with these types of businesses.)

The COS plans on cost recovery charges associated with obtaining a permit, but only to a maximum of \$1,000. This is significantly lower than other centres such as Vancouver, where permits fees can run in the several thousands of dollars annually. New permit holders will not be charged for some components of the permit assessment as an incentive to complete their application prior to July, 2013, when the new Bylaw is proposed to come into effect.

One of the important aspects of the new Bylaw is that businesses in Saskatoon understand that only a very small percentage of them (less than 1%) will require a waste water permit.

Surcharges

Similar to questions about permits, and the types of businesses that will require a permit, are questions around substances that will be surcharged, and whether the new surcharges will be similar to existing waste - water Bylaw businesses currently operate under.

People at the sessions are also informed that any industry that discharges higher than domestic rates may pay a surcharge, but that surcharge only applies to those discharging treatable wastewater above the limits on a regular basis. The formula for surcharge is published as part of the current Bylaw and this formula will continue in the new Bylaw. The spirit of the Bylaw is cooperative in principle and how samples are applied to permits will be negotiated with businesses on a case-by-case basis. The precise rate multipliers in the surcharge formula will be set as part of the 2013, 2014 and 2015 water and wastewater utility rate review. These amounts have to yet to be determined and have to be reviewed; charges in new Bylaw will, however, be designed to be cost recovery.

There are some questions, particularly from equipment and vehicle wash business people, regarding sampling surcharges and whether there is a surcharge for being in excess of a daily limit, or if limits will be averages over a number of samples done over time (ie one month). A metal operator at the session also asked if it is the daily load, or an average that is sampled. This is similar to a question from a dental operation about the frequency of testing that will be required under the proposed Bylaw. Businesses also want to know how they will know if the waste management and containment equipment they have is up to the standards of the proposed new Bylaw or not.

Essentially, people attending the session want to know 'where they stand'. Mechanical consulting firms at the information session, for example, want to know what the specifications for acceptable intercept pits will be. And a restaurant and vehicle wash operator asks if the emphasis from the COS will be on existing equipment, grease containment and intercept pits, or if it will be focused on new equipment coming into the infrastructure going forward to ensure that it is up to new, more rigorous waste water treatment standards.

COS responded that if containment traps are cleaned regularly, and there is a record of that, the operation will likely be considered within limits. Information about sample guidelines and surcharges will be posed on the COS website, and will be developed more thoroughly in consultation with industries and permit holders as the Bylaw moves forward toward July 2013.

While most of the questions or concerns related to surcharges are around the amount of the surcharge and how the business will plan for it financially, there is also a question about the surcharge in terms of ensuring that it will be large enough to encourage compliance with the principles of the Bylaw.

Inspections and Sampling

There are also questions about who will do the sampling, and whether there are, or will be, agreed on, qualified, accredited or authorized labs that can analyze the samples for them and the COS.

In terms of frequency of sampling, for large permit businesses, initial charges will be based on historical averages of sampling, not necessarily any single daily sample. This is important to permit businesses as it better enables them to project costs associated with the new Bylaw.

Some businesses at the information sessions are concerned with how long they should keep sampling records of their sewer discharge; COS indicates about two years.

The creation of bureaucracy to ensure compliance with regulatory guidelines is a concern for some people attending the session, which leads to a question about possible duplication of services as a result of the COS hiring an inspector(s), and whether this can be avoided by having, for example, food inspectors inspect restaurants for compliance to grease containment regulations of new Bylaw. There are also some questions about the number and type of businesses that would be inspected each year under the proposed new Bylaw.

Some participants at the session (ie. vehicle wash) suggest that some of the guidelines presented by the City are out of date and based on practices at other cities that are no longer in effect, or that have been updated to accommodate technological advances in grease containment and waste water management. They suggest that the COS work with sectors and individual permit holders on a one-to-one basis to ensure that the optimum and most up-to-date guidelines are in the Bylaw for industries to adhere to. Specific concerns in this area related to car wash water interceptor sizing changes (increasing capacity for automated washes and reducing it for manual washes – this will require further examination), and for additive sales for grease trap operation.

For example, some of the guidelines in the Bylaw banning enzymes used to keep sewer lines clear (concern that they simply move the grease problem to the water treatment plant), do not take into account that these products have evolved technologically to the point where they can prevent grease leaving the operation into the sewer line.

Some permit businesses would like to work with the COS to increase their knowledge of industry specific waste management technology. Many other cities have banned these materials and technical information will need to be reviewed to determine if exceptions may be made.

There is also a recommendation that the COS authorize businesses to sample from City owned service connections such as allowing for provisions to sample from manholes.

Property Management

Some permit holders (such as commercial malls) have multiple-use facilities (food courts, car wash, gas bars) and multiple location issues (several locations in a variety of cities) and wonder, if each location need to be permitted individually, or if one multi-use or multi-site organizations can operate under one permit.

Some property management people at the information sessions ask if they will be liable, on behalf of their tenants, for their tenants' waste water management practices. The intent of the Bylaw is to have property managers and the wastewater system users responsible for the waste water leaving their operation. Property managers at the session appear to appreciate that it will be easier for them to indicate to their tenants that they must follow the regulations as set out by a Bylaw, than suggest to them that they practice principles waste management policies.

Other Guidelines, Subsidies and Resources

Some participants at the session ask how the new proposed Bylaw integrates with existing federal and provincial guidelines, and in fact, what these guidelines are. There are also questions, from photographers for example, about how it integrates with their own current industry standards and guidelines (they use industry standard containment facility).

Some people attending the session on behalf of business associations also want to know how the proposed surcharge fees compare to what is being implemented by other cities and jurisdictions in Canada; will Saskatoon be on the lower or higher end of the comparative scale? As well as surcharge amounts, they also ask about 'best practices' from other jurisdictions in terms of incentive-based compliance, or whether studies about the proposed Bylaw limits and business-sustainability have been reviewed.

This leads to questions about whether there are government resources available, for either information about discharge guidelines or financial assistance with preparing for more stringent guidelines, perhaps resulting from other provincial or federal waste management guidelines already being put into effect.

They comment that these guidelines can help them modernize in order to meet the new regulatory guidelines of the new proposed sewer Bylaw. There are questions about whether or not there will be tax incentives for compliance (likely not) or for capital upgrades necessary to ensure compliance.

Some permit holders, such as the University of Saskatchewan, understand that they deal with a multitude of areas outlined in the information presentation (food services, equipment wash, dental, medical, etc) and wonder how they will best manage the compliance process. Again, there are comments and recommendations that they be able to work one-on-one with the COS to formulate guidelines that will work within the principles of the new Bylaw. They also question how they will sample when they have such a large number of waste water streams from which to choose. Here again, they would like one-on-one meetings with the COS to help them develop their permits and define all of the areas that will require self-monitoring, and would like to know how soon the COS can start to meet with permitted businesses.

Vehicle wash companies at the information session ask about the relationship between the volume of gravel and salt that gets caught in their waste water management containment pits, and the source of that substance – the COS applying it to the roads in winter. Businesses like these see themselves as assisting the COS reduce the impact this has on the environment and ask about a potential subsidy arrangement for doing so.

There was also a recommendation from another business association representative that the COS consider modeling for permit businesses to assist them with standard formulas and spread sheets, that they can apply to their businesses to help them monitor and self-regulate their waste water management to be in compliance with the new Bylaw.

His Worship the Mayor and City Council
The City of Saskatoon

LEGISLATIVE REPORTS

Section B – OFFICE OF THE CITY SOLICITOR

B1) Taxi Study Recommendations Implementation Plan (File No. CK. 307-1)

RECOMMENDATION: that City Council consider Bylaw No. 8927.

At City Council's meeting held on February 22, 2011, it was resolved in part that the City Solicitor be directed to amend *Bylaw 6066, The License Bylaw*, to:

- (a) extend the period for which the 2010/11 seasonal plates are valid from April 10, 2011 to June 10, 2011; and
- (b) to allow for a 2011 license renewal fee of \$375.00.

In accordance with those instructions, we are pleased to submit for Council's consideration *The License Amendment Bylaw, 2011 (No. 8927)*. The proposed Bylaw extends the period for which seasonal plates are valid to June 10, 2011 and increases the annual license fee for all taxicabs to \$375.00.

PUBLIC NOTICE

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

ATTACHMENT

1. Proposed Bylaw No. 8927, The License Amendment Bylaw, 2011.

Respectfully submitted,

Theresa Dust, City Solicitor

B1

BYLAW NO. 8927

The License Amendment Bylaw, 2011

The Council of The City of Saskatoon enacts:

Short Title

- 1. This Bylaw may be cited as The License Amendment Bylaw, 2011.

Purpose

- 2. The purpose of this Bylaw is to amend The License Bylaw to:
 - (a) extend the period for which 2010/11 seasonal plates are valid from April 10, 2011 to June 10, 2011; and
 - (b) increase the 2011 license renewal fee to \$375.00.

Bylaw No. 6066 Amended

- 3. The License Bylaw is amended in the manner set forth in this Bylaw.

Subsection 42(1) Amended

- 4. Subsection 42(1) is amended by striking out "April 10, 2011" and substituting "June 10, 2011".

Subsection 42(3) Amended

- 5. Subsection 42(3) is amended by striking out "APRIL 10, 2011" and substituting "JUNE 10, 2011".

Schedule No. 1 Amended

- 6. Schedule No. 1 is repealed and replaced with a new Schedule No. 1 attached as Schedule "A" to this Bylaw.

Read a first time this _____ day of _____, 2011.

Read a second time this _____ day of _____, 2011.

Read a third time and passed this _____ day of _____, 2011.

Mayor

City Clerk

Schedule "A" to Bylaw No. 8927

SCHEDULE NO. 1

Section 41(1) (Taxicabs)	a)	for each taxicab capable of normal carriage of seven passengers or less	\$375.00
	b)	for each taxicab capable of normal carriage of over seven passengers	\$375.00
(2)		Transfer Fee	\$ 90.00
Section 42(2) (Temporary Taxicabs)	a)	for each taxicab capable of normal carriage of seven passengers or less	\$375.00
	b)	for each taxicab capable of normal carriage of over seven passengers	\$375.00
Section 52(1) (Limousine)	a)	for each limousine	\$100.00
Section 52a(1) (Hospital Limousine)	a)	for each hospital limousine	\$100.00
Section 53(1) (Transportation Limousine Depot Limousine)	a)	for each transportation depot	\$100.00
Section 53A. (Wheelchair - Accessible Taxicabs)	a)	for each taxicab	\$375.00
Section 73(1) (Massage Parlours)			\$ 95.00

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

of the

PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor P. Lorje, Chair
Councillor C. Clark
Councillor R. Donauer
Councillor B. Dubois
Councillor M. Loewen

1. **2010 Annual Report – Traffic Safety Committee**
(File No. CK. 430-59)

RECOMMENDATION: that the information be received.

Your Committee has reviewed the attached 2010 Annual Report of the Traffic Safety Committee and is forwarding the report to City Council for information.

2. **Vacant Lot and Adaptive Reuse Incentive Program**
(Files CK. 4110-45 , x 1815-1 and PL 4110-35-13)

RECOMMENDATION:

- 1) that the new City Council Policy for the Vacant Lot and Adaptive Reuse Incentive Program be adopted as described in Attachment 1 of the report of the General Manager, Community Services Department dated February 3, 2011;
- 2) that City Council rescind the Downtown Housing Incentives Policy No. C09-032;

- 3) that Section 12 of Reserves for Future Expenditures Policy No. C03-003 be amended by replacing the "Downtown Housing Reserve" with the "Vacant Lot and Adaptive Reuse Incentive Reserve", as defined in the report of the General Manager, Community Services Department dated February 3, 2011; and
- 4) that the current balance in the Downtown Housing Reserve be transferred to the new Vacant Lot and Adaptive Reuse Incentive Reserve to support the new incentive program.

City Council, at its meeting held on August 18, 2010, resolved, in part:

- 1) that City Council approve, in principle, the proposed Vacant Lot and Adaptive Reuse Incentive Program; and
- 2) that the Administration be directed to prepare a City Council Policy for the new Vacant Lot and Adaptive Reuse Incentive Program.

Attached is the report of the General Manager, Community Services Department dated February 3, 2011 submitting a proposed policy for the Vacant Lot and Adaptive Reuse Incentive Program, as requested above. The Administration is also forwarding recommendations to rescind the Downtown Housing Incentives Policy and to replace the Downtown Housing Reserve with the Vacant Lot and Adaptive Reuse Incentive Reserve.

Your Committee has reviewed the report with the Administration and is supporting the recommendations outlined above.

**3. Affordable Housing – 401 Avenue L South
Request for Waiver of Off-Site Levies
(Files CK. 750-4 and PL 951-63)**

- RECOMMENDATION:**
- 1) that the designation of the affordable housing project, located at 401 Avenue L South, be designated as a major redevelopment project; and
 - 2) that payment of off-site levies, owing in the amount of \$233,857.80, on 401 Avenue L South and the adjacent lane be waived, subject to the conditions outlined in the report of the General Manager, Community Services Department dated February 11, 2011.

Attached is the report of the General Manager, Community Services Department dated February 11, 2011, with respect to the above proposed affordable housing project for 401 Avenue L South and a request to waive the payment of off-site levies for the site and adjacent lane.

Your Committee has reviewed the report with the Administration, including the criteria established by City Council with respect to the waiver of off-site levies. Your Committee was advised that although the request does not meet the criteria that only registered non-profit organizations will be considered, the Administration is recommending that the request to waive the off-site levies be approved, as a specific exception for the development of 401 Avenue L South, subject to the conditions outlined in their February 11, 2011 report.

Following review of this matter, your Committee is supporting the above recommendations, including the waiver of the off-site levies in connection with the proposed development of this site.

**4. Status Report on the 2010 Housing Business Plan and
Proposed 2011 Housing Business Plan
(Files CK. 750-1, x4132-1, PL 950-19 and 950-21)**

- RECOMMENDATION:**
- 1) that the status report on the 2010 Housing Business Plan be received as information;
 - 2) that City Council adopt the proposed City of Saskatoon 2011 Housing Business Plan;
 - 3) that Innovative Housing Incentives Policy No. C09-002 be amended as follows:
 - a) Section 3.3 a) - The financial assistance provided by the City of Saskatoon for affordable housing projects shall be in the form of a grant of up to 10 percent of the total capital cost of the residential portion;
 - b) Section 3.3 d) - In lieu of a cash grant, proponents purchasing land under the Land Cost Reduction Program may receive a discount on the purchase price of the land equal to the grant that would have been provided under section 3.3 a);

- 4) that the General Manager of the Community Services Department be authorized to negotiate an agreement with the Saskatchewan Housing Corporation and report back to City Council regarding the terms and future City of Saskatoon participation in the provincial Rent Supplement Program; and
- 5) that the General Manager of the Community Services Department report back within one year with a status report on the effectiveness of the initiatives and incentives contained in the 2011 Housing Business Plan, and the overall achievement of the affordable housing targets.

Attached is the report of the General Manager, Community Services Department dated January 20, 2011, with respect to the 2010 Housing Business Plan and the proposed plan for 2011. Your Committee has reviewed the report with the Administration and is supporting the above recommendations.

The Administration will be providing a PowerPoint presentation on the Housing Business Plan.

5. 2010 Saskatoon Forestry Farm Park and Zoo Annual Report
(Files CK. 430-34 and LS 4206-FO-12)

RECOMMENDATION: that the information be received.

Attached is the report of the General Manager, Community Services Department dated February 11, 2011, forwarding the 2010 Annual Report of the Saskatoon Forestry Farm Park and Zoo Annual Report.

Your Committee is forwarding the report to City Council for information. Copies of the Annual Report have been provided to City Council members. A copy is available for viewing on the City's website www.saskatoon.ca as part of this report and in the City Clerk's Office.

Respectfully submitted,

Councillor B. Dubois, A/Chair

ADVISORY COMMITTEE REPORT

TO: Secretary, Planning and Operations Committee
FROM: Chair, Traffic Safety Committee
DATE: January 21, 2011
SUBJECT: 2010 Annual Report – Traffic Safety Committee
FILE NO. CK. 430-59

RECOMMENDATION: that the information be received and forwarded to City Council for information.

REPORT

The mandate of the Traffic Safety Committee is to provide advice to City Council on policy matters relating to traffic safety. The Committee reports to City Council through the Planning and Operations Committee. The Committee also provides education and awareness programs relating to traffic safety.

Membership on the Committee for 2010 included:

Councillor Bob Pringle
Ms. Debbie Banks, representing the general public
Mr. Om Kochar, representing the general public
Mr. Adam Toth, representing the general public
Ms. Kirsten Hnatuk, representing the general public
Mr. Lloyd Driedger, representing the Saskatchewan Trucking Association
Mr. Brian Fehr, representing the Saskatoon and District Safety Council
Mr. Brady Ives, representing SGI – Traffic Safety Promotion Division
Ms. Treena Abdellatif, representing the Saskatoon Health Region
Mr. Ken Claffey, representing the Board of Education for Saskatoon Schools – Driver Education
Mr. Gregg Willie, representing the Citizens' Advisory Council of the Saskatoon Board of Education
Sergeant Dan Bryden, representing the Saskatoon Police Service – Traffic Division

SUMMARY OF ACTIVITIES FOR 2010

Traffic Safety Education and Awareness

As part of the Traffic Safety Committee's initiatives to promote traffic safety, the Committee with the assistance of CTV aired two PSAs. The first PSA was on red light cameras, which touched on actions that trigger a ticket, leaving safe following intervals, and the fact that amber lights leave adequate time to stop if travelling the posted speed limit. A second PSA with respect to Pedestrian Night Time Visibility was also aired.

Referrals from City Council

The Committee considered the following referrals from City Council:

Communication from Howard Boldt – Downtown Traffic Congestion

Mr. Boldt's letter addressed concerns regarding people who double-park downtown while waiting for a parking spot. The Committee resolved that the information be received.

Communication from Randy Pshebylo, Riversdale Business Improvement District – Intersection of Idylwyld Drive and 20th Street

Mr. Pshebylo's letter addressed concerns regarding the intersection of Idylwyld Drive and 20th Street and the need for warning lights, as the intersection has become a frequent site of rear-end collisions. The Administration was asked to review the location and respond to the writer.

Communication from Tim Bodnarchuk – Countdown Timers and Traffic at Warman Road/Circle Drive

The matter was referred to the Committee by Councillor Wyant and subsequently by the Chief of Police. The Administration was requested to research countdown timers in other cities and respond to the writer and the Committee.

Communication from Suzanne Blair – Intersection and Traffic at 33rd Street West and Faulkner/Valens Drive

The communication was referred to the Committee by Councillor Heidt. The Administration reviewed the area and installed a crosswalk and school zone signs at that location.

Communication from Zsuzanna Papp – Uncontrolled Intersections

The communication was referred to the Committee by Councillor Pringle. The Administration noted that there is certain criteria that intersections must meet in order for yield signs to be warranted. The Committee resolved that the information be received.

Communication from Wilson Quail – Uncontrolled Intersections

Mr. Quail's letter addressed concerns regarding who has the right-of-way at uncontrolled intersections and suggested there is a need for educating drivers on the rules of uncontrolled intersections. The Committee resolved that the information be received.

Communication from Graham Matsalla – *in motion* Consultant, Saskatoon Health Region

Mr. Matsalla presented a report on the School Travel Planning Program. The School Travel Plan is a national program led by Green Communities Canada with the goals of reducing the number of vehicles around schools at drop-off and pick-up times; improving local air quality; creating

safer streets for young pedestrians and cyclists; and increasing the number of physically active students. The Saskatoon Health Region's *in motion* program is the local regional facilitator. Mr. Matsalla indicated the goal as they work with the schools is to come up with recommendations which they would then forward to the Traffic Safety Committee for their support if needed (i.e.: traffic safety issues around schools, etc). The Committee resolved to provide support to the School Travel Plan Program through the Saskatoon Health Region representative on the Committee.

Communication from John Parry – Crosswalks and Sidewalks

Mr. Parry presented his concerns to the Committee regarding pedestrian safety with respect to crosswalks and sidewalks; motorist behaviour; and high collision locations. The Committee resolved that the Saskatoon Police Service representative forward the issue of cyclists and skateboarders on downtown sidewalks to the Saskatoon Police Service for further handling.

Communication from Trevor Kehrer – School Speed Zones

The communication was referred to the Committee by Councillor Pringle. Mr. Kehrer presented his concerns regarding children travelling to school before 8 a.m., as well as after 5 p.m. for those attending after school programs. The Committee resolved that the issue of timing of school speed zones be referred to the Planning and Operations Committee for consideration.

Reports/Presentations from Administration

The Administration reviewed the 2009 Traffic Characteristics Report with the Committee and provided verbal reports on matters raised by the Committee.

Issues Identified by Committee Members

Throughout the year, the Committee identified a number of traffic safety concerns. The Administration reviewed the following concerns and took appropriate action if required, as well as responded to the Committee verbally:

- Traffic flow at the new Walmart on Betts Avenue.
- Intersection of Taylor Street and Weyakwin Drive.
- Intersection of 24th Street and Spadina Crescent.
- Off-ramp on to Circle Drive from Attridge Drive.
- Traffic calming and crosswalks on Lanyon Avenue.
- Intersection of 2nd Avenue North and King Street.
- Pedestrian lights on 22nd Street.
- Unfinished road repairs/potholes and other hazards on streets.
- Median barriers on Circle Drive.
- Speed limit on Wanuskewin Road from 51st Street to the Fire Hall north of Adilman Drive.
- Crosswalks and children.
- Speed limit sign of 60 kph heading west onto Highway 7.

- Speed signs for merge to Circle Drive from Preston Avenue and Clarence Avenue.
- Eastbound on Circle Drive at Preston Avenue – need for right turn lane.
- Eighth Street East to Circle Drive South – 90 km/h sign earlier.
- Eastbound on 22nd Street to Circle Drive North – more detailed information needed.
- Third Avenue turn lanes.
- Left turn lane Circle Drive West at Venture Crescent.
- Lane control sign west on 23rd Street at 4th Avenue.
- Circle Drive eastbound to Preston South – opening to Walmart has ‘No Entry’ sign that is not visible until turning into the parking lot.
- Trees at southwest corner of 71st Street and Millar Avenue.
- Signage on 22nd Street by Giant Tiger.
- Interchange at Circle Drive where Highway 16 goes east and Highway 11 goes south.
- Lights on Wanuskewin Road southbound at 51st Street.
- Driveway to Stensrud Lodge on McEown Avenue.
- Snow route signage on Kenderdine Road.

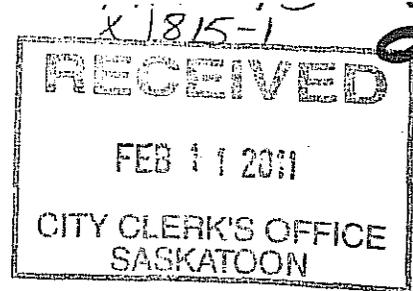
Plans for 2011

The Traffic Safety Committee, in consultation with the Administration, will pursue opportunities for further traffic safety education.



for Mr. Ken Claffey, 2011 Chair
Traffic Safety Committee

Dated: Feb 9, 2011



TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 3, 2011
SUBJECT: Vacant Lot and Adaptive Reuse Incentive Program
FILE NO.: PL 4110-35-13

RECOMMENDATION:

that a report be submitted to City Council, recommending:

- 1) that the new City Council Policy for the Vacant Lot and Adaptive Reuse Incentive Program be adopted as described in Attachment 1;
- 2) that City Council rescind the Downtown Housing Incentives Policy No. C09-032;
- 3) that Section 12 of Reserves for Future Expenditures Policy No. C03-003 be amended by replacing the "Downtown Housing Reserve" with the "Vacant Lot and Adaptive Reuse Incentive Reserve", as defined in this report; and
- 4) that the current balance in the Downtown Housing Reserve be transferred to the new Vacant Lot and Adaptive Reuse Incentive Reserve to support the new incentive program.

BACKGROUND

During its August 18, 2010 meeting, City Council resolved (in part):

- 1) "that City Council approve, in principle, the proposed Vacant Lot and Adaptive Reuse Incentive Program; and
- 2) that the Administration be directed to prepare a City Council Policy for the new Vacant Lot and Adaptive Reuse Incentive Program."

This report contains the proposed City Council Policy for the new Vacant Lot and Adaptive Reuse (VLAR) Incentive Program, and establishes the reserve necessary to support the program.

REPORT

The proposed VLAR Incentive Program is part of a larger strategy comprised of four interrelated components: Incentives, Policy Options, Vacant Lot Inventory, and a new Brownfield Redevelopment Guidebook. The goal of this strategy is to support the policy directions in the Official Community Plan Bylaw No. 8769 and the Downtown Plan to encourage more infill development and intensify land use within established neighbourhoods.

This incentive program will encourage the reuse of existing vacant lots and chronically vacant buildings. The program will offer a choice of either a five-year tax abatement, or a grant. The maximum grant amount is calculated based on a five-year tax abatement. The actual amount of incentive is earned based on a point system. This point system provides earned incentives to those development projects that meet a set of defined policy objectives.

The program would be self financing and incentives would consist of a grant that is funded through a property tax increment collected over time. Unlike the traditional tax abatement, where the City of Saskatoon (City) forgoes revenue over a five-year period, a cash grant may be provided to the developer (following project completion) and recovered over the same period of time through the municipal incremental portion of property taxes.

Based on feedback received during stakeholder discussions, it is proposed that the applicant be given a choice of either a cash grant or a property tax abatement.

The new incentive program will not apply to sites where incentives are already provided as part of a plan for redevelopment (e.g. Pleasant Hill Village), or where vacant lots were deliberately created for a public purpose (e.g. River Landing, 2nd Avenue road widening). However, the new program will continue to offer a five-year tax abatement for residential development. The new program also contains the same level of incentive for the Downtown, which makes the existing Downtown Housing Incentive Program redundant.

If the new VLAR Incentive Policy is adopted, a new reserve will be established, the incentive program will begin a marketing phase, and applications can be received for processing.

Establishment of Reserve

The VLAR Incentive Program will utilize a new reserve, replacing the Downtown Housing Reserve, and new financing provided by the Property Realized Reserve.

A Public Notice is not required to amend Section 26 of Reserves for Future Expenditures Policy No. C03-003. The amendments are described below:

Existing Reserve

“12. Downtown Housing Reserve

12.1 Purpose

To finance any costs related to programs in the Downtown Housing Incentives Program and other Downtown housing initiatives.

12.2 Source of Funds

This Reserve shall be funded annually in the amount of \$30,000 from the City's parking meter revenues. This amount is to be reviewed every four years for appropriateness.

12.3 Application of Funds

Funds in the Reserve shall be used only for expenditures for the purposes listed in Subsection (1).

12.4 Responsibility

Direct expenditures that do not qualify as a capital project, as defined in this policy, are authorized by the City Manager or his designate. All expenditures qualifying as capital projects are reflected in the City's Capital Budget/Capital Plan and require City Council approval."

Proposed New Reserve

12. Vacant Lot And Adaptive Reuse Incentive Reserve

12.1 Purpose

To finance any costs related to incentives in the Vacant Lot and Adaptive Reuse Incentive Program.

12.2 Source of Funds

This Reserve shall be funded annually in the amount of \$30,000 from the City's parking meter revenues. This amount is to be directed towards housing projects in the downtown.

Residual funds (the difference between the maximum incentive amount minus the earned incentive amount) as collected through the incremental property taxes will be placed in this reserve.

12.3 Application of Funds

Funds in the Reserve shall be used only for expenditures for the purposes listed in Subsection (1).

12.4 Responsibility

Direct expenditures that qualify as an incentive under the Vacant Lot and Adaptive Reuse Incentive Program are authorized by the General Manager of Community Services.

OPTIONS

1. Adopt the proposed VLAR Incentive Policy (recommended).
2. Instruct the Administration to make amendments to the proposed VLAR Incentive Policy.
3. Decline to support the proposed VLAR Incentive Policy. Selection of this option will mean that the Administration will seek further advice from City Council on how vacant lots should be addressed.

POLICY IMPLICATIONS

There are no further policy implications.

FINANCIAL IMPLICATIONS

The proposed VLAR Incentive Policy is intended to be self financing through the collection of incremental property taxes. This means that any grants paid out are paid back over time with incremental municipal property taxes collected as a result of new development. However, the proposed program will require initial start-up financing to allow the grants to be paid out in advance of repayment. On August 18, 2010, City Council authorized funds from the Property Realized Reserve to finance the new VLAR Incentive Policy.

Reserve Funding

The VLAR Incentive Program will require a new reserve to be established. Grants will be paid from the program reserve, repaid as the incremental property tax is collected, and redirected to the reserve. For projects that score less than 100 percent in the point system, and earn a grant that is lower than the full tax increment, there will be a residual portion of the tax increment available. The residual amount will be available for projects that do not create an incremental tax increase (e.g. the adaptive reuse of vacant buildings).

The Community Services Department recommends combining the existing Downtown Housing Reserve and a new VLAR Reserve. The existing annual contribution of \$30,000 from downtown parking meter revenue to the Downtown Housing Reserve is proposed to be allocated to the new reserve and will continue to be used towards Downtown housing projects. The Downtown Housing Reserve is projected to have a balance of \$58,614 at the end of 2011.

PUBLIC COMMUNICATION PLAN

The Partnership (Downtown Business Improvement District [BID]), Riversdale, Sutherland, and Broadway BIDs, as well as a local developer, were consulted during the development of the new incentive program.

Once the proposed Vacant Lot and Adaptive Reuse Incentive Policy is adopted, the Community Services Department will commence with a marketing plan and begin receiving applications. The marketing plan will consist of direct mailings to owners of vacant lots, print media, web-based media, and other means to increase awareness about the new program.

ENVIRONMENTAL IMPLICATIONS

The Vacant Lot and Adaptive Reuse Incentive Program is intended to encourage the development of existing vacant and brownfield sites within the city's established neighbourhoods. By encouraging the remediation and redevelopment of brownfield sites, the strategy will also help address the potential health and safety hazards presented by potentially contaminated industrial sites within the established neighbourhoods of Saskatoon. The new program also aims to intensify land use within established neighbourhoods, utilizing existing serviced and developable vacant land and buildings, thereby reducing demand for new greenfield sites in Saskatoon.

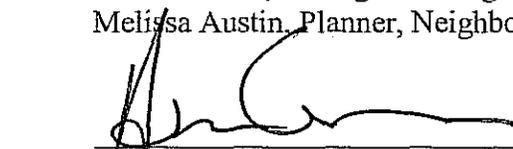
PUBLIC NOTICE

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

ATTACHMENT

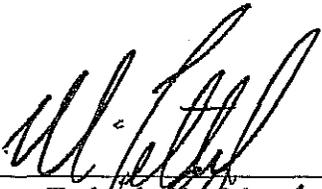
1. Proposed City Council Policy – Vacant Lot Development and Adaptive Reuse Incentive Program.

Written by: Alan Wallace, Manager of Neighbourhood Planning and
Melissa Austin, Planner, Neighbourhood Planning Section

Reviewed by: 
for Randy Grauer, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: February 10, 2011

Approved by:



Murray Totland, City Manager
Dated: Feb 11/11

S:\Reports\CP\2011\Committee 2011\P&O Vacant Lot and Adaptive Reuse Incentive Program\jk

CITY OF SASKATOON COUNCIL POLICY

ATTACHMENT 1
(NEW)

POLICY TITLE <i>Vacant Lot & Adaptive Reuse Incentive Program</i>	ADOPTED BY: <i>City Council</i>	EFFECTIVE DATE
ORIGIN/AUTHORITY	CITY FILE NO. <i>PL 4110-35-13</i>	PAGE NUMBER <i>1 of 10</i>

1. PURPOSE

To encourage infill development on vacant sites and adaptive reuse of vacant building space in Established Neighbourhoods, including the Downtown, by providing financial and/or tax-based incentives to owners of eligible properties.

2. REFERENCE

This Policy supports the direction established in the Official Community Plan Bylaw No. 8769.

3. DEFINITIONS

For the purposes of this program, the following definitions shall be used:

- 3.1 Established Neighbourhoods – means all residential areas as shown on the Established Neighbourhoods Map contained in Appendix A.
- 3.2 Downtown – see Appendix B.
- 3.3 Residential – any structure, or portion thereof, consisting of self-contained housing units and support amenities, provided to residents as rental, life-lease or ownership, but not hotel accommodation provided on a day to day basis.
- 3.4 Start Date – the date of issue of a City of Saskatoon Building Permit.
- 3.5 Completion Date – the date on which all Building, Development, and Plumbing Permits are officially closed by the City of Saskatoon.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		2 of 10

- 3.6 New Construction – includes new development of permanent structures on vacant lots, redevelopment of existing structures that have been vacant or used for non-residential purposes for at least one (1) year prior to application to this program, or the conversion of non-residential property to residential use.
- 3.7 Existing Housing – currently occupied buildings and structures that contain residential dwelling units.
- 3.8 Baseline Property Taxes – the property tax payable in a given year on the assessed value of an eligible property prior to any development.
- 3.9 Incremental Property Taxes – the amount of property tax payable in a given year on the increase in assessed value of the property as a result of new construction.
- 3.10 Residential Conversion – any conversion project which changes the use of any former commercial or industrial building space for the purpose of developing residential multiple-unit dwellings.
- 3.11 Vacant Site/Building – existing sites formerly used for an urban use on which there exists no building or where a building contains mainly vacant space for a period of at least one (1) year.
- 3.12 Brownfield Site – an abandoned, vacant, derelict, or underutilized commercial or industrial property where past activities on the land have resulted in actual or perceived contamination and where there is an active potential for redevelopment.
- 3.13 Adaptive Reuse – where a building formerly used for industrial or commercial uses has been vacant for at least one (1) consecutive year and involves the conversion or repurposing to a different category of use (e.g. conversion from industrial or commercial to residential or from industrial to commercial).
- 3.14 Cash Grant – a non-repayable incentive as calculated by this policy.
- 3.15 Maximum Incentive Amount (MIA) – the increment between the existing property taxes (City portion) and the taxes upon completion, multiplied by five (5) years.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		3 of 10

- 3.17 Earned Incentive Amount – the portion of the Maximum Incentive Amount earned through the proposal evaluation.
- 3.18 Proposal Evaluation – a system that evaluates development proposals to achieve the outlined development features (See Appendix C) and which is scored to a maximum of 100 points.

4. POLICY

The City may offer financial or tax-based support to projects that meet the following criteria:

4.1 General Eligibility Criteria

- a) Projects supported by the policy must be located in an Established Neighbourhood and the Downtown, as defined in Section 3.1.
- b) Projects supported by the policy under the Vacant Lot and Adaptive Reuse Incentive Program must be located on a vacant site or within a vacant building.
- c) Special projects developed for the purpose of creating developable vacant sites are not eligible for incentives under this program. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Department.
- d) Any housing developments located at River Landing are eligible for a five-year tax abatement only.
- e) Except for the rebate of existing property taxes paid during construction (adaptive reuse only), cash incentives under this policy are paid following completion of construction.
- f) Projects assisted under this policy may be eligible for support under other incentive policies or programs (i.e. affordable housing).

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		<i>4 of 10</i>

- g) Projects that do not incur a tax increment upon completion, may receive a grant equal to no more than one year's worth of existing taxes.
- h) Properties that are in tax arrears or under an Order to Remedy with the City of Saskatoon are not eligible for support under this policy. Exceptions to this provision may be granted at the discretion of the General Manager, Community Services Department.
- i) Property taxes will be assessed each year of the program. Properties that are deemed to be in arrears by the City of Saskatoon will immediately be terminated from this program.

4.2 Vacant Lot and Adaptive Reuse Incentive

- a) This program is only available for new construction on a vacant site or the redevelopment/renovation of a vacant building in Established Neighbourhoods of Saskatoon.
- b) The applicant is given a choice of:
 - i) assistance in the form of a tax abatement, equal to the earned incentive amount, determined by the Proposal Evaluation; or
 - ii) assistance in the form of a cash grant, equal to the earned incentive amount.
- c) Developers may contribute cash to an appropriate streetscape reserve in lieu of providing on-site Public Realm Improvements (see Appendix C) in order to earn additional points in the proposal evaluation.
- d) All monies received through c) will be directed to the appropriate streetscape reserve and used by the Urban Design Manager to provide an opportunity response towards other streetscape or public realm improvements (e.g. leverage or match private donations).

4.3 Downtown Housing Renovation Incentive

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		<i>5 of 10</i>

- a) This incentive applies only to the renovation of existing housing in the Downtown.
- b) Priority will be given to projects that provide significant improvement in the quality and amenity of existing housing or provide increased accessibility to populations currently not being served, including addressing barrier-free housing for disabilities.
- c) The incentive shall be in the form of a tax abatement of 25 percent of the annual value of property taxes to a maximum of \$10,000 per year, for five (5) years.
- d) Funds for the City and Library portion of the property tax abatements will be provided from the Vacant Lot and Adaptive Reuse Incentive Reserve.

4.4 Downtown Housing Conversion Incentive

- a) Projects which involve the conversion of former commercial and industrial building space to multiple-unit residential dwellings may also be eligible for additional incentives as listed below:
 - i) a rebate of up to 75% of any applicable Offsite Development Levies as calculated by the Infrastructure Services Department,
 - ii) a rebate of up to 75% of any applicable Direct Servicing Charges as calculated by the Infrastructure Services Department, and
 - iii) a rebate of existing property taxes paid during construction, up to a maximum of a two year construction period.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Vacant Lot & Adaptive Reuse Incentive Program</i>		6 of 10

4.5 Approval

- a) Applications for tax abatement assistance under this program are subject to City Council's approval; and
- b) Applications for grant assistance under this program are subject to the approval of the General Manager, Community Services Department.

5. RESPONSIBILITIES

5.1 General Manager of Community Services

- a) Receive and review all applications for incentives under this program;
- b) Submit any necessary reports to City Council, including an Annual Report on the performance of this Program; and
- c) Market this program as required.

5.2 City Treasurer

- a) Account and track all applications for tax abatements and repayment of grants through redirection of incremental property taxes.

5.2 City Council

- a) Approve/reject recommendations for all tax abatement applications; and
- b) Review and approve amendments to this policy.

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE

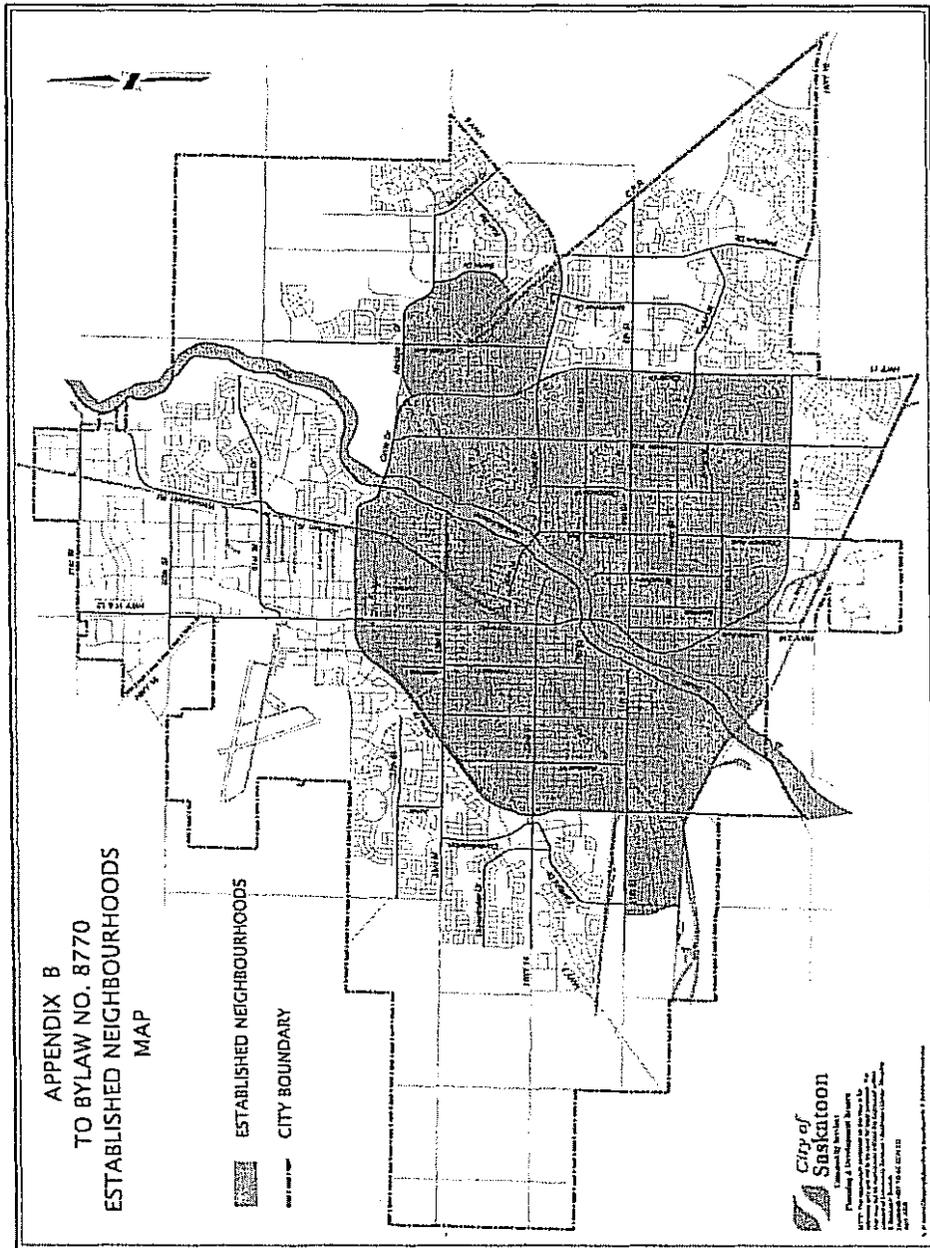
Vacant Lot & Adaptive Reuse Incentive Program

EFFECTIVE DATE:

PAGE NUMBER

7 of 10

Appendix A – Established Neighbourhoods Map



CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE

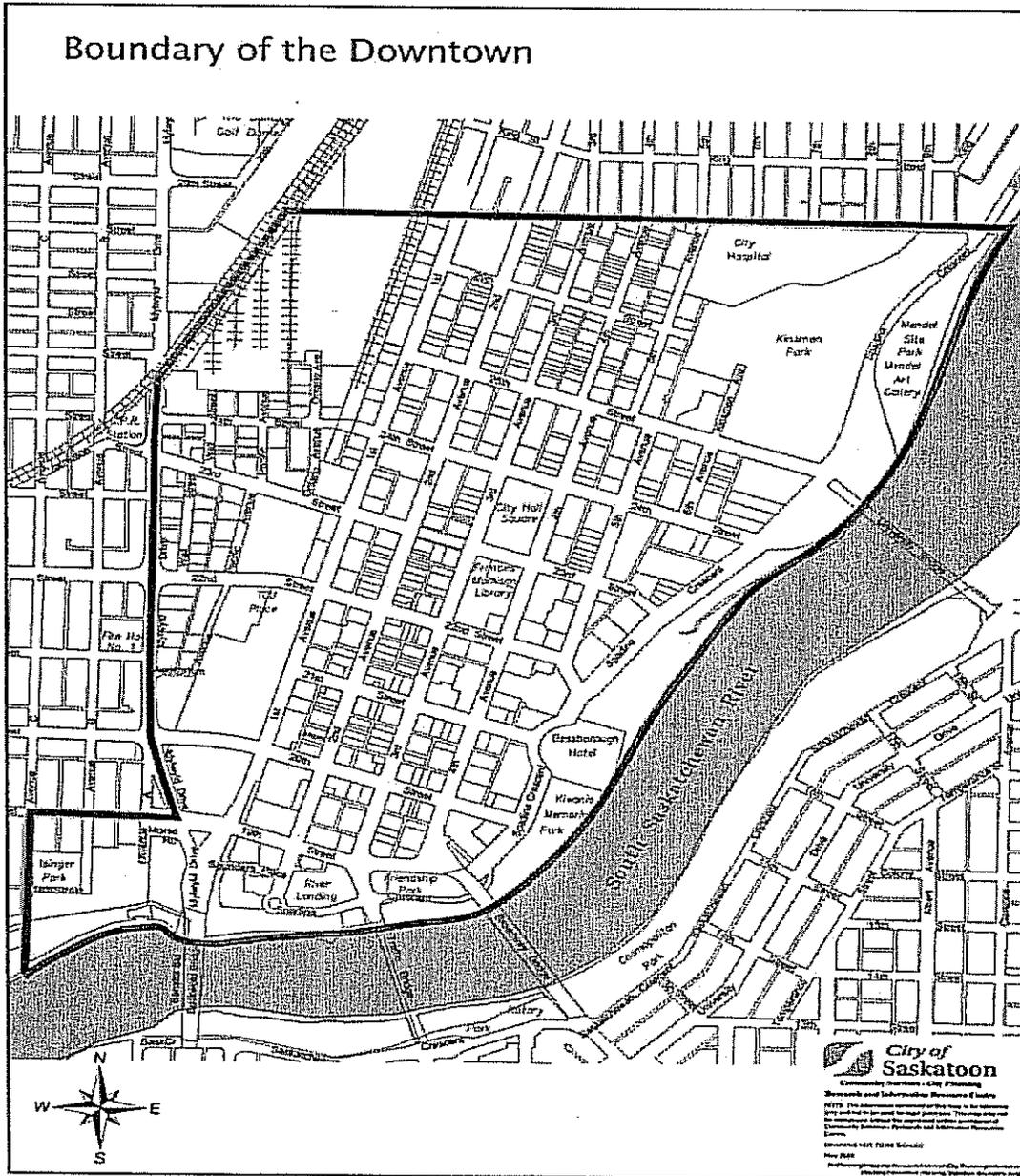
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EFFECTIVE DATE:

PAGE NUMBER

8 of 10

Appendix B – Downtown Boundary Map



CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE <i>Vacant Lot & Adaptive Reuse Incentive Program</i>	EFFECTIVE DATE:	PAGE NUMBER <i>9 of 10</i>
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Appendix C – Proposal Evaluation

All eligible proposals will automatically be granted 50 base points. Additional points will be provided when a proposal includes development features that achieve a range of policy objectives defined in the following table:

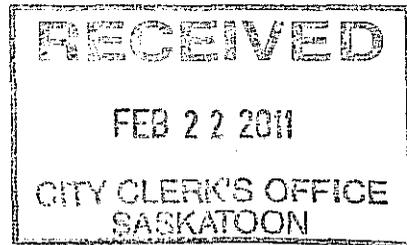
DEVELOPMENT FEATURE	ADDITIONAL POINTS
Housing	OUD(s) / TUD(s) – 10 points Multi-unit Housing – 20 points Downtown Housing (greater than 4 Storeys) – 30 points
Mixed-Use Development (combines a residential component and one non-residential use)	Live/work units – 5 points Mixed Use – 10 points Mixed Use (residential and retail space at grade) – 15 points
Parking Facilities	Structured Parking – 5 points Underground Parking – 10 points Facilities for Alternative Transportation (e.g. bicycle parking facility) – 10 points
Adaptive Reuse of building	20 points
Contributes to Public Realm (e.g. provide publicly accessible open space on private property)	10 points (applicant may contribute money to appropriate streetscape reserve in lieu of on site improvements)

CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE <i>Vacant Lot & Adaptive Reuse Incentive Program</i>	EFFECTIVE DATE:	PAGE NUMBER <i>10 of 10</i>
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DEVELOPMENT FEATURE	ADDITIONAL POINTS
Environmental Remediation (site and/or building)	To Commercial Standard – 15 points To Residential/Park Standard – 25 points
Transit Oriented Development (e.g. located approximately 450 m from an existing or proposed transit stop)	10 points
Sustainable Development	LEED Standard – 15 points Other Sustainable Feature (e.g. Green Roof, Solar Panels, Geothermal Energy, Energy Star, etc.) – 10 points
Heritage	Restoration of Heritage Features – 5



TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 11, 2011
SUBJECT: Affordable Housing – 401 Avenue L South – Request for Waiver of Off-site Levies
FILE NO: PL 951-63

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the designation of the affordable housing project, located at 401 Avenue L South, be designated as a major redevelopment project; and,
- 2) that payment of off-site levies, owing in the amount of \$233,857.80, on 401 Avenue L South and the adjacent lane be waived, subject to the conditions outlined in this report.

BACKGROUND

In 2008, in response to a request from Councillor Pat Lorje, City Council adopted a resolution containing criteria for the waiver of off-site levies, and waived payment of levies for both of the Lighthouse Supported Living affordable housing project and the Pleasant Hill Village project.

On May 20, 2008, City Council adopted a West Industrial Redevelopment Concept Plan that highlighted several transportation, infrastructure and land use improvements designed to revitalize the West Industrial area over the long term.

On October 27, 2008, City Council approved the rezoning of several properties in the West Industrial Area to implement the Concept Plan, including many from industrial (IL1) to mixed use (MX1). The rezoning included 401 Avenue L South. MX1 zoning allows residential uses to co-exist within and adjacent to industrial uses, subject to conditions.

On February 4, 2011, the Community Services Department received a comprehensive redevelopment concept for the development of 45 new affordable housing units from 101063662 Saskatchewan Limited (Attachment 1). The housing proposal was developed with the assistance of the Saskatoon Housing Initiatives Partnership.

REPORT

The City of Saskatoon's source of revenue for the construction of new servicing is the Off-Site Service Reserves. The Off-Site Service Reserves are funded from levies collected by the municipality upon the subdivision of property, as allowed for within the *Planning and Development Act, 2007*. The levy rates are approved by City Council each year from the projected estimated and actual costs incurred in the development of land. The major off-site services include the trunk sewer, primary water main, arterial roadway, and parks systems that service whole neighbourhoods or sectors within the City of Saskatoon (City). The off-site

services do not include the smaller direct system of water and sewer mains, sidewalks, local roadways, etc. that front onto properties.

Many of the off-site services constructed prior to the 1960's were indebted to the overall City until it was decided that growth should pay for growth, and a system of levies was envisioned. During that period of time, the City recognized the need to construct larger services on a greater economy of scale that not only serviced neighbourhoods, but whole sectors of the City as well. Forty years ago, in 1968, our records indicate that the first levy was formally charged within Servicing Agreements, known as the Trunk Sewer Levy, followed by the creation of other levies over the years. The levies have provided the City with a strong financial position allowing for expansion.

The site at 401 Avenue L South was formerly used as a CN Rail spur and included the storage of materials and wood products. According to the owner, the site has never been developed.

It is estimated that \$250,278.90 will be payable upon subdivision of the land at 401 Avenue L South and the adjacent lane. Of that amount, a total of \$233,857.80 is recommended to be waived, which includes the trunk sewer, primary watermain, arterial road, and parks levy. The remaining levies would be payable for street lighting, inspection, warranty, and the Servicing Agreement Preparation Fee needed to facilitate the direct servicing that must be constructed by the developer. These remaining levies would be based on the prepaid service rates approved by City Council at the time of subdivision.

Affordable housing projects are often proposed on available, vacant sites within the established neighbourhoods of Saskatoon. These are older properties where original developments built prior to 1968 have never paid applicable off-site levies. In these instances, the payment of applicable off-site levies is triggered by a Subdivision Application.

Station 20 West (Monarch Yards) is an example of an affordable rental housing project which was subject to the payment of nearly \$72,000 of off-site levies (2006 dollars). These costs were covered under an Urban Development Agreement between the City, the Province of Saskatchewan, and the Government of Canada. At Pleasant Hill Village, over \$305,000 of off-site levies was waived.

In 2008, City Council agreed to the waiver of off-site levies subject to the following criteria:

1. Only registered non-profit organizations will be considered, including faith-based groups;
2. Only the portion of off-site levies related to affordable housing would be waived (this will allow collection of levies for market units in mixed projects which contain market and affordable units);
3. Only neighbourhood revitalization and major redevelopment projects, as designated by resolution of City Council, would be considered;
4. The value of the off-site levies is payable if affordable units become market units within ten years (e.g. through sale); and

5. The waiver of off-site levies does not include capacity expansion costs. All costs for capacity expansion, as a result of redevelopment, must still be paid by the developer.

The proposal at 401 Avenue L South meets all but the first point of the previously listed criteria. This proposal is from a for-profit company who intends to build affordable homeownership units and collect a return on investment. However, it is the opinion within the Community Services Department that there are good reasons to support this request for an exception to policy.

There are several initiatives underway in this area of the City which are intended to stimulate reinvestment and revitalize the historic neighbourhoods of Pleasant Hill, Riversdale and the West Industrial Area. Some significant initiatives are listed below:

- Pleasant Hill Village – a 13 acre redevelopment which includes new housing, a new St. Mary School, Columbian Place seniors' complex and a new park space;
- Station 20 West and Monarch Yards – the development of over 50 affordable rental units, a new local library, and plans for a new office and food store complex;
- Local Area Plans (Pleasant Hill 2002; West Industrial 2004; Riversdale 2008) – each plan has identified the need for reinvestment, reduction of vacant lots, and the need for more homeownership;
- Optimist Park Safety Audit – calls for the development of adjacent parcels to decrease the propensity for crime to occur and increase surveillance and property maintenance;
- Vacant Lot and Adaptive Reuse Strategy – adopted by City Council for the purpose of providing incentives to encourage the redevelopment of over 300 vacant and brownfield lots inside Circle Drive; and
- Surface Deficiencies – several unpaved streets are being brought up to standard with paving and curbing in a multi-year project, including Avenue L South and adjacent streets.

Please refer to Attachments 2 and 3, which show the locations of adjacent redevelopment projects and current photos of 401 Avenue L South.

If this proposal moves forward, the proponent could face some significant challenges. A few of these challenges are listed below.

1. The site requires environmental remediation. The proponent is planning to undertake a Phase Two environmental screening, and fund the remediation of the site to meet residential standards. A Phase One environmental screening was undertaken, and it was determined that there are likely contaminants present, which will require remediation before residential development can proceed.
2. The market for housing on this site is uncertain. Unlike a greenfield site, this developer intends to convert former industrial land into a residential development. The risks are normally higher for this type of project.
3. Direct services, such as sidewalks, fire hydrants, lane paving, looping of the water main, as well as the extension of sanitary/storm services and other services will need to be

installed on Avenue L South by the developer to adhere to City standards for residential development.

Conditions of Approval

It is recommended that City Council approve the request to waive the off-site levies, as a specific exception for the development at 401 Avenue L South, subject to the following conditions:

1. The proponent must undertake a successful closure and consolidation of public lane;
2. The proponent must undertake the remediation of the site to meet Canadian residential standards;
3. The proponent must enter into agreement with the City for the proportionate payment of levies for each unit not sold as an affordable housing unit, as defined by the City's Innovative Housing Incentive Policy No. C09-002; and
4. The proponent must obtain designation for mortgage flexibilities from either Canada Mortgage and Housing Corporation (CMHC) or Genworth Financial Canada under the City's Mortgage Flexibilities Support Program (this will ensure income screening is undertaken).

Summary

The collection of levies is important to the City's overall financial ability to provide services to accommodate expansion and growth. However, the Community Services and Infrastructure Services Departments agree that the payment of levies may not be necessary in all circumstances. In this specific case, the proposal will have several public benefits and meet the goals and objectives for the area, including the reduction of vacant lots, the clean-up of contaminated sites, reinvestment in an established area, and the provision of good quality, attractive, affordable housing for homeownership. It is unlikely that another proposal of this quality will be received for a site that meets this many objectives.

OPTIONS

1. Approve the request from 101063662 Saskatchewan Ltd. to waive the payment of off-site levies for 401 Avenue L South and consolidated lane, subject to the conditions outlined above.
2. Deny the request for to waive payment of off-site levies for this site.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The total amount of off-site levies recommended to be waived in this proposal is estimated to be \$233,857.80. It should be noted that in the absence of any future subdivision (e.g. a rental project), or if this site remained vacant industrial land, there would be no off-site levies collected.

COMMUNICATION PLAN

The proposed development will be made publicly available for review under the discretionary use process.

ENVIRONMENTAL IMPLICATIONS

The proposed development will remediate the site at 401 Avenue L South to a Canadian Council of Minister for the Environment (CCME) standard. It will also re-use an existing vacant site that is consistent with the sustainability principles in the City's Official Community Plan Bylaw No. 8769.

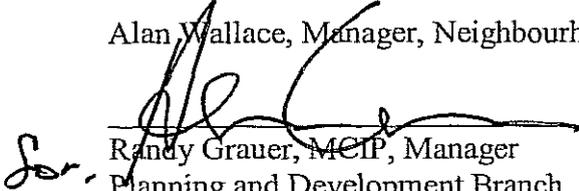
PUBLIC NOTICE

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

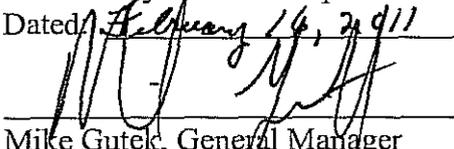
ATTACHMENTS

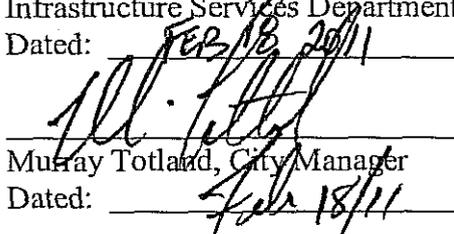
1. Proposal for Avenue L Housing Development
2. Avenue L Site – Location Context
3. 401 Avenue L South – Existing Site

Written by: Alan Wallace, Manager, Neighbourhood Planning

Reviewed by:  Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by:  Paul Gauthier, General Manager
Community Services Department
Dated: February 16, 2011

Approved by:  Mike Gutek, General Manager
Infrastructure Services Department
Dated: FEB 18, 2011

Approved by:  Murray Totland, City Manager
Dated: Feb 18/11

cc: His Worship the Mayor

**Building Healthy Communities
through Affordable Home Ownership**

The Avenue L Housing Development

**AN AFFORDABLE HOUSING DEVELOPMENT PROPOSAL
Lot 1-20, Block 12, Plan FV**

**101063662 Saskatchewan Limited
AVENUE L HOUSING DEVELOPMENT**

**A PROPOSAL SUBMITTED TO
THE CITY OF SASKATOON**

Executive Summary

The proponents, represented by numbered company 101063662 Saskatchewan Limited, are comprised of a consortium of local partners that own 120,000 square feet of land located at Avenue L and 19th Street in Saskatoon. Situated within Ward 2, this parcel of land is ideally suited for residential development that will add to the stock of affordable housing in Saskatoon while contributing to the overall revitalization of the city's core neighbourhoods, namely Riversdale, King George and Pleasant Hill.

It is the intention of the proponents to construct 45 affordable home ownership units of varying sizes on this parcel of land. Making use of innovative architectural techniques, this high density development will maximize the parcel's potential for providing attractive multi-family dwelling units in a mixed-use configuration that is aesthetically appealing and blends well with the current housing stock in surrounding neighbourhoods. The proposed development is unique to Saskatoon and will offer a mix of housing types including: wheelchair accessible units, smaller units for singles and couples, and units with a higher number of bedrooms for larger families.

With the goal of providing quality housing that is affordable and attainable for individuals and families, the proposed Development aligns well with the City of Saskatoon's Mortgage Flexibility Support Program and contributes to the City's goal of encouraging 500 units of affordable housing each year. The Avenue L Housing Development will not only provide singles and families with access to appropriate and affordable housing options, it will contribute to the momentum of revitalization within Saskatoon's core neighbourhoods by generating and supporting further redevelopment initiatives in the area.

Among other municipal considerations and approvals, the Avenue L Housing Development submits this proposal, which includes the respectful request for various municipal approvals that will ensure the development meets the need for housing in Saskatoon while also fostering a sense of community in the new residential project. Among other requested considerations, 101063362 SK Ltd is proposing a lane relocation that will allow for the construction of multiple residential dwellings in a configuration that provides optimal natural surveillance, ease of access, and fosters community interaction. In addition, the existence of offsite levies associated with the development of this site are of particular concern for 101063362 Saskatchewan Limited. Pursuing development on this particular parcel of land will trigger significant offsite levies that will hinder the proponents ability to offer units at affordable and entry-level price points. The opportunity to construct quality affordable home ownership units on this site will be contingent upon the City of Saskatoon's willingness to waive the offsite levies that will be triggered during site development. A detailed description of each of these factors as they relate to the proposed development is included within this proposal. Without the support of Administration and Council on these and other items, the goal of providing affordable home ownership on this parcel of land may not be realized.

Introduction: Brief Development Overview & Parcel Details

The parcel of land (Legal Parcel Description: Lot 1-20, Block 12, Plan FV) is ideally located on Avenue L, between 18th Street and 19th Street, and across from Optimist Park. While this parcel of land is technically situated within the neighbourhood boundaries of the West Industrial neighbourhood, the site is positioned in closest proximity to residential dwellings located in the Riversdale and King George neighbourhoods. The site is also near to the Pleasant Hill neighbourhood, however cross-secting Canadian Pacific Railway lines and corresponding buffer-zones and setbacks on either side of the rail lines physically separate it from this area.

Currently, this unserviced parcel of land is vacant and remains undeveloped.¹ Due to the site's use over the past 100 years, and in preparation for potential development, the level of surface contamination was recently assessed. The parcel has undergone a Phase One Environmental Screening to determine remediation requirements.² A Phase Two Environmental Site Assessment is being planned pending additional preliminary development efforts. These efforts have included engaging community partners and securing in-principle support, as well as applying to the various levels of government (including the City of Saskatoon) for necessary approvals prior to moving forward with the proposed residential development.

Recently re-zoned as Mixed-Use District 1 (MX1), the parcel has been identified by the City of Saskatoon as one suitable for mixed-used development, including residential development. The MX1 zoning has been applied to various sites throughout Saskatoon where mixed-used development may help facilitate revitalization and reinvestment within core neighbourhoods or previously zoned industrial areas.³

An excellent location for residential development, the parcel of land parallels Optimist Park. Optimist Park is a relatively underutilized park. The *2008 Riversdale Local Area Plan* included a safety audit of the park and provided recommendations for proactive measures that will ensure park safety in the future.⁴ Optimist Park is a well kept, boasts ample trees and open green space, a developed playground, ball diamond, basketball courts, paddling pool, a recreation unit, and tennis courts. It has the potential of being an ideal park for families and children – it is the hope of the proponents that increasing the number of owner occupied units in the area will increase the amount of natural surveillance on the park as well as the level of activity and community interaction among residents frequenting the park.

Proponent Background – 101063662 Saskatchewan Limited

Numbered company 101063662 Saskatchewan Limited was incorporated 2005 as a for-profit, privately owned and operated company. Comprised of a consortium of local partners, the proponents represent a group of like-minded individuals that have come together under the common goal of developing quality affordable home ownership opportunities on Avenue L,

between 18th Street and 19th Street. With demonstrated experience in project management, construction financing, residential and commercial construction and development, communications, as well as experience in public and private enterprise, the experience of the partners bodes well for the successful development of the Avenue L Housing Project. The proponents have long considered utilizing this parcel of land in a manner consistent with their dedication to responsible and sustainable community development.

Housing Market Pressures in Saskatoon

While the entire province has benefited greatly from recent population gains (nearly 42,000 persons since 2003), Saskatoon has benefited disproportionately, growing by more than 17,000 persons since 2003 and by roughly 5,000 persons between July 2009 and July 2010. As Saskatoon's population has increased, so too has the need for appropriate affordable and entry-level housing options. As a consequence of housing price increases in Saskatoon since 2005, a greater number of individuals and families, especially those households earning less than the provincial Maximum Income Limits (MILs), are struggling to secure suitable, safe and affordable housing. Without an adequate supply of housing available at a range of price points, housing affordability will continue to deteriorate as the population increases.

The New Home & Resale Housing Market

In recent years, average new home and resale housing prices have escalated far beyond the reach of many individual's and families' household incomes. New home price increases have been significant. For example, while the price of a new home in Saskatoon was \$252,884 in April of 2007, by April of 2008 the average new home price had risen 24 percent to \$313,582. In a second quarter housing market report release in 2010, the Canada Mortgage and Housing Corporation (CMHC) reported that the average new home price in Saskatoon and the surrounding area had reached an average price of \$378,709, representing an increase of nearly 50 percent from average prices recorded in April of 2007..

Similarly, the resale housing market, which has traditionally provided first-time homebuyers with entry-level housing options, has also experienced significant price increases. For example, the average price of a resale home in Saskatoon increased 91 percent between May 2006 and June 2008. Peaking at record high of \$312,893 in November of 2010, persistent price increases continue to limit more low to moderate income home buyers from accessing the housing market; moreover, the gap between household income the price of homes is considerable and continues to grow.

The Rental Market

Increasing housing costs have not been limited to the new and resale housing markets. Within the rental market, rents have steadily increased (at a rate of 5 percent or greater) for five

consecutive years prior to 2010. For example, the average rent for a two-bedroom unit increased from \$584 in 2005 to \$611 in 2006, to \$693 in 2007. During the height of Saskatoon's housing boom in 2008, the average 2-bedroom apartment rent continued to rise from \$693 to \$843 per month (an increase of 22 percent, the largest percentage rent increase ever recorded by CMHC for Saskatoon). According to the 2009 fall edition of CMHC's *Rental Market Report*, average rents increased by 7 percent to \$905 during 2009. The average rent for a two-bedroom unit rose a further 5.3 percent in Saskatoon to \$923 between October of 2009 and April of 2010 – the second largest rent increase in Canada during this time. The rent for an average two-bedroom unit in Saskatoon as of October 2010 had reached \$934 - exceeding CMHC's 2009 forecast by nearly \$10 per month.

Housing Affordability & Income

Despite Saskatoon posting one of the highest rates of wage growth in Canada since 2006, the rise in average housing costs has been far greater. Within Saskatoon the average household income also varies significantly by neighbourhood. In 2006, the lowest average household incomes were recorded in the neighbourhoods of Nutana Suburban Centre, Westmount, King George, Pleasant Hill, and Riversdale (ranging from \$24,428 to \$36,345). Lower household incomes were also reported in many of Saskatoon's other core West neighbourhoods, including Caswell Hill, City Park, and Mayfair. Each of these neighbourhoods had average household incomes of less than \$39,000 in 2006. Demonstrated in the Avenue L Housing Development Need & Demand Assessment, the degree to which the need and potential demand for affordable and entry-level home ownership options has become concentrated in the southwest portion of Saskatoon.

Many areas in Saskatoon demonstrate a need for quality affordable ownership housing options. For example, the high proportion of renter households in the Central Business District, Meadowgreen, Pleasant Hill, and Riversdale neighbourhoods (each ranking within Saskatoon's

Home ownership has become particularly difficult for those households with incomes below the Maximum Income Limits (MILs) to attain in today's market. Moreover, for many of the households that have attained ownership, it has been at a greater cost. For example, in 2006, 14.9 percent of households in Saskatoon paid housing costs in excess of 40 percent of their household income, while over 25 percent of households spent greater than 30 percent. It is likely that these figures have since increased given the rate at which housing price gains outpaced wage growth between 2006 and 2010.

top 12 neighbourhoods with the lowest rates of homeownership) represent areas in Saskatoon where the need for quality affordable ownership options (in addition to rental) is evident. Housing for many families in these rental submarkets does not sufficiently meet the needs of households at even the most primary of levels (less than 9.5 percent of units in this area have more than 2 bedrooms). While strategies for encouraging renewal and expansion of the rental stock are important, strategies to increase the stock

of affordable home ownership options are also needed. Moreover, increasing the prevalence of owner-occupied units in any neighbourhood promotes household stability, improves quality of life, and contributes to community building. Nowhere is this need more apparent in Saskatoon than in the southwest portion of the city – particularly in the Riversdale and Pleasant Hill areas.

For those wishing to move out of the rental market, escalating housing prices and a lack of attainable housing options within the new home and resale markets has prohibited many from moving along the housing continuum into home ownership. Although many builders in Saskatoon are constructing a greater number of homes, housing starts tend provide high-market product within new subdivisions in Saskatoon rather than entry-level or affordable housing options. It is the neglected area of the housing market that this project will focus on.

Meeting a Need & Demand for Housing Options: The Avenue L Housing Development

Demonstrated in the Avenue L Development Housing Need & Demand Assessment, there is a limited supply of appropriate affordable home ownership options with a higher number of bedrooms that can accommodate larger family sizes. The Avenue L Housing Development will include both three and four-bedroom dwelling units to meet the growing need for appropriate and affordable housing options that can accommodate larger families in our community. The development will also include two-bedroom dwelling units for smaller families. Lastly, one-bedroom owner-occupied dwelling units will also be available to individuals and couples. Each of these units will be affordable to persons with average household incomes below the MILs. By providing the opportunity for home ownership and equity building, it is anticipated that the variety of unit sizes and the uniqueness of the proposed development will generate interest among low to moderate income families and singles as well as a variety of demographic groups, including larger immigrant and Aboriginal families, new entrants to the workforce, young professionals and even students.

Building Healthy Communities Through Home Ownership

Situated within Ward 2, this parcel of land is positioned in close proximity to residential dwellings located in Riversdale, King George and Pleasant Hill. One of the oldest residential neighbourhoods in Saskatoon, the majority of Riversdale's housing stock was built prior to 1946. Conversely, the largest number of homes in King George were constructed between 1946 and 1960, while the majority of the housing stock in Pleasant Hill was constructed between 1946 – 1970. While the age of the housing stock in these three areas varies, the *2008 Riversdale Local Area Plan (LAP)*, *2001 King George LAP*, and *2002 Pleasant Hill LAP* each outline high expectations for development that includes rehabilitating or replacing the current stock of housing as well as encouraging new construction on vacant lots.

Within the three LAPs, various housing-related concerns are identified, including: "a lack of safe, affordable and adequate housing," "declining rates of owner occupied units," "too many rental properties and absentee landlords," and "a lack of programming for new home owners" to assist with renovations.⁵ Each of the LAPs also speak to the importance of home ownership for long term-community stability, outlining goals that include encouraging a higher proportion

of owner occupancy.

For example, the Riversdale LAP vision for housing includes a mix of “quality, safe housing that meets a range of needs...a housing stock that is rehabilitated, that housing is affordable, and that there is a high percentage of homeownership in the neighbourhood.”⁶ It further states that “any new residential development in Riversdale should aim to build a more stable community, while preserving the character of the neighbourhood and supporting current residents to [remain in the area].” Similarly, the King George LAP seeks to ensure that owner-occupied dwellings remain the dominant form of housing in the area.⁷ Lastly, the Pleasant Hill LAP states that residents are interested in seeing improved residential stability through the preservation of existing housing, identifying a higher rate of owner-occupied homes and infill development as key to improving the neighbourhood’s stability and as well as investor confidence in the area.⁸ The City of Saskatoon’s Housing Business Plan also recognizes the importance of housing for neighbourhood development and states that “permanent, affordable, appropriate safe and secure housing is the necessary foundations for building healthy, creative and economically viable neighbourhoods.”

The Avenue L Housing Development will help meet housing-related goals within each of the three LAPs and will help build the foundation for increasingly healthy communities in Saskatoon’s core neighbourhoods. Developing this vacant site will also contribute to a more welcoming and positive perception of the Riversdale, King George and Pleasant Hill. The addition of these new affordable home ownership units will be instrumental in the revitalization of three of Saskatoon’s oldest communities.

“Residents are concerned about the decrease in the amount of owner occupied homes in King George...many feel that it is important for the City of Saskatoon to support housing initiatives... [that] provide opportunities for people to buy affordable housing.”

- King George LAP

The Riversdale LAP indicates that there are a number of vacant lots within the area that have the potential for multiple unit dwelling development. The LAP Committee further stated that they would like to ensure more home ownership in the area as it will help stabilize and improve the quality of the neighbourhood.

- Riversdale LAP

The Pleasant Hill LAP outlines “infill housing development on vacant properties” to be a goal for residential land use in the area. Many residents feel that developing underutilized vacant lots could improve the area and further indicated that the current rate of 24 percent owner occupancy is too low to provide sufficient opportunity for long-term neighbourhood stability.

- Pleasant Hill LAP

Meeting Housing Needs in Saskatoon: Development Details

The Proposed Site Plan (see attached Appendix A) has been broken into two development phases that together will comprise 45 units of affordable and entry-level home ownership opportunities. The units will vary in size to meet demonstrated need in the community for housing that can accommodate single persons, persons with physical limitations, small families and larger families. The following includes a description of the configuration of each of the dwelling unit types proposed for the vacant parcel.

The Avenue L Development Site Plan

An innovative site plan for this parcel of land allows for the provision of 45 units of varying configurations and sizes (see attached Appendix A and Appendix F). Given the need for a higher number of affordable and entry-level owner-occupied in today's housing market, the proponents have incorporated a mix of housing options while remaining cognizant of the housing types and styles currently located in the surrounding neighbourhoods. Making use of the parcel's depth, AODBT Architecture & Interior Design has applied site planning ingenuity to accomplish a density of 27.4 units per acre while incorporating ample green space and providing a street-front appearance that looks to be only eight houses. The smaller building size of each cluster of houses helps accomplish an increased sense of ownership for each family or individual while contributing to the charming appeal of the development, the ability to blend with the residential dwellings in the surrounding neighbourhood, and the sense of community fostered by resident activity among patios and allotted green space. Resident and visitor parking will be conveniently located in close proximity to all units, will be well lit and visible, and adhere to the required zoning and parking requirements.

The staggered east-facing units on Avenue L (directly opposite of Optimist Park, See Appendix G), have the appearance of larger single-family dwellings and are represented by 'Dwelling Units C1, C2, B1, D1 and D2' on the Site Concept Plan. The same can be said for those units facing north and south along 18th Street West and 19th Street West, also represented by 'Dwelling Units B2, D1 and D2' on the Site Concept Plan. A proposed lane will provide residents access to parking and home entrances, as well as link 19th Street West to 18th Street West. Additional dwelling units, represented by 'Dwelling Units A' on the Site Concept Plan, will be accessible from this laneway, situated behind the units fronting Avenue L. These smaller units, intended as single-person dwellings, will be indiscernible to pedestrian and car traffic travelling along Avenue L as the larger east-facing single-family units effectively conceal the smaller single-person dwellings from view. All efforts will be made to ensure that the units are safe, secure, encourage interaction and blend well into the surrounding neighbourhood are indistinguishable as medium-density housing.

Housing for Individuals: The One-Bedroom Dwelling Units

One of the most unique housing types offered by the Avenue L Housing Development, twelve one-bedroom dwelling units will be located on the Westside of the parcel. Represented as 'Dwelling Unit A', the light-pink units on the Proposed Site Plan (see attached Appendix B), these 2 story style units will consist of 640 square feet of total living space. Each unit will be modest in size, amenities and design features and will include one bedroom, a four-piece bathroom, and a modest kitchen, dining and living area on the upper floor over 540 square feet. The lower floor will include a small foyer, storage area and a flex room that could be used as either a small office, guest room or additional storage space over 100 square feet. The lower floor will also include a garage accessible from the foyer entrance to the unit. Each unit will also include five Energy Star® rated appliances – a refrigerator, stove, dishwasher, washer and dryer.

The one-bedroom dwellings will be constructed in two-unit attached configurations and have the street-front appearance of a double-car garage with a stacked suite on the upper level. These twelve units will be accessible from the lane-level entrance and from the garage. In addition, units will have a small fenced in yard facing West with fenced-in access along the side of each unit to provide security, privacy and independence.

These units offer a desirable and affordable home ownership option that is attainable for single individuals (or even couples) such as students attending college or university, recent graduates, new entrants to the workforce and young professionals. Offering independence, security, a quaint living space, storage, parking, and the opportunity to build equity, it is anticipated that these one-bedroom units will be desirable among these target demographic groups. Moreover, these units will meet a need among this group for an innovative new housing options in Saskatoon that is located in close proximity to available transportation routes and amenities while allowing them to contribute to their community and grow their equity.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these twelve one-bedroom units will be priced for affordable home ownership and available for \$139,000 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. Including the garage space, this equates to less than \$110/sq.ft and is competitively priced to offer new and innovative affordable home ownership options for individuals in the City of Saskatoon.

Housing Families: Two and Three-Bedroom Dwelling Units

The Avenue L Housing Development will include thirteen 2-3 bedroom units, with potential for a basement suite. Represented by 'Dwelling Units B1 and B2,' the dark-pink units on Proposed Site Plan (see attached Appendix C), these 2 story townhouse-style units will be 1,400 square feet over the main floor and the second floor (700 sq.ft. on each floor) and be modest in size, amenities and design features. Each unit will include an unfinished basement, allowing the home owners to development the basement into a secondary suite (with a separate entry) or additional living space for their own families in the future. Each of these townhouse units will

feature a kitchen, living space and two-piece bathroom on the main floor with two or three-bedrooms and a four-piece bathroom on the upper floor. Consisting of modest amenities and design features, each unit will also include five Energy Star® rated appliances – a refrigerator, stove, dishwasher, washer and dryer.

Facing East, eleven of the three-bedroom units will look onto Avenue L and Optimist Park. Facing North, two of the three-bedroom units will look onto 19th Street West. Each unit will feature a front patio entrance while a rear patio entrance will be easily accessible from the resident and visitor parking stalls located adjacent to, or in close proximity to, each unit. These units offer home ownership options for families with 1-2 dependants and would be desirable and affordable among low to moderate income families. Offering an alternative to renting, these affordable attainable units will allow families to grow their equity in a new housing development that offers security, stability and community.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, the thirteen two or three-bedroom units will be priced for affordable homeownership and available for \$238,600 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates to \$170/sq.ft and is comparable to prices offered for other affordable home ownership developments in the City of Saskatoon.

Mixed-Use Units: Affordable Housing for Families, Optional Wheelchair Accessibility & The Innovative Inclusion of Commercial Space Opportunities

The Avenue L Housing Development will include two large mixed-use building units located on the two east-facing corners of the parcel. Represented by 'dwelling units C1 and C2,' the orange units on the Proposed Site Plan (see attached Appendix D), these two units are intended to provide a flexible stacked house configuration that can be catered to the needs of eligible home buyers (i.e., optional wheelchair accessibility on the main floor units) while also offering commercial space for small businesses or persons with entrepreneurial aspirations. Each corner building will consist of two dwelling units on the main floor and one dwelling unit on the upper floor, in a stacked housing configuration (optional larger one dwelling units on the main floor – see below).

One of these dwellings units will be located at the Northeast corner of the parcel bordered by 19th Street West and Avenue L while the second of these units will be located at the Southeast corner of the parcel bordered by 18th Street West and Avenue L. Facing East, both of these units will front Avenue L and have an unobstructed view of Optimist Park. A terrace-style patio will be located on the front of each of these two units. The patio and entrance ramps will provide accessibility to the unit as well access to designated wheelchair-resident parking and the visitor parking stalls located in close proximity to each unit.

Given the size, location and large terrace of these two units, they are particularly suitable for a dual-purpose live-work space and commercial space. Live-work dwelling units are appealing to individuals with entrepreneurial aspirations. Therefore, the two main floor units can easily

accommodate a family and a family-member with limited mobility while also offering a functional live-work option that could include a one-person hair stylist or painting studio.¹ Therefore, the possibility for these two corner units to meet a variety of needs within the community and neighbourhood is high.

Flexible Housing Options for Families: The Main Floor Units

Each of the two corner buildings will include two two-bedroom dwelling units, represented by the orange coloured portions of the 'dwelling unit C1' floor plans (see attached Appendix D). These units will consist of 750 square feet of living space over the main main floor and approximately 800 square feet of space in an unfinished basement that will allow home owners to pursue the future construction of additional living or bedroom space (or a secondary suite with a separate entrance). Each of these units will feature a kitchen, living space, two bedrooms, a four-piece bathroom with modest amenities and design features and five EnergyStar® rated appliances – a refridgerator, stove, dishwasher, and a stacked washer and dryer on the main floor.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program, these two bedroom will be priced for affordable homeownership and available for \$149,000. Including the unfinished basement space (and the potential for construction that allows for wheelchair accessibility²), these units are competitively priced for affordable home ownership.

Alternatively, it should be noted that these main floor units could also be constucted as one 1,500 square foot unit over the main floor that could consist of either three or four bedrooms (with an additional unfinished basement) while being conctructed to allow for wheelchair accessibility. If constructed a one larger unit, the main floor units would be price for entry-level home ownership and available for \$249,000 to eligible home buyers if approved for inclusion under the City of Saskatoon's Equity Building Program.

Housing for Larger Families: The Upper Floor Units

The upper floor of each of the two corner buildings will consist of one four-bedroom dwelling unit, as demonstrated by the unit C2 upper floor renderings (see attached Appendix D). Each of these units will feature a kitchen, living space, four bedrooms, one four-piece bathroom and one two-piece bathroom (an ensuite accessible from the master bedroom) over 1,383 square feet. Each unit will include have modest amenities and design features and include five EnergyStar® rated appliances – a refridgerator, stove, dishwasher, washer and dryer.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these two four-bedroom units located on the upper level of the two corner units will be priced for affordable homeownership and available for \$229,000 to eligible home

¹ There are many home-based businesses that would align well with the need for services in the neighbourhood and surrounding communities.

² A number of accessibility features such as entrance ramps, lower threshold exterior doors, lower countertops and light switches, grab bars, and additional knee space under sinks are among some of the elements that would be incorporated into the design of these units.

buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates approximately \$166/sq.ft and is competitively priced when compared to other affordable home ownership developments in the City of Saskatoon.

Mixed-Use Development: Available Commercial Space in the Corner Buildings

As previously indicated, each of the corner buildings will also offer three units of commercial space, for a total of six commercial spaces to be included in the development. The commercial spaces are represented by the yellow 'C2' spaces on the Unit C main floor and lower floor plans (see attached Appendix D). Two of the commercial spaces consist of main floor space (413 square feet of store front) and an unfinished basement. Located on the north and south of each corner buildings, the unfinished basement space could be used for additional storage space or studio workspace for these commercial units. The third commercial space on the main floor will consist only of main floor space (413 square feet of store front). This centre commercial unit also has the potential to be accessible from one of the residential dwellings located on the main floor of the building.³ Each of the three commercial spaces available in the two buildings will face east towards Avenue L. With an attached terrance-style patio and exterior entrances, the inclusion of these commercial spaces make the Avenue L Housing Development one of Saskatoon's most an innovative and unique mixed-use residential/commercial developments.

Housing for Families: Stacked Home Ownership Options

The Avenue L Housing Development will also include six three-bedroom and six four-bedroom units in a stacked house configuration. Represented by 'Dwelling Units D1 and D2,' the yellow units on the Proposed Site Plan (see attached Appendix E), these stacked dwelling units will offer a total of twelve affordable homeownership units for families to the Avenue L Housing Development. Of the six buildings, four will be located along Avenue L facing Optimist Park and two will face South onto 19th Street West. Constructed in two-unit attached configurations with two stacked home ownership units available in each, the four-bedroom will be located on the upper floor of the building and the three-bedroom units will be located on the main floor and include an unfinished basement.

Three-Bedroom Units for Families on the Main Floor

The main floor of each of these buildings will offer one dwelling units that consists of 1,190 square feet of living space (see attached Appendix E), including a kitchen, living space, three bedrooms, one four-piece bathroom and one two-piece bathroom (an ensuite accessible from the master bedroom). Consisting of modest amenities and design features, each unit will also include five Energy Star® rated appliances – a refridgerator, stove, dishwasher, washer and dryer. These units will also include an unfinished basement that will enable families to pursue a future basement development that meets their specific needs (ie., additional bedroom, entertainment area, etc.,). These six units will also feature a front patio entrance and will also be easily accessible from the resident and visitor parking stalls located adjacent to, or in close proximity to, each unit.

³ Depending on interest among eligible home buyers, the smallest of these commercial units has space allocated only on the main floor which can also be purchased by the home buyer and accessible directly from the dwelling unit.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these six three-bedroom units will be priced for affordable homeownership and available for \$189,000 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates to less than \$160/sq.ft and is competitively priced when compared to other affordable home ownership developments in the City of Saskatoon.

Four-Bedroom Units for Families on the Upper Floor

The upper floor of each of these buildings will offer one dwelling unit, consisting of 1,190 square feet of living space (see attached Appendix E). The development will include six of these units. Each of these six units will include a kitchen, living space, four-bedrooms, one four-piece bathroom and one two-piece bathroom (an ensuite accessible from the master bedroom). Consisting of modest amenities and design features, each unit will also include five Energy Star® rated appliances – a refrigerator, stove, dishwasher, washer and dryer. Accessible from an exterior entrance, these units will also feature a front balcony patio entrance.

If approved for inclusion under the City of Saskatoon's Mortgage Flexibility Support Program for affordable housing, these six three-bedroom units will be priced for affordable homeownership and available for \$189,000 to eligible home buyers as determined by the City of Saskatoon's Mortgage Flexibility Support Program. This equates to less than \$160/sq.ft and is competitively priced when compared to other affordable home ownership developments in the City of Saskatoon.

Additional Development Details: Dedicated to Quality Housing and Sustainable Affordability

As determined by the City of Saskatoon's Development Standards and Mixed-Use District 1 Zoning Requirements, each of the units will meet all architectural and parking requirements as well as comply with established building standards. The following includes a description of some of the energy saving, warranty, security, community integration, and Condominium Association components that will be incorporated into the proposed Avenue L Housing Development.

Energy-Efficiency & New Home Warranty

In aspiring to meet the City of Saskatoon's requirements for comparable developments approved under the Mortgage Flexibility Support Program, 101063662 SK Ltd., is committed to "providing energy conservation savings beyond EnergyStar® standards to foster reduced operating costs" consistent with other developments recently approved under this program. Therefore, each finished home will have been constructed according to the EnergyStar® for New Home program's certified home building specifications and subject to rigorous and ongoing inspections throughout the building process.

Building to EnergyStar® for New Home standards will result in the construction of homes that are of high quality and are sustainably affordable through the incorporation of energy-efficient building practices and Energy Star® rated products and appliances. Homes built to EnergyStar®

standards offer reduced longterm operating costs for home owners. As previously indicated, each home will feature Energy Star® appliances in addition to Low E Windows, and an energy efficient heating ventilation and air conditioning (HVAC) system. The basements, while unfinished will be fully framed and insulated to EnergyStar® New Home standards. The proponent will also be responsible for ensuring that all homes meet the EnergyStar® enrolment requirements and pass all EnergyStar® inspections.

It is anticipated that all homes will also be covered by a third party warranty (through either the Saskatchewan New Home Warranty Program OR Progressive Home Warranty Solutions Incorporated, a registered member in good standing with the Saskatoon & Region Home Builders' Association. By offering Avenue L Development home buyers new home warranty, 101063662 SK Ltd will be providing families and individuals that purchase these units with additional consumer protection and confidence in the workmanship behind each one of the new homes in the development.

Crime Prevention Through Environmental Design (CPTED)

The proponents will make all efforts to incorporate responsible development practices associated with Crime Prevention Through Environmental Design (CPTED). Emphasis will be placed on proper design and effective use of the built environment in a manner that will lead to a reduction in the fear and the incidence of crime within the neighbourhood (reports indicate that crime in the area is relatively low). In addition, incorporating principles of CPTED will help to improve the quality of life within the neighbourhood and the surrounding communities.

Currently, the proposed site plan maximizes natural surveillance with inward and outward facing windows on units that will allow for residents' undisturbed visibility of the surrounding access lane as well as 19th Street West, Avenue L, Optimist Park and 18th Street West. Ample lighting and use of landscaping techniques will also contribute to the overall safety and security of the proposed development. In adhering to the design practices of CPTED, the Avenue L Housing Development will serve to meet Neighbourhood Safety Goals outlined within the three LAPs while ensuring the safety and security of the development's residents and contributing to the overall safety of Riversdale, King George, Pleasant Hill and other neighbouring communities.

Encouraging Community Interaction through Green & Public Spaces

While only the one-bedroom units include a small fenced-in yard, green space has been interspersed throughout the site plan to encourage interaction among residents and the development of a sense of community among the new home owners. Moreover, each unit includes patio or terrace space that will enable interaction and visibility among residents. Each building is surrounded by green space. While Optimist Park offers ample green space, the north half of the development will also include a small area intended for use by residents as public green space. This area offers the opportunity for a small playground to be constructed in the future, at the discretion of the established Condominium Association. And, consistent with the theme of offering a development with attractive frontages, green space will be located in the front of each unit, increasing the desirability of the area as a whole within the community.

A Functional Condominium Association for the Avenue L Housing Development

The proponents will assist new home owners in the Avenue L Housing Development to established and operate a Condominium Association throughout the two phases of development. In order to foster the creation of a functional Condominium Association, the proponents will help to establish a representative Board of Directors, By-laws, and Governance Policies. Additional assistance as deemed necessary will be available to help the newly formed Condominium Association in becoming an operable entity.

Building a Healthy Community

Each of the three LAPs (Riversdale, King George and Pleasant Hill) expressed concerns regarding existing vacant lots in and around the neighbourhood and called for incentives that would help ensure property owners maintain or develop their vacant sites.⁹ For example, the Riversdale LAP recognizes that these sites offer the potential for multiple dwelling development.¹⁰ There are a number of vacant buildings and lots within the commercial and industrial areas in these neighbourhoods: the proposed development site is one of them. The Avenue L Housing Development will offer much-needed affordable and entry-level home ownership opportunities in an attractive multi-unit mixed-used setting that will increase the likelihood and ability of families to remain in the area while also contributing to the overall stability and security of the three neighbouring communities.

While contributing to the supply of quality affordable home ownership options in Saskatoon, the Avenue L Housing Development will also support innovation and encourage continued revitalization initiatives in the neighbourhoods of Riversdale, King George and Pleasant Hill.

While the Avenue L Housing Development will contribute much needed affordable and entry-level housing options for both individuals and families, there remain items that require the consideration and approval of the City of Saskatoon prior to moving forward with the development. The following includes a brief overview of these items, accompanied by the respectful request of 101063552 Saskatchewan Limited that these items be considered for approval by the City of Saskatoon's Planning & Operations Department and City Council. The proponents respectfully submit these items for consideration and encourage the City of Saskatoon to support this initiative as it will offer a new, exciting and innovative mixed-use development that will benefit and encourage revitalization within Saskatoon's core neighbourhoods, offer affordable home ownership opportunities, and help ease escalating housing market pressures in our community.

Managing Ease of Access & the Prevalence of Unsightly "On-Street" Parking

As per the Proposed Site Plan (see attached Appendix A), in order to provide a sense of security while encouraging interaction and a sense of community within neighbourhood, the addition of a new lane has been proposed. This new lane will serve to link 19th Street West, Avenue L and 18th Street West while providing access to secure parking that will minimize the prevalence of resident "on-street" parking along the three streets. The proposed new lane will not only provide residents and visitors access to parking, it will allow for increased natural surveillance

and help foster a sense of community in the new housing development. Bordered by green space and onlooking back entrance patios, the lane and public spaces will also encourage resident interaction.

The approval and construction of a lane for the purposes of the Avenue L Housing Development will also allow for optimal parcel usage that provides numerous benefits for the residents. For this reason, 101063662 SK Limited respectfully requests that the City of Saskatoon (a) approve the closure of 152.4 metres of the existing lane and (b) approve and construct a new public lane that will serve to connect 19th Street West to Avenue L using the remaining 61 metres of lane, as indicated by the Proposed Lane (see attached Appendix H). The attached Appendix H includes the proposed lane plans, and shows the location of the existing lane in question as well as the location of the proposed lane.

Mortgage Flexibility Support Program for Affordable & Entry-Level Housing Developments

The City of Saskatoon's Mortgage Flexibility Support Program has been instrumental in providing individuals, couples and families, whose household levels are below the provincial maximum income limits (MILs), assistance to attain home ownership through the provision of a down payment grant. To date, this program has been applied to approved developments and/or pre-designated affordable and entry-level housing developments (approved upon consideration of submitted applications and through a Request for Proposal process initiated by the City of Saskatoon). These developments include affordable home ownership projects located in Blairmore, Fairhaven, Confederation Park, Hampton Village, Mount Royal and Pleasant Hill. While each of the developments has experienced specific challenges, each can easily be deemed to have been successes in the area of affordable and entry-level housing in Saskatoon.

The down payment assistance offered by this program effectively reduces the qualifying income for mortgage applicants. This allows a wider range of income-brackets to qualify for a mortgage when applying to purchase approved units. The provision of down payment assistance through the City of Saskatoon's Mortgage Flexibility Support Program will result in truly affordable home ownership for those families that are unable to access today's housing market.

The Avenue L Housing Development is a new, exciting and innovative mixed-use residential project that will benefit and encourage revitalization within Saskatoon's core neighbourhoods while helping ease escalating housing market pressures in our community.

The application of the Mortgage Flexibility Support Program to a housing development in an area that borders three of Saskatoon's core neighbourhoods (Riversdale, King George and Pleasant Hill) will also

provide an effective incentive that will increase the prevalence of home ownership within this area. Already identified to be of integral importance for the sustainable and healthy development of each of these communities, encouraging home ownership in these neighbourhoods will have the added benefit of advancing revitalization and future development initiatives in the area by increasing the desirability of these communities.

The Avenue L Housing Development is an ideal candidate for the Mortgage Flexibility Support Program. The proposed development will increase access to affordable and entry-level housing options in Saskatoon. It is for this reason that the proponents, 101063662 SK Ltd., respectfully request that the City of Saskatoon consider designating the proposed units under the Mortgage Flexibility Support Program so that eligible home owners (determine based on program requirements) may access the down payment assistance grants available that will enable them to become home owners in Saskatoon and participants of one of the city's most vibrant areas.

A Barrier to Affordable Home Ownership for Avenue L

Although the site in question was originally subdivided in 1908, development of the parcel of land has never occurred. With the introduction of offsite levies in the late 1960s (taxes assessed for new developments that help cover the costs of infrastructure not directly associated with servicing a specific lot), this particular property is now subject to retroactive offsite levies assessed at present-day prices. The most recent assessment of these offsite levies was completed in May 2008 and reported an applicable development levy charge of of \$239,048.10

The Avenue L Housing Development will help to build a more stable community and will provide affordable home ownership opportunities that allow residents to stay in the area.

(see attached). While the proposed Avenue L Housing Development project has progressed through various stages, the identification of offsite levies associated with developing the property presents a significant and unsurmountable barrier.

As has been demonstrated by the Riversdale, King George and Pleasant Hill Local Area Plans, increasing access to affordable home ownership in these neighbourhoods is of integral importance to the future stability and growth of these communities. The proponents have long considered utilizing this parcel of land in a manner consistent with their dedication to responsible and sustainable community development, specifically through the provision of quality affordable home ownership. Unfortunately, the existence of these offsite levies will hinder the successful construction of much-needed affordable housing that will be of benefit to Saskatoon's core neighbourhoods.

It is for this reason that the proponents, 101063662 Saskatchewan Limited, respectfully request that the offsite levies associated with developing Lot 1-20, Block 12, Plan FV be waived so as to allow for the provision of quality affordable home ownership opportunities that will be of direct benefit to the neighbourhoods of Riversdale, King George, Pleasant Hill and many Saskatoon residents struggling to access appropriate and affordable housing within today's housing market.

Affordable Housing Capital Cost Contribution

If the proposed development is deemed satisfactory to the City of Saskatoon and preliminary approvals are granted (proposed lane closer, proposed construction of new lane, designation under the Mortgage Flexibility Support Program provided, and offsite levies request considered and granted), the proponents intend to move forward with the formal application process to

have the Avenue L Housing Development approved by the City of Saskatoon for the available ten percent capital cost contribution for new affordable housing units.

Summary

Addressing the escalating need for affordable and entry-level home ownership options is a community priority that has been recognized by the City of Saskatoon to be of integral importance. The proposed development will contribute to the City of Saskatoon's goal of encouraging the construction of 500 units of affordable housing per year in the community. A survey of home owners that had recently purchased units in one of Saskatoon's successful affordable housing developments indicated that many Westside residents (100 percent of which were previously renters) had taken advantage of new opportunities to become home owners in Saskatoon's Westside. Renters are also relocating from Saskatoon's Eastside to take advantage of the opportunity to become home owners on the Westside. Given these trends and the need for attainable housing options, it is anticipated that demand for these unique housing options will be high.

This proposal provides an overview of the Avenue L Housing Development and outlines the commitment of 101063662 Saskatchewan Limited to provide quality affordable and entry-level housing options that are sustainably affordable for the long term. This innovative development offers a variety of housing types that will help meet identifiable housing needs among individuals, average-sized families and larger families while being accessible to those with incomes below the provincially established maximum income limits at price points that are considered to be attainable within today's housing market and lending restrictions.

It is the hope of 101063662 Saskatchewan Limited to provide quality affordable and entry-level housing options in Saskatoon through the Avenue L Housing Development and to consider future efforts that allow residents to remain in Saskatoon so that they may contribute to our thriving community in the years to come.

¹ Until recently, this parcel of land has been used to provide surface storage for truck trailers and miscellaneous privately owned items. It has since been cleared of these items and remains unused despite its potential.

² A minimal amount of surface contamination exists on the property (ie., limited coal pieces and iron filings). Although the property meets all Environmental Standards for commercial use, this surface contamination will have to be removed prior to residential development on the site. Contamination exists in first 6" to 10" of the topsoil. Soil samples below this depth indicate that the soil has been 'undisturbed'. The cost associated with remediation of the contaminated topsoil is relatively minimal. The proponents will commence with remediation upon securing other approvals necessary for residential development on the site.

³ The MX1 zoning encourages mixed-use development while promoting reability of existing strcuctures. It is intended to faciliate a broad range of compatiable commercial, industrial, cultural, and residential uses, including live/work units. See City of Sakatoon, *City of Saskatoon Zoning Bylaws*, Bylaw No. 8792, Repealed and Replaced September 28, 2009.

⁴ Optimist Park was recently identified by the City of Saskatoon as being in need of general maintenance that includes thorough trimming vegetation and increasing park signage among other improvements that will help deter undesirable activity. Improvements are scheduled to take place in the Spring of 2011. Criminal Activity Reports in 2003 indicate that the level of criminal incidence within Optimist Park is relatively low; criminal activity in Riversdale overall has declined between 2003 and 2006. See "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 73.

⁵ Housing in Riversdale is comprised mainly of single-unit dwellings of framed wood and brick. Past studies of Riversdale have identified the housing stock to be in good condition with a minimal number of scattered deteriorating units. Those units that are either in poor or very poor condition appear to be rental properties. See City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 73.

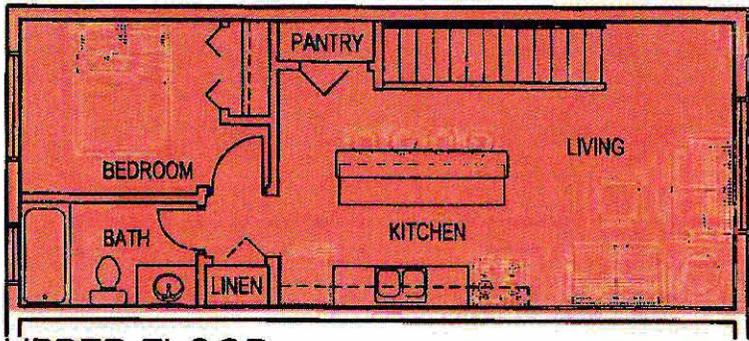
⁶ City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 73.

⁷ City of Saskatoon, "King George Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (June 4, 2001), 27.

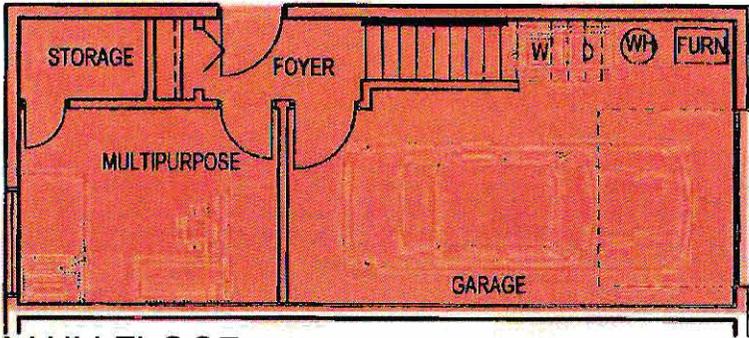
⁸ City of Saskatoon, "Pleasant Hill Local Area Plan: Final Report," *Services Department, City Planning Branch*, (June 24, 2002), 36.

⁹ There are currently 45 vacant properties in Riversdale. Of these, 16 are residential and the remaining are commercial or industrial properties. See City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 62.

¹⁰ The importance of higher density development in the area was identified as being integral for supporting retail and commercial services that are currently located within close proximity to the area. City of Saskatoon, "Riversdale Local Area Plan: Final Report," *Community Services Department, City Planning Branch*, (May 20, 2008), 43.



UPPER FLOOR
1:100 UNIT A



MAIN FLOOR
1:100 UNIT A



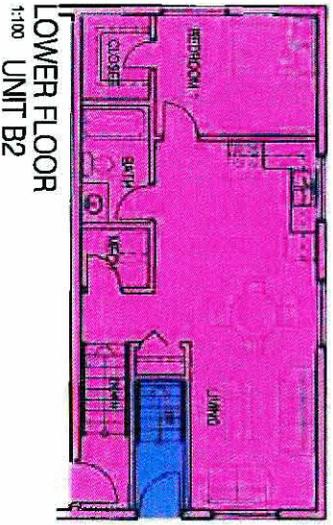
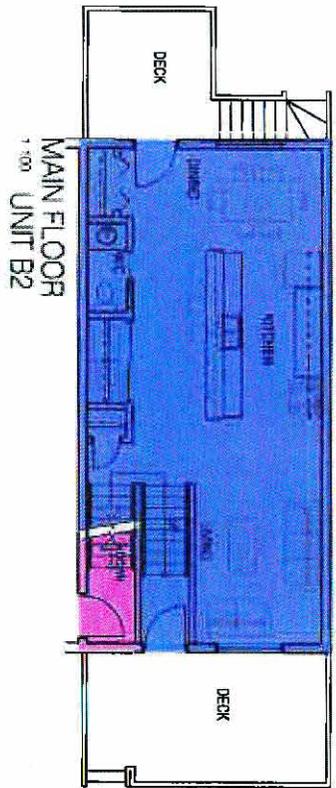
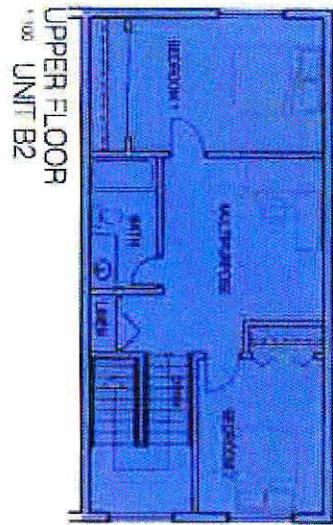
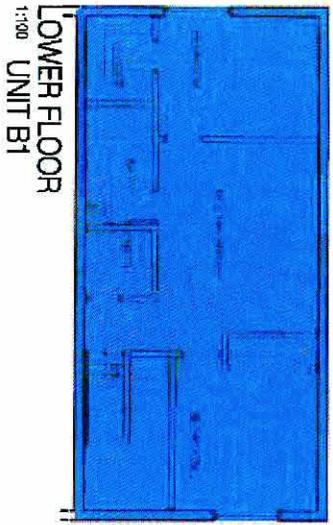
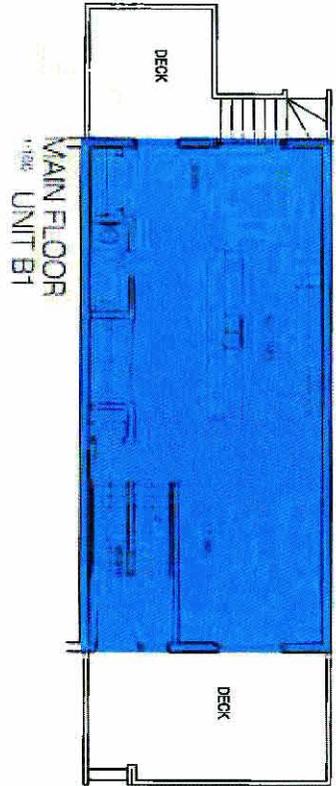
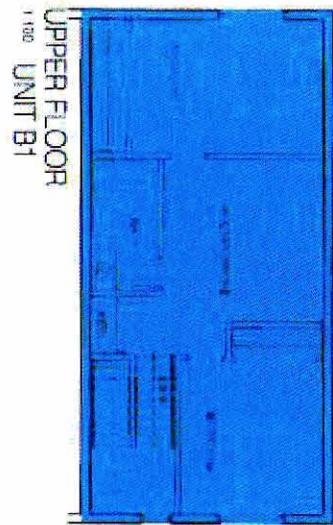
10.098 JANUARY 6, 2011
AVENUE L HOUSING
SASKATOON, SK
UNIT A FLOOR PLANS

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architecture + interior design

235 Ave D North Saskatoon, SK S7L 1M7 306.246.0191	222 - 21 11th St E Prince Albert, SK S6V 1Z8 306.462.6191	210 - 310 Main Street Moose Jaw, SK S6H 3K1 306.862.5101
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10.096 JANUARY 6, 2011
AVENUE L HOUSING
SASKATOON, SK

UNIT B FLOOR PLANS

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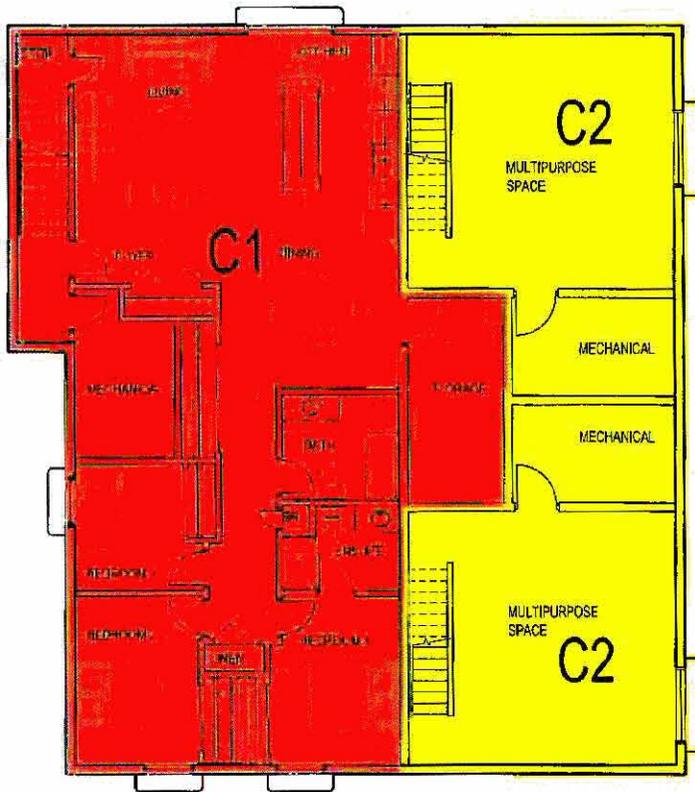
aodbt
architecture + interior design

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Saskatoon, SK
S7N 0V6
386-2121

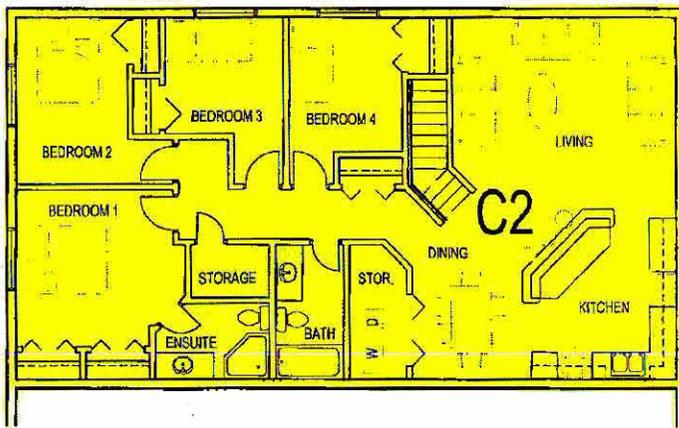
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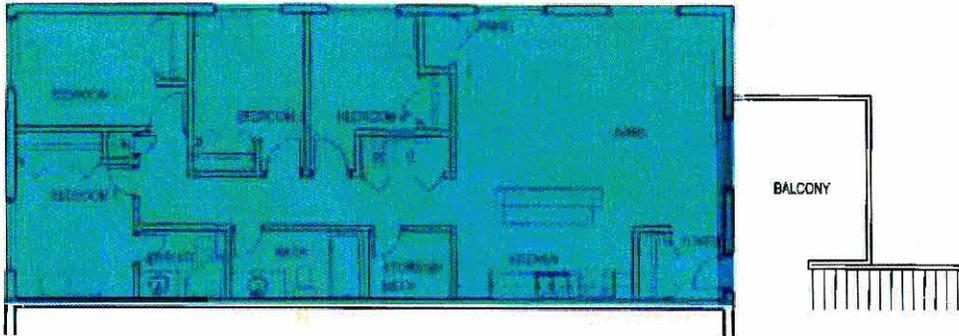
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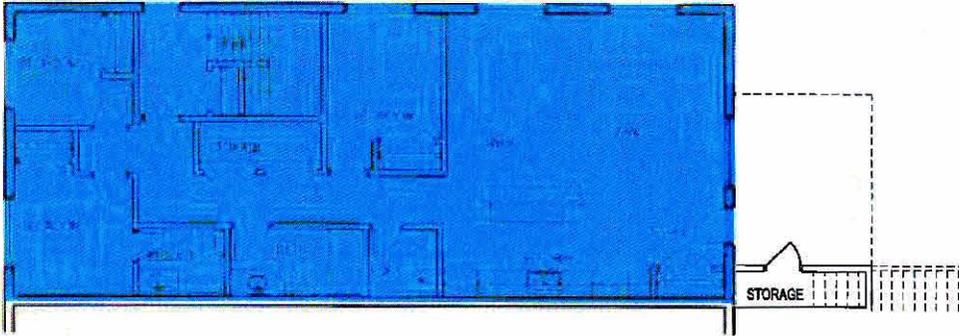
LOWER FLOOR
1:100 UNIT C



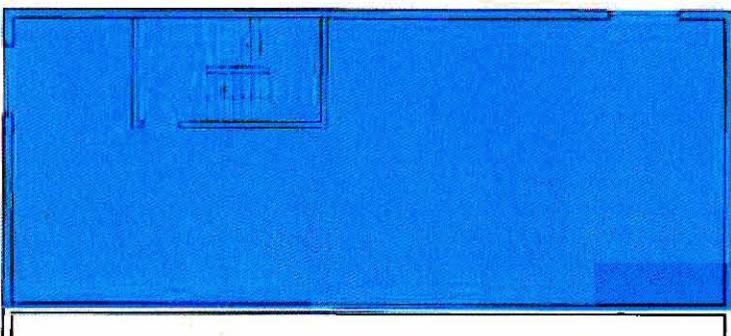
UPPER FLOOR
1:100 UNIT C



SECOND FLOOR
1:100 UNIT D2



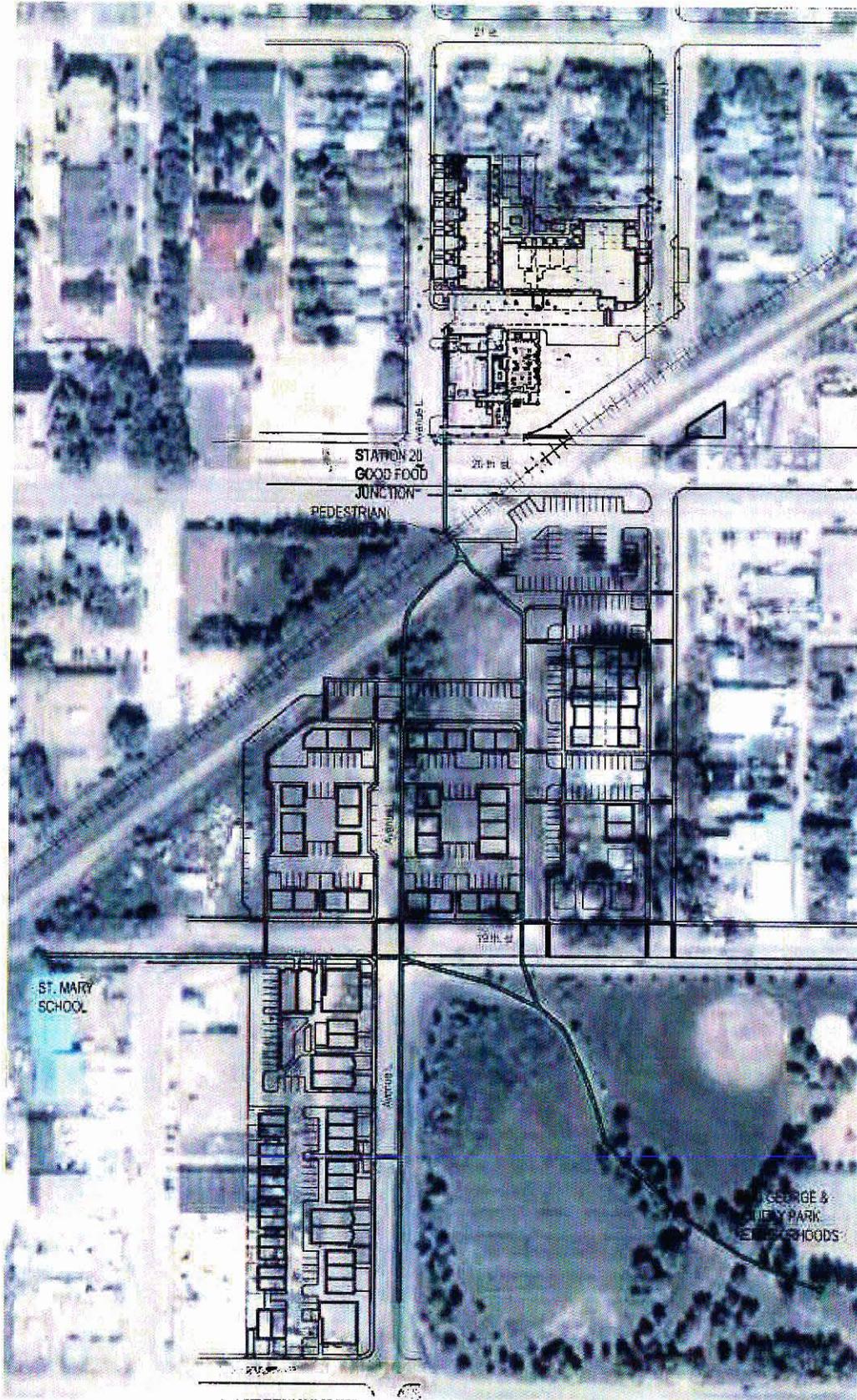
MAIN FLOOR
1:100 UNIT D1



BASEMENT, UNFINISHED
1:100 UNIT D1

APPENDIX F

Unit Type	Number of Units	Finished Area Second Floor	Finished Area Main Floor	Basement Area
A	6	N/A	50 sq.m. (540 sq.ft.)	50 sq.m. (540 sq.ft.) (garage & main level space)
B1	3	65.6 sq.m. (706 sq.ft.)	65.6 sq.m. (706 sq.ft.)	65.6 sq.m. (706 sq.ft.)
B2	2	65.6 sq.m. (706 sq.ft.)	65.6 sq.m. (706 sq.ft.)	61.7 sq.m. (664 sq.ft.) 3.9 sq.m. (42 sq.ft.)
C1	1	N/A	168 sq.m. (1808 sq.ft.)	148.7 sq.m. (1600 sq.ft.)
C2	2	128.5 sq.m. (1383 sq.ft.)	38.4 sq.m. (413 sq.ft.)	48 sq.m. (517 sq.ft.)
D1	2	N/A	110.6 sq.m. (1190 sq.ft.)	110.6 sq.m. (1190 sq.ft.)
D2	2	110.6 sq.m. (1190 sq.ft.)	N/A	N/A



10.095 JANUARY 7, 2011
AVENUE L HOUSING
SASKATOON, SK

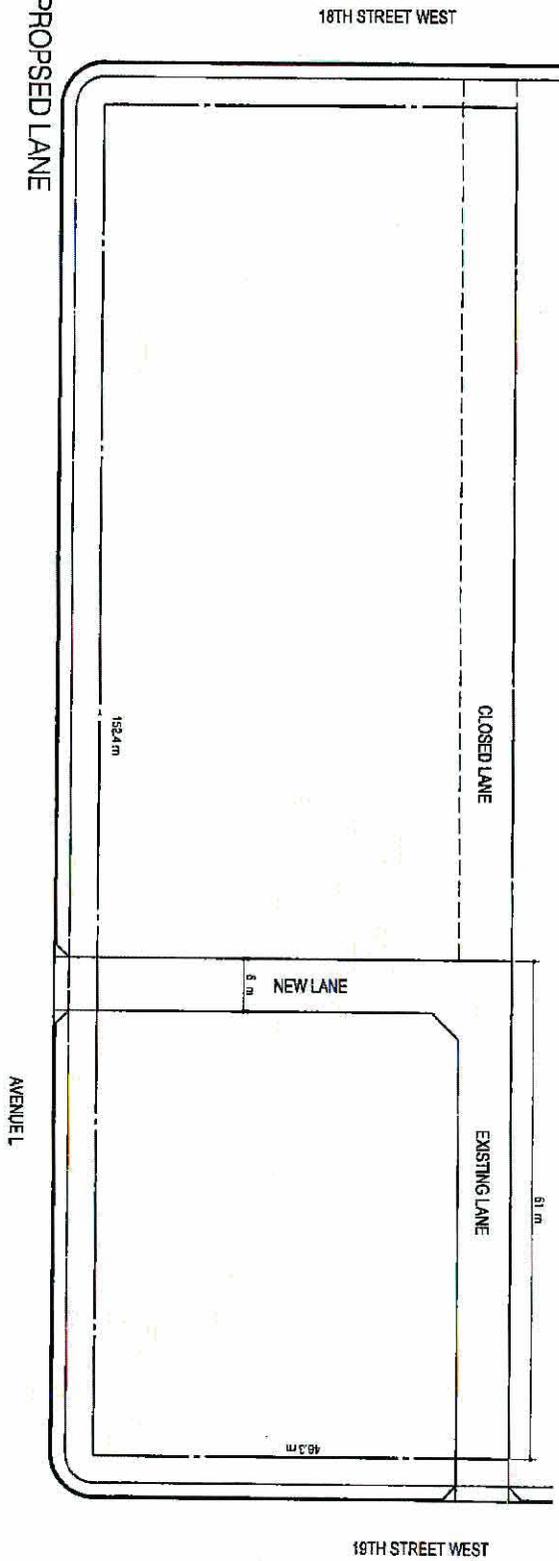
SITE CONTEXT PLAN, CONNECTING PATHS

© 10, 10 (0096) PRELIM DESIGN/Plan Development Dec. 2010 SITE PLAN Revision 1 January 07, 2011 - 11 Jan 11

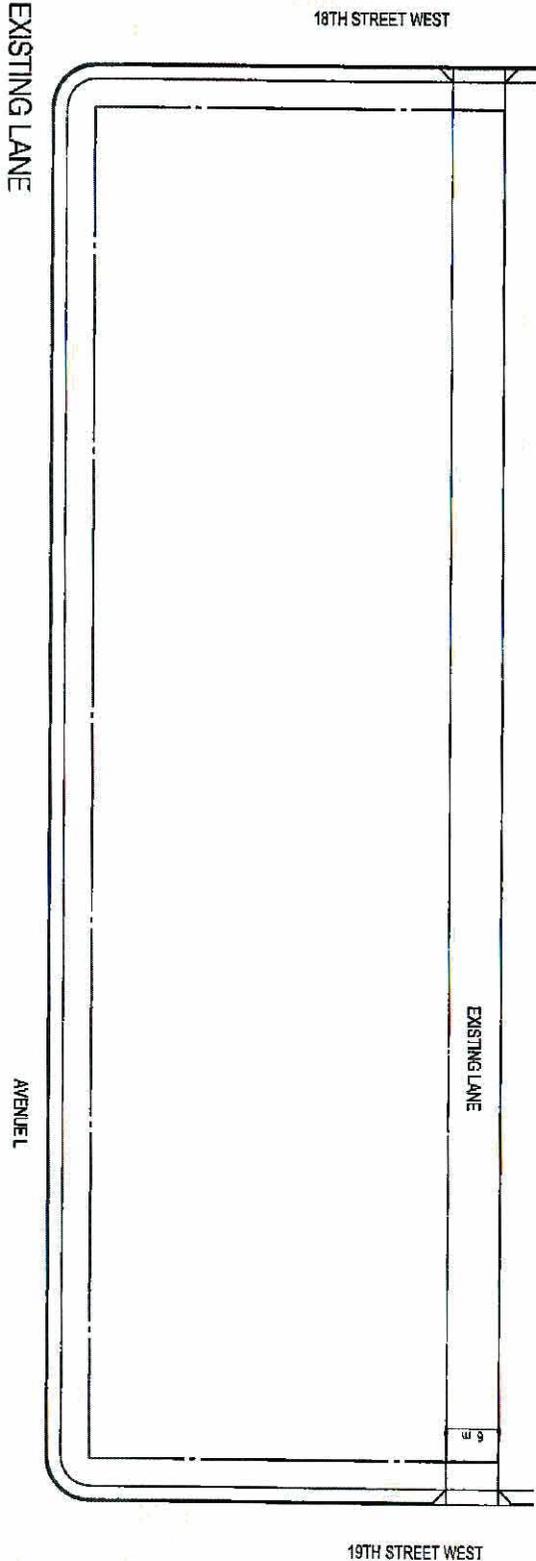
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2 PROPOSED LANE

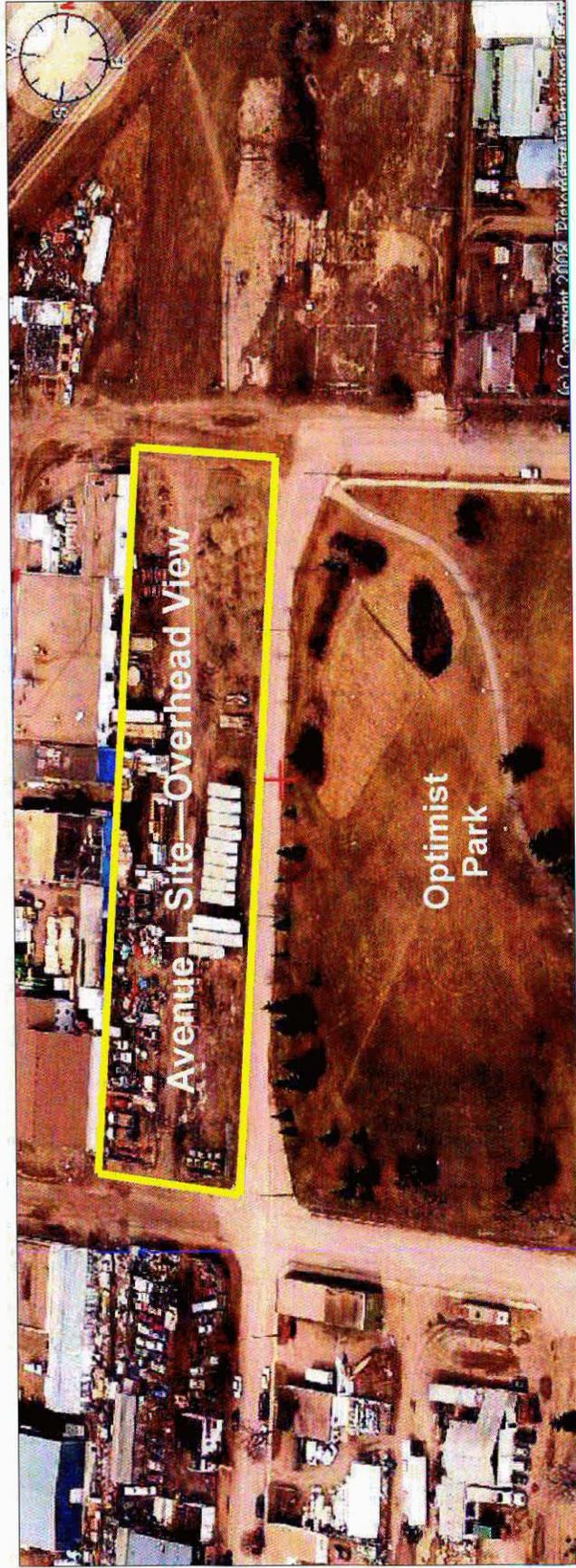
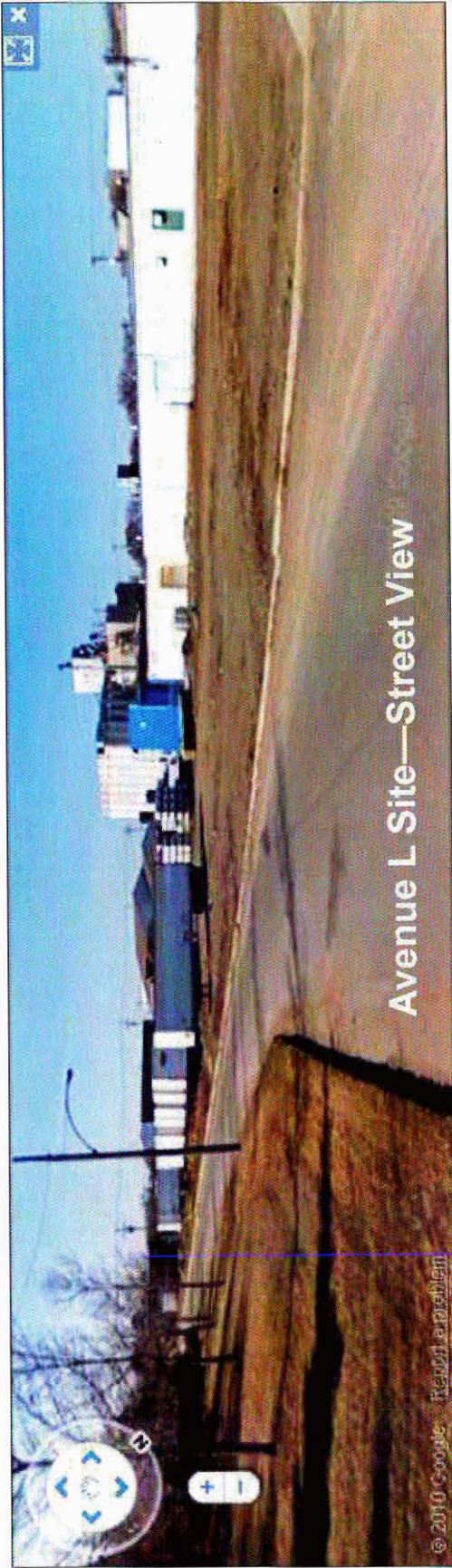


1 EXISTING LANE



Avenue L Site—Location Context

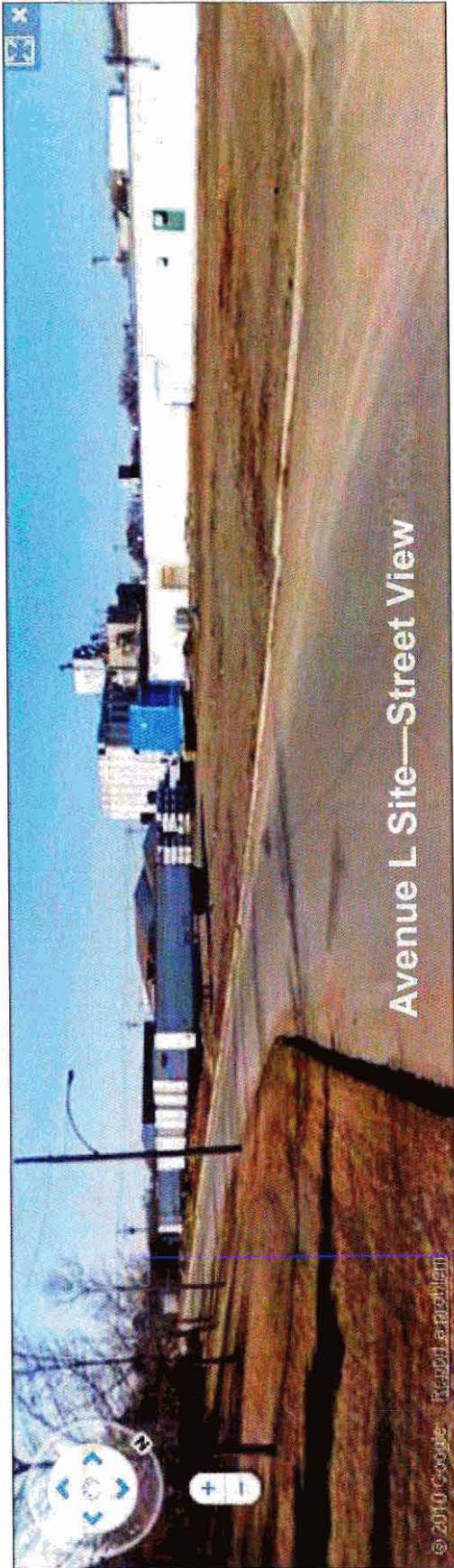




TO: Secretary, Planning and Operations
FROM: General Manager, Community Services Department
DATE: January 20, 2011
SUBJECT: Status Report on the 2010 Housing Business Plan and Proposed 2011 Housing Business Plan
FILE NO: PL 950-19, PL 950-21, CK 4132-1, and CK 750-1

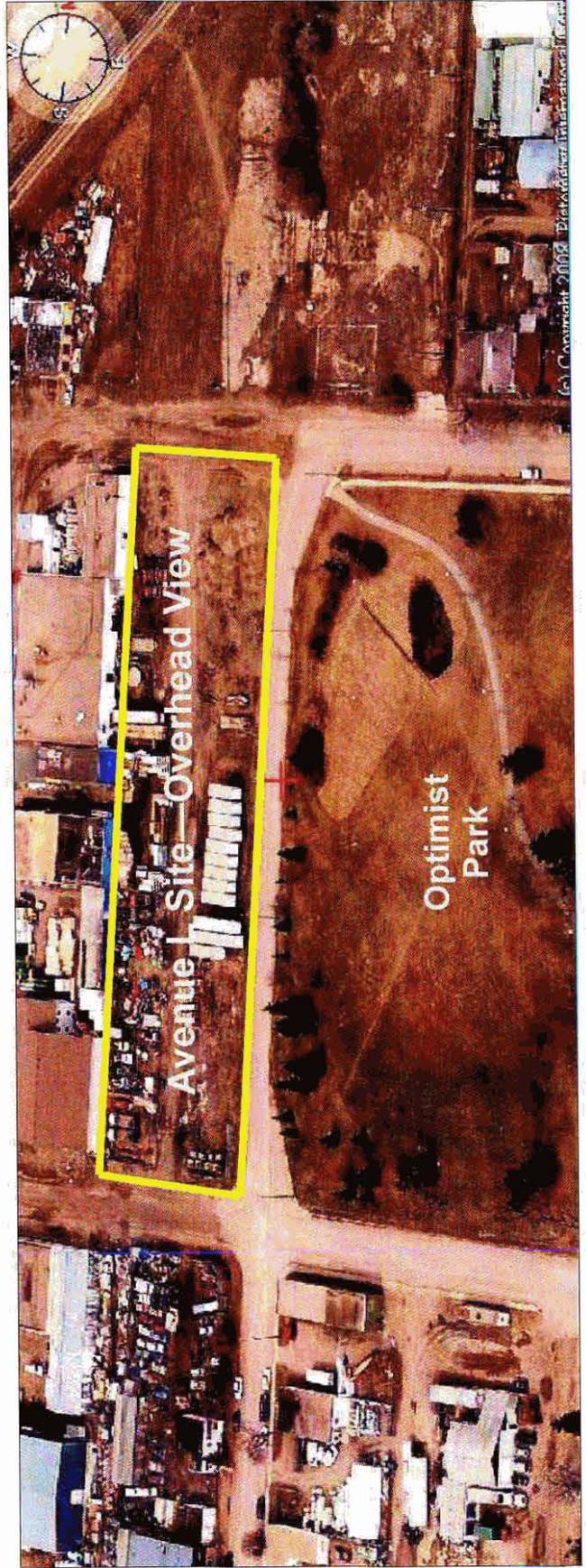
RECOMMENDATION: that a report be submitted to City Council, recommending:

- 1) that the status report on the 2010 Housing Business Plan be received as information;
- 2) that City Council adopt the proposed City of Saskatoon 2011 Housing Business Plan;
- 3) that the Innovative Housing Incentives Policy No. C09 - 002 be amended as follows:
 - a) Section 3.3 a) The financial assistance provided by the City of Saskatoon for affordable housing projects shall be in the form of a grant of up to 10 percent of the total capital cost of the residential portion;
 - b) Section 3.3 d) In lieu of a cash grant, proponents purchasing land under the Land Cost Reduction Program may receive a discount on the purchase price of the land equal to the grant that would have been provided under section 3.3 a);
- 4) that the General Manager of the Community Services Department be authorized to negotiate an agreement with the Saskatchewan Housing Corporation and report back to City Council regarding the terms and future City of Saskatoon participation in the provincial Rent Supplement Program;
- 5) that the General Manager of the Community Services Department report back within one year with a status report on the effectiveness of the initiatives and incentives contained in the 2011 Housing Business Plan, and the overall achievement of the affordable housing targets.



Avenue L Site—Street View

© 2010 Google Earth



Avenue L Site—Overhead View

Optimist Park

© 2008 Earthstar

EXECUTIVE SUMMARY

The availability of affordable housing continued to be a significant challenge for many Saskatoon residents in 2010. Vacancy rates remained low, and the cost of renting an apartment continued to climb faster than average incomes. In Saskatoon, some households have no choice but to accept housing that doesn't adequately meet their needs. Those on fixed incomes, working families, and people with special needs have especially seen their housing choices diminish in recent years.

The City of Saskatoon (City) ventured into new territory with the adoption of its first comprehensive Housing Business Plan in 2008 in response to these affordability challenges. New incentives were adopted and policy changes were initiated to enable housing providers to build additional affordable housing units. Funding was set aside at the level of \$2.5 million per year for five years to support the new initiatives.

In 2010, the City began seeing a number of tangible results from its new initiatives. There are now almost 500 new housing units complete and well over a thousand units currently under construction. The 2008 to 2012 capital funding of \$12.5 million is now fully committed in support of these projects which will provide a total of 1,818 new affordable units for an average of 363 units per year.

Other highlights of 2010 include the provision of 69 down payment grants under the Mortgage Flexibilities Support Program, the approval of three projects under the City's Land Predesignation Program, the introduction of developer-sponsored incentives for affordable home ownership, and the development of a new Equity Building Program to assist entry level homebuyers.

The Province of Saskatchewan announced a new program to assist first-time homebuyers called "Head Start on a Home" in March 2010; however, no details are available yet. Uncertainty continued throughout 2010 regarding future provincial government funding for affordable rental housing; however, the Saskatchewan Housing Corporation did formalize its commitment to a few projects that have been in the planning stages including the Lighthouse Supported Living expansion and the new KC Charities Columbian Place for senior citizens. Both of these projects are now under construction.

The Government of Canada renewed funding for the Homelessness Partnering Strategy in November 2010, extending the program to the end of 2014, at the current level of \$1.1 million per year for Saskatoon projects. This should result in the approval of new projects to assist the homeless and those at risk of homelessness.

An emerging issue is the concentration of affordable housing in some west side neighbourhoods. Several options will be explored in 2011 to determine how future neighbourhoods can be planned to include a variety of housing at all price points.

With the approval of the City's 2011 operating budget, the affordable housing programs now

have a permanent funding source of \$1.5 million per year beginning in 2011.

The updated 2011 Housing Business Plan provides a detailed summary of all ongoing programs and initiatives as well as proposed changes for 2011 (see Attachment 1).

BACKGROUND

During its April 26, 2010 meeting, City Council adopted (in part):

- 1) that the General Manager, Community Services Department, report back within one year with a status report on the effectiveness of the initiatives and incentives contained in the 2010 Housing Business Plan and the overall achievement of the affordable housing targets.

On July 16, 2007, City Council set the ambitious goal of creating 500 new affordable housing units per year in response to a growing shortage of affordable housing in the city. To support this goal, City Council allocated capital funding of \$2.5 million per year to the Affordable Housing Reserve for a five-year period (2008 to 2012). On December, 3, 2007, City Council adopted the 2008 Housing Business Plan which outlined the strategies to be used in obtaining the City's affordable housing goals. Updated annually, the Housing Business Plan includes many initiatives aimed at increasing a permanent supply of affordable and entry-level homes.

On December 20, 2010, City Council approved the 2011 operating budget which included permanent funding for the Affordable Business Plan of \$1.5 million per year beginning in 2011 and set the level of funding for capital grants at 10 percent. City Council also resolved that in new neighbourhoods, in lieu of a cash assistance incentive, that the price of the land for affordable home ownership be discounted by the maximum assistance levels set in the most current version of the Affordable Housing Business Plan.

REPORT

Report on the 2008 to 2012 Capital Funding

The various programs funded through the Housing Business Plan have achieved the goal of increasing the supply of affordable housing units. It has also achieved success at providing support at many points along the housing continuum. The following tables summarize, by project, funding level and client group the assistance provided by the Housing Business Plan.

New Housing Projects Completed under the Capital 2008 to 2012 Funding

Housing Provider	Location	Units	City Funding
Saskatchewan Housing Corporation	Avenue W South	24	\$ 132,062
EGADZ (Saskatoon Downtown Youth Centre Inc.)	Dundonald	10	\$ 49,200
City Centre Community Renewal Initiatives	Avenue N South	24	\$ 152,022

Housing Provider	Location	Units	City Funding
628318 Sask. Ltd.	Avenue M South	4	\$ 72,780
Saskatchewan Housing Corporation	Monarch Yards	55	\$ 1,270,000
EGADZ	Hampton Village	10	\$ 83,875
CUMFI (Central Urban Metis Federation Inc.)	Avenue T South	12	\$ 125,520
Western Region Metis Women Association	Avenue T South	5	\$ 38,516
Saskatchewan Housing Corporation	Avenue M South	2	\$ 47,909
Elmwood Residences Inc.	Preston Avenue	4	\$ 23,995
Innovative Residential Inc.	Camponi Place	73	\$ 1,077,527
Quint Development Corp.	Avenue J South	18	\$ 161,762
Cress Housing Corp.	Avenue V North	10	\$ 102,329
EGADZ	Silverwood	10	\$ 73,752
Habitat for Humanity Saskatoon Inc.	Avenue V South	2	\$ 25,000
JMT Tomas Holdings Ltd.	33rd Street West	3	\$ 15,000
Affinity Credit Union (Homestart Program)	Various Locations	31	\$ 248,749
Saskatchewan Housing Corporation	Bedford Road	8	\$ 200,000
Stewart Property Holdings	Avenue D South	7	\$ 71,016
Saskatoon Housing Coalition	22 Street West	17	\$ 159,413
Salvation Army of Saskatoon	Avenue T South	13	\$ 74,464
Realistic Homes	Avenue R North	6	\$ 125,673
Suncliff Enterprises Ltd.	Avenue B North	4	\$ 20,000
Pleasant Hill Village	Avenue R and 19 Street	35	Free Land
Secondary Suite Permit Rebates	Various Locations	109	\$ 61,234
Total Units Completed		496	\$ 4,411,798

New Housing Projects Approved for Funding and Under Construction (January 2011)

Housing Provider	Location	Units	City Funding
University of Saskatchewan Undergraduate (Phase One)	University	115	\$ 575,000
University of Saskatchewan Undergraduate (Phase Two)	University	115	\$ 575,000
CUMFI	Avenue P South	11	\$ 187,495
Boulevard Real Estate	Confederation Drive	4	\$ 20,000
Buffalo Ridge Developments	Borden Crescent	27	\$ 459,000
EGADZ	Wilson Crescent	10	\$ 71,642
Broadstreet Properties/Seymour Pacific	Willis Crescent	125	\$ 625,000
Broadstreet Properties/Seymour Pacific	Shillington Crescent	213	\$ 1,065,000

Housing Provider	Location	Units	City Funding
Broadstreet Properties/Seymour Pacific	Shillington Crescent	102	\$ 510,000
Innovative Residential Inc.	Hart Road (Phase One)	42	\$ 925,857
Lighthouse Supported Living Inc.	20 th Street East	85	\$ 1,185,000
Secondary Suites Permit Rebates	various locations	79	\$ 38,766
University of Saskatchewan Graduate Residence	University	162	\$ 810,000
Knights of Columbus	Pleasant Hill Village	75	\$ 885,000
*Saskatoon Mennonite Care Inc. (Bethany Manor Expansion)	La Ronge Road	157	\$ 785,000
Total Units Under Construction		1322	\$ 8,717,760

* Bethany Manor Expansion is still in the planning stages and will be subject to City Council Approval.

Projected Total housing units to be supported (2008 to 2012): **1,818 units, \$13,129,558**

Housing Projects By City Program

Rental Rebate Program	1,000 units
Capital Grants – Affordable Ownership	198 units
Capital Grants – Affordable Rental	432 units
Secondary Suite Permit Rebates	188 units
Total	1,818 units

Housing Projects By Clients Served

Emergency Shelter	33 units
Transitional Housing	38 units
Youth Housing	40 units
Special Needs	86 units
Affordable Rental for Families	137 units
Affordable Rental for Singles and Couples	207 units
Market Rental	843 units
Seniors Rental	236 units
Affordable Ownership	198 units
Total	1,818 units

Housing Projects By Location

East side of River	664 units
West side of River	1,069 units
Downtown	85 units
Total	1,818 units

Inside Circle Drive	1,001 units
Outside Circle Drive	817 units
Total	1,818 units

Financial Summary (2008 – 2012 Capital Funding)

Balance (January 1, 2008)	\$ 1,060,187
Homestart (funding allocated prior to 2008)	248,749
Transfers from the Land Development Program (\$2.5 million annually):	12,500,000
Transfer from Building Standards Reserve (one time):	<u>400,000</u>
Total Revenue:	<u>\$14,208,936</u>
Capital Contributions to new Housing Units (1,818 units):	13,129,558
Salaries and Administration:	387,235
Contracts (Business Planning, Research and Demonstration Projects):	<u>637,894</u>
Total Expenses:	<u>\$14,154,687</u>
Estimated Unallocation (contingency):	<u>\$54,249</u>

New Funding for Affordable Housing:

The Affordable Housing Program will begin to receive stable, ongoing funding of \$1.5 Million from the operating budget and Neighbourhood Land Development Fund beginning in 2011. Capital grants will continue to be provided at the rate of 10 percent.

Based on recent discussions with housing providers, in some cases, a full 10 percent grant is not necessary depending on the construction type and composition of units. The Administration is recommending an amendment to the Innovative Housing Incentives Policy No. C09-002, which would amend the Capital Grant from 10 percent to "up to 10 percent". This will allow funding to be stretched over a greater number of units, especially in the affordable homeownership program. The following allocation of funding is recommended for 2011:

		<u>Housing Units (est.)</u>
Administration (as set in budget)	\$ 179,000	0
Housing Handbook	11,000	0
Capital Grants:		
Shelters (HPS Program)	165,000	11 – 15
Capital Grants Affordable Home Ownership	630,000	30 – 70
Capital Grants Affordable Rental Housing	<u>515,000</u>	<u>34 – 65</u>
	<u>\$1,500,000</u>	75 - 150 units

Highlights from 2010 Housing Business Plan and Proposed Changes for 2011

Land Predesignation Program - The pressure to create more serviced residential land was great in 2010. The inventory of multi-unit residential sites continued to be limited and with steady construction activity expected to continue, the Land Predesignation Program will be an important tool in 2011 and beyond. The City has been predesignating sites for entry-ownership and market rental housing since 2008. In 2010, the City began predesignating sites for affordable housing as well.

Willowgrove Site - The site located at 1015 Patrick Crescent in the Willowgrove neighbourhood was removed from the Land Predesignation Program in 2010. It was felt that this 12.0 acre site may be too large for an entry-level project. However, the site was sold through a tender process, and the purchaser of this site is planning to build a mix of entry-level and affordable housing on this site in 2011.

Blairmore Site - This 5.5 acre site located at 307 Shillington Crescent was pre-designated in 2008 for purpose-built market rental housing. The site was sold for this purpose in 2010 to Broadstreet Properties Ltd. (Seymour Pacific). Construction of 213 rental units began in the fall of 2010, and the first units should be complete sometime in 2011.

Hampton Village Site - The site located at 310 Hampton Circle was sold through the Land Predesignation Program in 2010 to Landform Development and Classic Communities of Medicine Hat to develop this site. They are going to build 60 entry-level townhouses on this site. Construction is scheduled to start early in 2011 with the first units available by the summer of 2011.

Lakewood Site - In the fall of 2009, a 0.6 acre site was predesignated for rental housing in the Lakewood Suburban Centre, suitable for up to 24 rental units. In December 2010, the designation on this site was changed to 'affordable housing' after the Administration received feedback indicating that this site was much more suitable for affordable housing due to its relatively small size. An Expression of Interest (EOI) and Request For Proposal (RFP) process will be initiated early in 2011 to select a suitable builder for this site.

Borden Crescent Site - A site located at 55 Borden Crescent was predesignated in the spring of 2010 for affordable ownership housing. This City-owned site presented a unique opportunity for affordable housing as it was in an existing neighbourhood with fully developed services in the area. An RFP process was held and the site was sold to Buffalo Ridge Developments, who is completing construction of 27 detached family homes. These units are being sold through the City's Mortgage Flexibilities Support Program. This project will be complete and all the homes fully occupied by early 2011.

Future Predesignated City Owned Sites - The Administration has identified a City-owned site in the Stonebridge and Evergreen neighbourhoods for predesignation for entry-level

housing, and plans to discuss a similar approach in privately developed neighbourhoods such as Stonebridge and Rosewood.

Innovative Housing Incentive Program

In 2010, 12 funding applications were approved under this program that will result in the construction of 227 new affordable housing units. The City's contribution to these projects will total \$3,486,907.

The City's contribution averaged \$15,360 in 2010, up from \$11,721 in 2009 indicating that construction costs are continuing to rise. However, only two of these projects received the maximum grants per unit under this program indicating that the City's affordable housing providers are working to keep costs as low as possible.

The success of this program in recent years has resulted in an increased interest in building affordable housing. To date, applications have been evaluated as they have been submitted and the Administration has brought forward all proposals that have met the criteria in the Innovative housing Incentives Policy No. C09-002 to City Council for approval. However, in 2011 there may be more applications than the available funding will be able to support. The following proposals have secured sites and are well into the planning stages:

Housing Provider	Location	Units	Target
Innovative Residential	715 Hart Road Phase II	52	Affordable Ownership
Jastek Developments	1015 Patrick Crescent	70	Affordable Ownership
Cress Housing Corp.	315 Avenue H South	27	Affordable Rental
Cress Housing Corp.	1911 – 7 th Street	11	Affordable Rental
Quint/Shift Homes	313 Avenue D South	12	Affordable Ownership

Land Cost Reduction Program

City Council approved the creation of the Land Cost Reduction Program with the adoption of the 2010 Housing Business Plan. With the approval of the 2011 budget, City Council extended this program to include land price reductions for private builders purchasing sites in new neighbourhoods for affordable homeownership. The parameters for this program are currently being developed by the Administration.

Equity Building Program

A partnership has been formed between the City and Affinity Credit Union called the Equity Building Program. The new program was adopted by City Council on February 7, 2011, and a media launch was held at Affinity Credit Union on February 8, 2011. The program will provide a source of funds on deposit at Affinity Credit Union to qualify moderate-income renters and bridge them towards homeownership. The objective is to provide households who are renting with the means to begin earning equity on their home. The administration and marketing is being carried out by Affinity Credit Union.

Rental Land - Cost Rebate Program

Six projects were approved in 2010, under the Rental Land - Cost Rebate Program, that will result in a total of 725 new purpose built rental units. A final project is well along in the planning stage and will come to City Council for approval in 2011. This will fully commit the funding that was set aside to create 1,000 purpose built rental units under this program. With the vacancy rate for market rental housing rising, there is no need to extend this program at this time.

Incentives for Secondary Suites

In 2010, permit rebates were committed for approximately 50 secondary suites, most of which involved the legalization of existing suites. A total of \$39,098 has been allocated for an average of a committed \$782 per suite. The rebate for legalizing an existing suite will be reduced to 50 percent of the cost of the permit in 2011 and to 25 percent in 2012. There should be sufficient funding to continue this program until the end of 2012.

Mortgage Flexibilities Support Program

The Mortgage Flexibilities Support Program (MFSP) was established in 2009 as a partnership between the City, Saskatchewan Housing Corporation (SHC), the Canada Mortgage and Housing Corporation (CMHC), and private homebuilders to assist low-income households to purchase a home. The past year was very successful for the MFSP with a total of five private builders participating in 2010. Down payment grants were approved for 69 households with incomes below \$52,000 per year, all of whom are now proud homeowners in our city. The make up of these 69 households is as follows:

	Number of Households	Family Breakdown	
		Number of Adults	Number of Children
Family with Dependents	46	92	94
Single Parents	10	10	16
Couples	1	2	-
Singles	12	12	-
TOTAL	69	116	110

Modular construction was employed on two of these projects, resulting in very short construction periods. To protect the homebuyers, City Council adopted a resolution that requires all modular builders to provide a third party underwritten new home warrantee.

The Mortgage Flexibilities Support Program is designed to be self funding with the down payment grants returned to the Affordable Housing Reserve through the allocation of property taxes until the grant is repaid.

Financial Contribution to the Provincial Rent Supplement Program

The City of Saskatoon has been contributing 5 percent to the cost of the provincial Rent Supplement Program since 1990. This program provides a subsidy to market rental units for low income households who cannot be served from the existing stock of the Saskatoon Housing Authority. However, no formal agreement can be found for this annual contribution.

The Administration is recommending that the City enter into negotiations with the Saskatchewan Housing Corporation with the purpose of entering into a formal agreement on the future terms and contributions to the Rent Supplement Program.

Developer Sponsored Incentives

Some of the builders in Saskatoon have begun offering developer sponsored incentives in order to provide more choice to residents seeking affordable housing. Two such programs from Innovative Residential Inc. are the Tax Sponsorship Program and the Welcome Home Program.

These programs are discussed in more detail in the attached 2011 Housing Business Plan.

Community Based Support (Saskatoon Housing Initiatives Partnerships (S.H.I.P.))

The City and S.H.I.P. have just completed the second year of a three-year partnership through which the City funds S.H.I.P. to provide business planning services to organizations and businesses that are working on affordable housing projects. In 2010, S.H.I.P. worked with clients who are developing affordable housing business plans. They were successful in getting the Canada Mortgage and Housing Corporation (CMHC) seed funding for a number of groups. S.H.I.P. also published The Guidebook to Affordable Housing for affordable housing providers in 2009 that promises to be a valuable resource, particularly for faith groups and service clubs that are interested in becoming affordable housing providers. S.H.I.P. will be presenting its 2010 Annual Report to City Council in March 2011.

OPTIONS

1. Adopt the 2011 Housing Business Plan as drafted
2. Reduce or eliminate initiatives/incentives (reduce scope and targets)
3. Find alternatives to reach the target of 500 affordable housing units per year

POLICY IMPLICATIONS

There are several new initiatives which may require amendments to the Innovative Housing Incentives Policy No. C09-002, the Official Community Plan Bylaw No. 8769, and the Zoning Bylaw No. 8770. These are discussed in detail in the 2011 Housing Business Plan.

FINANCIAL IMPLICATIONS

The Affordable Housing Business Plan is supported financially for five years (2008 to 2012) from the Neighbourhood Land Development Fund. The Fund provides \$2.5 million each year to the affordable housing program. This funding is now fully committed to support the projects included in this report. City Council approved permanent funding to support the Housing Business Plan at the level of \$1.5 million per year beginning in 2011. This allocation is sufficient to support the initiatives recommended in this report, but with a reduced target.

ENVIRONMENTAL IMPLICATIONS

Many of the housing projects supported by the Housing Business Plan are built to Energy Star or equivalent standards, resulting in reduced energy use and green house gas emissions.

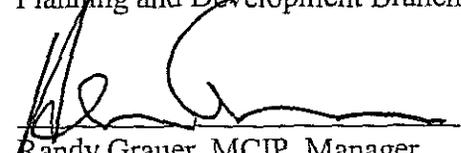
PUBLIC NOTICE

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

ATTACHMENT

1. Proposed 2011 Housing Business Plan

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Planning and Development Branch

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Dated: February 17, 2011

Approved by: 
Murray Totland, City Manager
Dated: Feb 18/11

City of Saskatoon
Housing Business Plan
2011



City of
Saskatoon

Planning & Development Branch



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EXCELLENCE

February 2011

Table of Contents

PART A. Background, Vision and City's Role in Housing

Introduction.....	3
Vision and Mission Statement for Housing.....	4
The Housing Continuum and the City's Role.....	4
Mandate for the City's Role in Housing.....	5
Targets.....	6
Priorities.....	7

PART B – Core Strategies and Business Functions

Core Strategies	10
Summary of Business Functions.....	10
Policy Development Function	11
Housing Incentives and Financial Assistance Function.....	14
Community Based Support Function	16
Research and Monitoring Function.....	21
Education and Awareness Function.....	22

Part C – Appendices

Appendix 1: The Housing Situation in Saskatoon - Key Issues.....	21
Appendix 2: The Housing Continuum.....	27
Appendix 3: Definitions.....	28
Appendix 4: Maintaining the Condition of Existing Housing.....	29

City of Saskatoon

Housing Business Plan – 2011

PART A. Background, Vision and City's Role in Housing

Introduction

This business plan sets out the City of Saskatoon's (City) role and action plan in the area of housing for the year 2011 and beyond. 2011 will be the fourth year of a five year plan to increase supply and choice of affordable housing.

The 2011 Housing Business Plan builds on the City's housing activities in 2010 and the successful new programs that have been implemented since 2008 when the City implemented its first comprehensive Housing Business Plan. The City ventured into a number of new housing initiatives starting in 2008 aimed at giving residents a greater variety of affordable housing choices.

Housing is a non-traditional role for most municipalities. Historically, the City has used policy, incentives, research, partnerships, and education to increase the range and supply of affordable housing. These functions have been significantly enhanced through the implementation of comprehensive housing business plans each year since 2008.

Additionally, the City of Saskatoon is moving into the new role of helping moderate income renters become homeowners, with the launch of the Equity Building Program in partnership with Affinity Credit Union.

This business plan seeks to define where the City can be most effective in serving the community to meet the increasing need for more affordable and entry-level housing. Recent shortages of these types of housing have been perpetuated by rapidly rising housing prices that have doubled since 2006. More information on the rising cost of housing in Saskatoon and affordability issues is summarized in Appendix 1.

Resources to support housing initiatives have been identified, which draw upon the traditional areas of expertise within the City of Saskatoon, in areas such as municipal planning, municipal engineering, land development, and land use regulation. In the case of the Equity Building Program, the City is drawing upon its financial resources and investment funds to create a new housing option for moderate-income renters.

Most of the funding for the major financial commitments in the City's housing business plan has been made possible through the City's Land Development Program. The Land Branch manages this program and working in partnership with other civic departments produces approximately 50 percent of the residential land within the city.

The City is fortunate to be in the land development business, as it allows the City to provide meaningful assistance and, can directly influence the community's affordable housing agenda. For example, the City of Saskatoon can designate parcels of land for affordable housing projects, and direct revenue from the land bank into projects which ensures all citizens benefit from land development growth in the city.

Capital funding for the Housing Business Plan has been committed at \$2.5 million per year for the years 2008 - 2012.

New Base Funding

Beginning in 2011, stable, base funding of \$1.5 Million will be allocated to the affordable housing program within the Planning and Development Branch. This base funding is comprised of revenue from the Neighbourhood Land Development Program and the Mil Rate. Over a period of six years, the draw on the Neighbourhood Land Development Program will decline by \$250,000 per year and picked up by the Mil Rate until \$1.5 Million is reached.

Vision and Mission Statement for Housing**The Vision Statement**

To build a city where everyone can live in homes that provide a safe, stable, adequate, and affordable environment from which to participate in, and contribute to, the growth and development of stable neighbourhoods in our community.

The Mission Statement

The City of Saskatoon will actively and creatively work with housing providers, community organizations, business, and all orders of government and other stakeholders to support the market through incentives, good planning, and collaboration in creative initiatives to increase the supply of affordable housing. The City will focus on creating a permanent supply of affordable housing and related supports for people who are at risk of homelessness, have special needs, are transitioning toward independence, or are simply low to moderate income earners.

The Housing Continuum and the City's Role in Housing

Housing can be described on a continuum. At one end are those individuals and families experiencing absolute homelessness. At the other end are those individuals and families who are able to meet their housing needs without assistance. In the middle is a range of low and moderate-income households, many of which are living paycheck to paycheck and find it difficult to secure adequate housing. See Appendix 2 for a complete description of the housing continuum.

Definitions of affordable and entry-level housing are found in Appendix 3.

The City of Saskatoon understands that permanent, affordable, appropriate, safe, and secure housing is the necessary foundation for building healthy, well-educated, creative, and economically viable communities.

Municipal Role

*The City, working with other levels of government, the private sector, and community organizations has chosen to **focus its resources and efforts in the middle of the housing continuum – particularly on affordable and entry-level housing in both the rental and home ownership markets.***

The focus of the Housing Business Plan is to encourage and support an environment where the market is more likely to supply housing that is inclusive, innovative, and integrated into all neighbourhoods. The City will support housing which may be outside the conventional market, as well as working in a collaborative manner to ensure a range of suitable affordable housing is made available across the community in a choice of locations.

Finally, the City also has a role in monitoring the condition of existing housing to ensure that homes throughout the city meet minimum health and safety standards. Further information on the City's monitoring and safety inspection programs is found in Appendix 4.

Mandate for the City's Role in Housing**The City of Saskatoon Strategic Plan**

Endorsed by City Council, this plan identifies Saskatoon's vision for being a "model city whose people will have the freedom, security, and opportunity to make choices for a higher quality of life." And, "be made up of diverse neighbourhoods, each one liveable and enjoyable for its residents and united for the common good of the city".

The City of Saskatoon Corporate Business Plan (2009-2011)

Based on the Strategic Plan, it sets out a number of strategies to attain the City's vision.

Housing related sections are:

- Continue to pursue affordable and/or innovative housing initiatives.
- Develop a strategy to address deteriorating housing in core neighbourhoods.
- Pursue affordable housing initiatives for Aboriginal people.
- Pursue public/private partnerships for housing projects.

The City of Saskatoon's Official Community Plan

This is the main policy instrument by which the City manages land use and sets out local standards for neighbourhood development. Housing outcomes are increasingly understood as being fundamentally linked to the goals established in this plan. This

includes a desire for balanced growth across the city and equitable amenities in each neighbourhood.

Targets

On July 16, 2007, City Council established a target of 500 affordable and entry level dwelling units annually. However, sharp cost increases for both land (+95%) and construction costs (101%) have eroded the ability to reach 500 units per year. With funding of \$2.5 Million fixed to the end of 2012, it is estimated that the Housing Plan will achieve approximately 365 units per year.

The target requires a commitment from all sectors of the economy to contribute to the growing need for more affordable housing units. The City continues to be in formal discussions with the following sectors to discuss ways and means to achieve the housing target:

- Government Supported Providers: 225 – 250 units
- Financial Institutions: 75 – 100 units
- Developers and Builders 125 – 250 units
- Non-Traditional Providers: 50 – 100 units

Government Supported Housing Providers

Meetings are held with Saskatoon's traditional non-profit housing providers on a regular basis. Some of the providers include Cress Housing Corporation, Habitat for Humanity, Central Urban Métis Federation (1993) Inc. (CUMFI), SaskNative Rentals Inc., Saskatoon Housing Authority, Saskatoon Housing Coalition, The Lighthouse Supported Living Inc., and EGADZ Youth Center. The non-profit housing providers rely on Provincial and City support for capital assistance on housing projects. Housing projects are planned as capacity increases within these organizations to support the operation and maintenance of the project.

The Province of Saskatchewan reorganized the governance structure of the Saskatchewan Housing Corporation and appointed a new board in late 2009. The board has been re-evaluating its housing programs and there is some uncertainty regarding how the Provincial funding will work going forward. On March 24, 2010, the province announced the creation of a new affordable homeownership program (Headstart for a Home) to create 1,000 new affordable home ownership opportunities province wide over the next five years. The details on how this program will work have not been made public. The success of meeting the 500 unit target is very dependent on the upper levels of government supporting the construction of 225 - 250 new units (rental and ownership) in Saskatoon on an annual basis.

Financial Institutions

Discussions have been held with financial institutions, particularly concerning the development of new financial instruments to accommodate a new entry level housing model (Equity Building Program) and to establish the Mortgage Flexibility Support program (2009). All housing projects require financing and clearly financial institutions

play a major supporting role in the creation of affordable housing. The City continues to work with local financial institutions on new means to support affordable homeownership opportunities.

Developers and Builders

Developers of new neighbourhoods are not in favour of regulatory approaches to encouraging affordable housing within new developments. Instead, developers would favour approaches such as land pre-designation programs, offering development bonuses or new forms of zoning which encourage affordable housing. These types of initiatives have been developed and implemented.

One of the major areas of success in the Housing Plan has been in attracting for-profit builders to construct affordable home-ownership opportunities. There have been five private builders who have built homes using the Mortgage Flexibilities Support Program since 2009. Additionally, builders have started offering financial incentives from their own resources to assist affordable and entry-level homebuyers.

Policies are reviewed and improved on an ongoing basis to ensure that Developers and Builders are constructing new affordable and entry level housing. A target of 125 per year is reasonable for this sector.

Non-traditional Providers (Faith-Based, Service Clubs and Community Groups)

Numerous meetings have been conducted with faith-based and community groups since 2008. The overall result is an increased desire by faith-based and community groups to create more affordable housing units. Often the technical expertise or capacity to develop housing business plans stand in the way. New City-funded development services offered by the Saskatoon Housing Initiatives Partnership (S.H.I.P.) have helped some groups move forward with their plans. It is expected that faith-based and community groups will contribute a significant supply of affordable housing stock in the years ahead. The target of 50 units per year seems reasonable from this sector.

Priorities

In reaching towards the targets described above, the following priorities have been adopted:

Priority 1 – Increase Supply

The City supports the continued development of affordable, suitable housing by the market place, in order to increase the available stock for a variety of income levels and special needs. This goal is to be shared by other sectors of the community such as developers, financial institutions, investors, the faith-based community, and non-profit housing providers.

It must be noted that the City's goal of creating 500 affordable housing units is very ambitious for a city the size of Saskatoon, and it will require the cooperation of all sectors of the economy – government, business, and non-profit.

Large housing projects often take at least two years to move from the design stage to completion. Policy changes can take even longer to influence developers, resulting in new units built. Therefore, the City will take a long-term approach when counting units and will consider the 500 unit goal to be a long-term average rather than an exact figure to assign to each year.

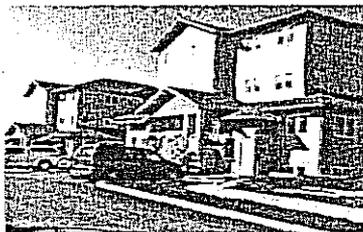
Priority 2 – Inclusive, Integrated Housing

The City encourages the development of affordable housing in all areas of the city and in all new major residential infill and neighbourhood developments.

Housing projects supported by the City of Saskatoon have been located in a variety of neighbourhoods, including both new and existing neighbourhoods. Accessible and special needs units are included in most projects. Priority will be assigned to this area in 2011 to help increase the amount of land available for affordable housing in privately developed neighbourhoods.

Priority 3 – Neighbourhood Revitalization

The City has partnered with other levels of government to seize opportunities to redevelop Brownfield sites for more housing and revitalize existing neighbourhoods.



Housing built on former brownfield site in Pleasant Hill, 1505 19th St W

In Saskatoon, the City has supported the development of affordable housing on under-utilized sites, sites with deteriorating buildings, and Brownfield sites. The Pleasant Hill Village project and Monarch Yards Housing project demonstrate how these underutilized sites can accommodate affordable housing and re-vitalize city neighbourhoods at the same time. Additionally, the City has supported the re-use of existing housing stock from McNab Park, many of which have been moved and renovated to like new condition.

Priority 4 – Safe and Adequate Housing

The City works to ensure that housing meets minimum standard living conditions in accordance with SCAN (Safe Communities and Neighbourhoods), and encourages the improvement of housing stock, particularly in those areas of the city where overcrowding and deteriorating housing stock are an issue.

City supported housing projects such as CRESS Housing Corporation's Hopkins 2 provides safe transitional housing in an environment that is culturally supportive. The Juniper Manor project provides low-income rental units to seniors and new

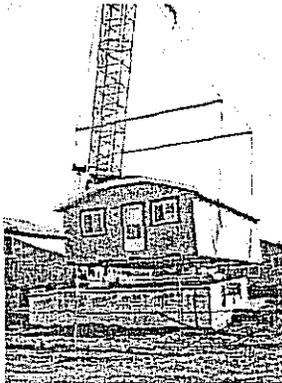


Juniper Manor, 402 Ave F S

immigrants who are adjusting to life in Canada. CUMFI Apartments are drug and alcohol free providing a safe living environment for residents overcoming addiction.

Priority 5 – Support the Need for Innovative Housing

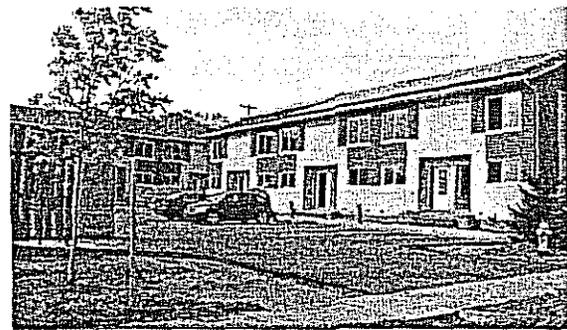
The City defines housing parameters that provide adequate, safe and suitable housing conditions for various target groups, while still being affordable, and encourages innovation in housing.



Modular Construction,
55 Borden Cres.

A number of new technological innovations, which will contribute to the affordability of housing, are becoming available. Modular-built housing provides much more cost efficient construction for both single family and multiple-unit projects. Innovative Residential Inc. is constructing affordable modular-built townhouses at 715 Hart Road and Buffalo Ridge Developments is constructing detached affordable modular homes at 55 Borden Crescent.

All Requests for Proposals now encourage submissions to include energy efficiency and innovations to reduce monthly operating costs. As a result, the City recently accepted two proposals for innovative affordable housing in Pleasant Hill. The first proposal is for two 12-unit dwellings which will be Energy Star compliant. The second involves the construction of 12 pre-fabricated townhouse dwelling units utilizing the latest in sustainable technologies, which are designed to exceed Energy Star ratings.



Energy Efficient Housing with solar panels in Pleasant Hill Village, 315 Ave N S

The cost of housing is also affected by ongoing operating costs. Advances in technology related to energy-saving and alternative energy forms are helping to reduce the cost of housing. Bethany Manor is a Saskatoon Senior's Housing complex project



Bethany Manor, 110 La Ronge Road, featuring geo-thermal heating.

that incorporates geothermal heating and air conditioning at a cost saving of \$100,000 per year (\$1,780 per unit), as well as a number of other environmentally friendly technologies. The City of Saskatoon contributed to the capital cost of Bethany Manor.

As new technologies are developed, it is probable that energy and cost-saving devices will be used more frequently on all types of housing.

Part B. Core Strategies and Business Functions

Core Strategies

In order to achieve the goals outlined in the previous section the City of Saskatoon carries out the following strategies:

1. Implements policy improvements which provide as many practical, effective housing solutions as possible while engaging all sectors of the economy to provide a greater range of affordable housing choices.
2. Offers a wide range of housing incentive plans to reduce barriers associated with providing a range of housing choices, in a variety of locations, and to support innovative and downtown housing.
3. Partners with various orders of government, community-based organizations and the private sector to take action to address affordable housing needs.
4. Participates in research and monitoring functions in order to provide current and relevant information on housing conditions and trends.
5. Supports education and awareness programs to inform the public about housing issues, such as renters' rights, and community safety.

Business Functions

From the core strategies, a range of business functions have been established to achieve the goals of the Housing Business Plan:

1. Policy Development Function
 - a) Pre-Designation of Land
 - b) New Zoning District for Entry-Level and Affordable Housing
 - c) Bonuses to Encourage Inclusionary Housing Development
 - d) Providing Disposable Land to Affordable Housing Providers
 - e) Priority Review for Affordable Housing Development
 - f) Policy Review for Garden and Garage Suites
 - g) Waiver of Offsite Levies on Affordable Housing
 - h) De-concentration of Affordable Housing
2. Housing Incentives and Financial Assistance Function
 - a) Innovative Housing Incentive Program
 - b) Land Cost Reduction Program (new)
 - c) Five-Year Tax Abatement for Affordable Housing
 - d) Equity Building Program (new)
 - e) Rental Land Cost Rebate
 - f) Incentives for Secondary Suites

- g) Mortgage Flexibilities Support Program
 - h) Support for Provincial Rent Supplement Program
 - i) Contribution to Operating Losses for the Saskatoon Housing Authority
3. Community Based Support Function
- a) S.H.I.P. Business Planning for Affordable Housing
 - b) Urban Development Agreements (2006 – 2010)
 - c) Government of Canada (Homelessness Partnering Strategy - HPS)
 - d) Province of Saskatchewan
 - e) Canada Mortgage and Housing Corporation (CMHC)
 - f) Developer - Sponsored Programs
 - g) Community Based Organizations
4. Research and Monitoring Function
- a) HIFIS Homelessness Report Card on Homelessness (2010)
 - b) The Saskatoon Community Plan on Housing and Homelessness (2007)
 - c) Saskatoon State of Housing Report (2006)
 - d) Other Recent Reports
5. Education and Awareness Function
- a) National Housing Day
 - b) Housing Handbook

Policy Development Function

This function is intended to encourage a greater supply and equal distribution of affordable housing in Saskatoon through changes in policy. The following section outlines policy changes intended to increase the supply of affordable and entry-level housing.

Pre-designation of Land

The City of Saskatoon has land pre-designation programs for entry-level and affordable housing designed to ensure that these types of housing are included within all new neighbourhoods.

Under this program, the City takes the lead in indentifying suitable land locations for entry-level and affordable housing within new neighbourhoods and infill locations where the City owns land. These pre-designated sites are then offered to land developers through an RFP process. The land is sold at a fixed price to the developer whose proposal best meets the specified criteria for the site.

The City also encourages private developers to pre-designate land for entry level, and affordable housing in their neighbourhoods on a voluntary basis.

Sites are pre-designated based on the supply of land, the expected need for the various types of housing and availability of incentives to support these projects. The initiative of pre-designating sites is particularly useful in times when there is a low inventory of available sites from both City and privately-owned sources. This program has been very successful in attracting new entry level and affordable housing proposals.

New Zoning District for Entry-Level Housing and Affordable Housing Developments

In the past, residential zoning districts in Saskatoon have stipulated minimum lot sizes and maximum densities which has resulted in the development of larger and more expensive homes.

In 2009, a new zoning district was established for affordable and entry level housing as a result of the Housing Business Plan. The new RMTN1 district permits townhouse construction at densities up to 25 units per acre which significantly reduces the land cost per unit. The higher densities are achieved through a higher maximum site coverage (40 percent) and a greater maximum height which allows for three storey construction and the provision of stacked townhouses where one unit is built above another.

The new zoning district is applied in all City-developed neighbourhoods early on in the planning process according to the projected need for entry-level and affordable housing. Private developers are encouraged to apply the RMTN1 zoning district in the neighbourhoods that they are developing as well.

Bonuses to Encourage Inclusionary Housing Development

The Housing Business Plan calls for the development of a bonus provisions in the Zoning Bylaw to encourage the inclusion of affordable housing within major residential developments, such as neighbourhoods, large scale redevelopments, and large condo conversions.

Examples of bonuses include the provision for more allowable floor space and a reduction in required parking or amenity space in exchange for the creation of affordable residential units. The City also offers bonuses for the provision of accessible housing.

Provisions have been adopted in 2009 for small car parking spaces, tandem parking spaces, reduced parking requirements for small suites and reduced visitor parking. These relaxed parking requirements have the potential of saving 5-10 % of land space covered by parking on any given site allowing a small number of extra units to be built. This should reduce the cost of building affordable and entry level multi-family housing.

Phase II of the Official Community Plan and Bylaw Review (to be completed in 2011) will identify if there are additional opportunities for new provisions or bonuses in the Zoning Bylaw that could encourage more affordable housing in market developments.

Providing Disposable Land to Affordable Housing Providers

City of Saskatoon Policy C09-033 (Sale of Serviced City-Owned Lots) provides for the direct sale of land to non-profit corporations for the purpose of providing affordable housing. The Land Branch notifies affordable housing providers when disposable lands which may be suitable for affordable housing become available through the Saskatoon Housing Initiatives Partnership (S.H.I.P.).

Priority Review for Affordable Housing Development

A priority process for reviewing Building and Development Permit Applications for affordable housing is in place. All departments who review permit applications move affordable Housing Permit Applications to the front of the queue saving time for affordable housing providers. The standard review process still applies.

The Priority Review process has the greatest benefit in times when permit application volumes are high and when there is a backlog of applications waiting for review.

Policy Review for Garden and Garage Suites

The Housing Business Plan calls for an investigation into the feasibility of permitting the construction of Garden and Garage Suites (sometimes referred to as 'laneway housing'). Garage Suites are built on top of detached garages. Garden Suites are detached grade-level units located on the same site as a single family home. Currently, these types of suites are not permitted in Saskatoon.

These alternative forms of secondary housing offer more privacy for both tenants and homeowners than basement suites. Public consultations have taken place concluding that there is significant interest in these suites provided that a number of issues can be resolved including: loss of privacy and shading for neighbours, parking issues and possible negative effects on the character of existing neighbourhoods.

The City of Saskatoon will undertake further investigations in 2011 concerning Garden and Garage Suites.

Waiver of Offsite Levies on Affordable Housing Projects

The collection of off-site levies has been cited as a deterrent to the re-development of older properties in the City of Saskatoon, many of which are suitable sites for affordable housing. City Council has a set of criteria for waiving off-site levies for specific affordable housing and neighbourhood revitalization projects in Saskatoon.

De-concentration of Affordable Housing
The administration has been tracking the location of affordable housing and it is apparent that most of the city's affordable housing is located west of Idylwyld Drive, with the exception of affordable seniors housing which is more evenly located across the city. This is contrary to the Saskatoon's Official Community Plan that has a stated desire that each neighbourhood have a housing mix that meets the needs of the city's population and income profiles.

A discussion paper was presented to the Executive Committee in December 2010 outlining several options that could be considered to de-concentrate the supply of affordable housing and ensure that in the future affordable housing is available in all parts of the city. The options presented will be further researched in 2011 and recommended policy changes will be drafted for further consideration.

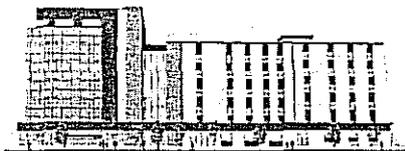
Affordable housing needs to be planned for at the early stages of neighbourhood design since it is difficult to change the mix of housing once a neighbourhood is fully developed. In 2011, the administration will begin discussions with the Developers Liaison Committee on options to ensure that privately developed neighbourhoods incorporate a wide mix of housing including affordable housing.

Saskatoon has some existing neighbourhoods such as Eastview, Westview and College Park that have a wide mix of housing options and price points. A Council report from 1969 indicates that the policy at the time these neighbourhoods were developed was to scatter affordable housing throughout the city. Affordable housing at that time was also scattered within neighbourhoods with a few units per block rather than large concentrations. The neighbourhoods mentioned above were developed over forty years ago, following this policy. They serve as living examples of how good planning can create healthy neighbourhoods with a variety of housing forms at all price points.

Housing Incentives and Financial Assistance Function

This function is intended to provide financial incentive programs with the purpose of influencing the marketplace to achieve the City's housing goals.

Innovative Housing Incentive Program



The Lighthouse Supported Living Expansion, 227 – 20th St. E.

The Innovative Housing Incentive Program is the City's main incentive program for affordable and special needs housing. The program offers a capital grant of ten percent of the total capital cost of affordable housing projects. Housing created under this incentive must be provided to households within incomes below the provincial Maximum Income Limits (MIL).

Grants are subject to the following maximums:

	<u>10 percent</u>
1) three plus bedroom unit	\$25,000
2) two bedroom unit	\$20,000
3) one bedroom unit	\$15,000
4) residential care homes and shelters (per bedroom)	\$8,000
5) renovations of Market Apartments (per unit)	\$12,000

Land Cost Reduction Program (new)

During periods of rising land prices, Affordable Housing Providers and Builders have found it very difficult to find suitable sites they can afford for their housing projects. As a result, many projects don't proceed beyond the idea stage. However, once a site is secured, the project gains momentum and successful completion is likely.

Additionally, non-profit housing providers have difficulty managing their cash flow when constructing new units. Projects can take up to two years to complete and grants, including the City's capital grant, are not received until the project is complete.

The new Land Cost Reduction Program pre-designates City-owned sites for affordable housing and sells these sites to non-profit affordable housing providers through a Request for Proposals (RFP) process. The City may purchase sites for this program if suitable sites cannot be found in existing inventory. In lieu of providing a ten percent capital grant the City discounts the price of the land by a comparable amount assisting the non-profit provider with their cash flow.

New for 2011, the City is expanding this program to include sites in new City-developed neighbourhoods sold to private builders for affordable home ownership projects.

Five-Year Tax Abatement for Affordable Housing



Affordable Rental Housing, 806 Bedford Rd

The City continues to provide a five-year incremental tax abatement for the construction of new affordable projects in all neighbourhoods in the city. The abated portion of the taxes is the increased taxes assessed as a result of the construction.

Equity Building Program (new for 2011)

The City, in partnership with Affinity Credit Union, launched the Equity Building Program in 2011 to assist moderate income households in making the transition from renting to homeownership. The target group is households earning just above the provincial maximum income limits who need minimal assistance to move into the ownership market. The program allows households to borrow a down payment to be used towards the purchase of an entry level home.

Rental Land Cost Rebate (2008 – 2010)

During a period of particularly low vacancy in Saskatoon, the City provided a cash rebate of \$5,000 per unit for the construction of purpose-built, multiple-unit rental housing.

The program was offered in conjunction with the property tax abatement for new rental construction. This program is fully committed and has provided assistance for the creation of 1,000 purpose-built rentals that must be rented (at fair market value) for a minimum of fifteen years.

There are no plans to extend this program at this time.



Purpose Built Rental Housing under construction, 307 Shillington Cres.

Incentives for Secondary Suites

Incentives for the construction and legalization of secondary suites are offered as a part of the Housing Business Plan. Development, building, and plumbing fees for the construction of new secondary suites are refunded upon completion of the work. A portion (50%) of the fee for legalizing an existing suite is also refunded.

Mortgage Flexibilities Support Program



Modular Built townhouses, sold through the Mortgage Flexibilities Support Program, 715 Hart Rd

The Mortgage Flexibilities Support Program (MFSP) was established in 2009 as a partnership between the City of Saskatoon, Saskatchewan Housing Corporation (SHC), the Canada Mortgage and Housing Corporation (CMHC) and Innovative Residential Inc. The program assists low income households to purchase a home. Genworth Financial Canada has also become a partner in this program.

The homes are built by private builders who must price the homes below what comparable homes would sell for. SHC screens the income of potential buyers to ensure that they are below the provincial Maximum Income Limits and provides homeowner training. CMHC or Genworth Financial offer mortgage insurance flexibilities such as higher debt service ratios, and extended amortization terms without the usually premium surge charge.

The City of Saskatoon offers a capital grant to the builder to reduce the market price of the homes and a five percent down payment grant to the purchaser. The down payment grant is returned to the Affordable Housing Reserve over a number of years through the re-direction of property taxes. The program has been successful.

The program can support up to 50 units per year. In the event that demand exceeds this limit, the administration is recommending that proposals be evaluated and recommended to Council for approval based on the following criteria:

- The application/proposal is complete.
- The proponent has secured land.
- Proposal includes support from other levels of government.
- Proposal meets goals in Housing Business Plan (market need).
- Developer Sponsored incentives are being offered.
- Provision of some accessible units.
- Energy Efficiency.
- Meets City's Architectural Guidelines.
- Capital Cost Efficiencies (low price per unit).
- Innovation - e.g. design, construction, financing.
- Furthers De-concentration of Affordable Housing.

Support for Provincial Rent Supplement Program

Each year, the City of Saskatoon provides a five percent contribution to the Provincial Rent Supplement Program. This program was introduced in 1990. Its purpose is to secure rental units in the private market by providing a subsidy to bring down rents for those who cannot be served by the housing stock available through the Saskatoon Housing Authority. The City's contribution to this program and the number of units supported is slowly declining as shown in the table below:

Year	Number of Units	Contribution
2007	173	\$24,055.75
2008	147	\$16,352.40
2009	166	\$14,623.10
2010	166	\$16,118.80
2011 (forecast)	136	\$16,093.80

Contribution to the Operating Loss of the Saskatoon Housing Authority

The City of Saskatoon contributes five percent towards the operating loss of the Saskatoon Housing Authority (SHA) on a group of affordable housing units built between 1962 and 1983. This commitment was agreed to by the City at the time these units were built. This City's contribution to these losses is about \$70,000 annually.

Community Based Support Function

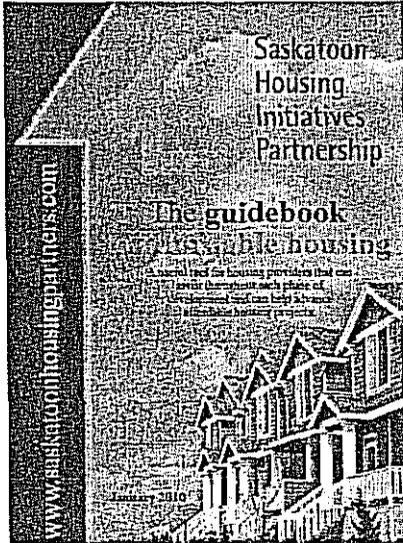
The affordability and availability of housing is greatly affected by factors outside the jurisdiction of the City of Saskatoon, including banking practices, provincial housing, and community development programs, the actions of the Federal Government through policies, programs, and agencies such as the Canada Mortgage and Housing Corporation (CMHC), and the capacity of the community to take action on housing needs. For this reason, the City has entered into a number of partnerships.

Saskatoon Housing Initiatives Partnerships (S.H.I.P.)

S.H.I.P. is a non-profit partnership with a mission to enhance the environment for affordable housing and offer support to non-traditional housing providers. The

partnership includes individuals from the private, public, and non-profit sectors who participate to facilitate financing, provide technical assistance to housing projects, and build and support partnerships to make housing happen for low and moderate-income and special needs households in Saskatoon.

The City of Saskatoon is represented on the S.H.I.P. Board by one City Councillor and one member of the Administration.



S.H.I.P. is a housing leadership model that relies on a network of stakeholders from a broad cross-section of Saskatoon to identify opportunities, leverage tools and programs, innovate, and raise equity.

One of the priorities identified in the community was the need to provide a 'one-stop shop' for business planning service and to publish a guidebook to help housing providers develop business plans for affordable housing.

S.H.I.P. also provides specific affordable housing market research and was recently contracted by Service Canada to undertake an update to the Community Plan for Homelessness and Housing, as well as Innovative Residential Inc. to undertake market research for the

Mortgage Flexibility Support Program.

City Council allocated \$300,000 towards S.H.I.P. through a contract to provide this service for a period of three years beginning in 2009. S.H.I.P. is entering the last year under this contract. However, part of the new funding provided for affordable housing in 2011 includes on-going support for community-based initiatives like S.H.I.P. This plan recognizes the valuable contributions being made by S.H.I.P. and is recommending entering into negotiations with S.H.I.P. to provide longer term support to continue the community-based support that S.H.I.P. offers, beyond 2011.

Urban Development Agreements (2006 – 2010)

Urban Development Agreements (UDA) is a partnership of federal, provincial, and municipal governments working in collaboration on broad issues such as inner city revitalization, innovation, or sustainable development. The UDA program has been a key program to help re-develop brownfield sites within existing neighbourhoods – many of which are used for affordable housing projects.

UDA agreements supported the Monarch Yards Affordable Housing Development and the Pleasant Hill Village Project.

Government of Canada (Homelessness Partnering Strategy - HPS)

The City of Saskatoon partners with the Government of Canada on the Homelessness Partnering Strategy (HPS). The Strategy provides funding to prevent and reduce

homelessness by helping establish the structures and supports needed to move homeless and at-risk individuals towards self-sufficiency and full participation in Canadian society. The following Saskatoon-based projects received HPS funding in 2009 and 2010:

Service Provider	Project Description	Housing Units
Cress Housing Corp	Transitional Housing	27
Western Region Metis Women's Assoc.	Transitional Housing	5
Central Urban Metis Federation Inc.	Transitional Housing	23
Salvation Army	Women's Shelter	44 beds
Saskatoon Downtown Youth Centre EGADZ	Youth Housing	20
Lighthouse Supported Living	Shelter Beds	20 beds
Saskatoon Housing Initiatives Partnership (S.H.I.P.)	Planning Research	
Canadian University Social Institute for Research (CUSIR)	HIFIS (data system and research on shelter use)	
Saskatoon Indian and Metis Friendship Centre	Holistic Support for people at risk of homelessness	

The federal government has announced renewed funding for the Homelessness Partnering Strategy (HPS) to the end of 2014 at a level of \$1.1 million per year for Saskatoon projects. This funding will be used for similar projects that support those who are the most at risk of homelessness.

The City has a representative on the Saskatoon Homelessness Community Advisory Committee and contributes funding to HPS supported initiatives.

Province of Saskatchewan

The government of Saskatchewan through the Saskatchewan Housing Corporation (SHC) and the Department of Social Services is the primary funder of affordable housing projects in Saskatoon. The City of Saskatoon capital grants usually go to projects that have SHC funding and as a result the City depends on SHC screening processes to determine the effectiveness of housing projects. Additionally, SHC provides in-kind services to the City's Mortgage Flexibilities Support Program such as income screening and home ownership training.

The province has provided financial assistance for the purchase of a home in the Saskatoon's Pleasant Hill Village re-vitalization project. Eligible low income families can receive a \$20,000 forgivable loan and a \$30,000 low-interest loan towards the purchase of a home in this project.

The Government of Saskatchewan announced a new "Headstart for a Home" program as part of the budget speech in the spring of 2010. The goal of the program is to assist 1,000 low income families with the purchase of a home over a five year period. The details of the program have not been announced.

Canada Mortgage and Housing Corporation

The City of Saskatoon partners with CMHC on the Mortgage Flexibilities Support Program. The City relies on CMHC for housing market research, statistics and forecasts. CMHC occasionally offers workshops on affordable housing solutions in Saskatoon.

Developer-Sponsored Programs

Some developers have begun offering developer sponsored incentives to broaden the choice of housing for residents searching for affordable housing. These programs include tax sponsorship programs, monthly payment support programs and down payment assistance programs. Two such programs are highlighted below.

Tax Sponsorship Program

Innovative Residential Inc. initiated a program in 2010 where they pre-pay a portion of the property tax for ten years on a declining basis for families without sufficient income to qualify under the Mortgage Flexibilities Program. This developer-sponsored program allows families to qualify for the Mortgage Flexibilities Support Program with up to \$7,500 less in household income.

The City receives the lump sum tax payment at the time of the sale and then applies annual payments to the property tax account for a period of ten years. The City earns an estimated \$2,000 in interest on the tax pre-payment which offsets the cost of administering the program. A total of four homes were sold under this program in 2010.

Welcome Home Program

Innovative Residential Inc. initiated on a trial basis the Welcome Home Program in 2010 in partnership with Affinity Credit Union. Under this program, homebuyers whose income is just above the limits for the Mortgage Flexibilities Support Program can receive a partial down payment grant (3 %) from the developer towards the purchase of a home. Four homes were available under the Welcome Home Program in 2010.

The administration has received interest from other home builders who are interested in providing their own developer-sponsored incentives to assist affordable and entry level homebuyers. The City welcomes these programs as complementary to the existing supports which are currently available.

Community Based Organizations

There are many community-based organizations in Saskatoon that are involved in various aspects of affordable housing. The City of Saskatoon has partnered with many in the past and will continue these partnerships in the future to meet our community's housing needs.

Some of the organizations that the City of Saskatoon has partnered with that are previously mentioned in this business plan include:

- Quint Development Corporation;
- Habitat for Humanity;
- Saskatoon Tribal Council – Cress Housing;
- Central Urban Metis Nation Inc. (CUMFI);
- Sask. Native Rentals;
- Saskatoon Downtown Youth Centre (EGADZ);
- Affordable New Home Development Foundation (ANHDF);
- Saskatoon Regional Homebuilders;
- Saskatoon Housing Coalition.

Research and Monitoring Function

This function within the plan is intended to increase knowledge and disseminate data and policy research about housing in Saskatoon. Policy makers and program providers use this information to make their work more effective. The City of Saskatoon has participated in or authored the following reports on housing.

2009 Saskatoon HIFIS Report on Homelessness (released in 2010)

The Homeless Individuals and Families Information System (HIFIS) is an electronic database developed for shelters and service providers as part of the national Homelessness Partnering Strategy (HPS). The database is administered in Saskatoon by the Community University Institute for Social Research (CUISR) and provides standardized information on homeless individuals and families. The report provides information on the number and type of individuals using emergency shelters and transitional housing in Saskatoon. This report was prepared by the Community University Institute for Social Research (CUISR) and was released in December 2010.

The report indicated that 1,083 individuals and 456 family members stayed in Saskatoon emergency shelters in 2009 for a total of 32,415 bed-nights during the year. Shelter use is higher when outside temperatures are low. The busiest months for Saskatoon shelters are March and April – perhaps indicating that homeless individuals have out stayed their welcome by the end of the winter. Seventy percent of shelter users are male according to this report.

The Saskatoon Community Plan for Homelessness and Housing (2007)

This plan identifies the priorities of the community around housing issues and was prepared in the fall of 2007. It was developed by the Homelessness Partnering Strategy (HPS) through consultations with 200 individuals and a number of Saskatoon based organizations including the City of Saskatoon. The Plan is used extensively by the Homelessness Partnering Strategy (HPS) Committee to evaluate funding requests. Research is currently being conducted under the direction of the HPS (Homelessness Partnering Strategy) Community Advisory Board (CAB). This research will provide an update on the priorities established in the 2007 Community Plan for Homelessness and

Housing. The report will be released by March 2011 and will assist the advisory board in making decisions on how to best invest the HPS funding over the next three years. This research is funded by the federal government and the City of Saskatoon.

The State of Saskatoon Housing Report (2006)

The State of Saskatoon Housing report was commissioned by the City of Saskatoon in 2004 and updated in 2006 to develop and report on a series of nine housing indicators that measure the **safety, stability, adequacy, and affordability** of Saskatoon Housing. There are no plans to update this report, as many of the indicators are included in the Community Plan for Homelessness and Housing.

Other Recent Reports

- Affordable Housing: An Investment (Ted Merriman and Bob Pringle, 2008)
- A Roof Over Our Heads (Canada West Foundation, 2008)
- Saskatoon Homelessness Count (CUISR 2008)
- Documentation of Perceptions of Creating Affordable Housing (Fast Consulting, 2008)

Education and Awareness Function

The City plays a role in helping to increase awareness about housing issues in Saskatoon.

National Housing Day

National Housing Day (formerly Affordable Housing Week) is an annual event hosted by CMHC in which the City of Saskatoon participates and sponsors. The event raises awareness of the need for affordable housing and focuses on current issues and the many support programs and resources that are available in the city.

Housing Handbook



The City of Saskatoon publishes a Housing Handbook that includes information for renters, landlords and first-time homebuyers. Approximately 10,000 copies are distributed annually by over seventy agencies in the city. The Housing Handbook is updated on a regular basis.

Appendix 1 - The Housing Situation in Saskatoon - Key Issues

1. Deficit of Affordable Housing Units

The last in depth research reports into Saskatoon’s need for affordable housing were the State of Saskatoon Housing Report (2006 update) and the 2007 Community Plan for Homelessness and Housing. These reports indicated a great need for additional emergency, transitional and affordable housing in Saskatoon. Since these reports the price of housing has continued to climb causing speculation that the deficit of affordable housing units is even higher than the 3,500 unit deficit estimated in 2006.

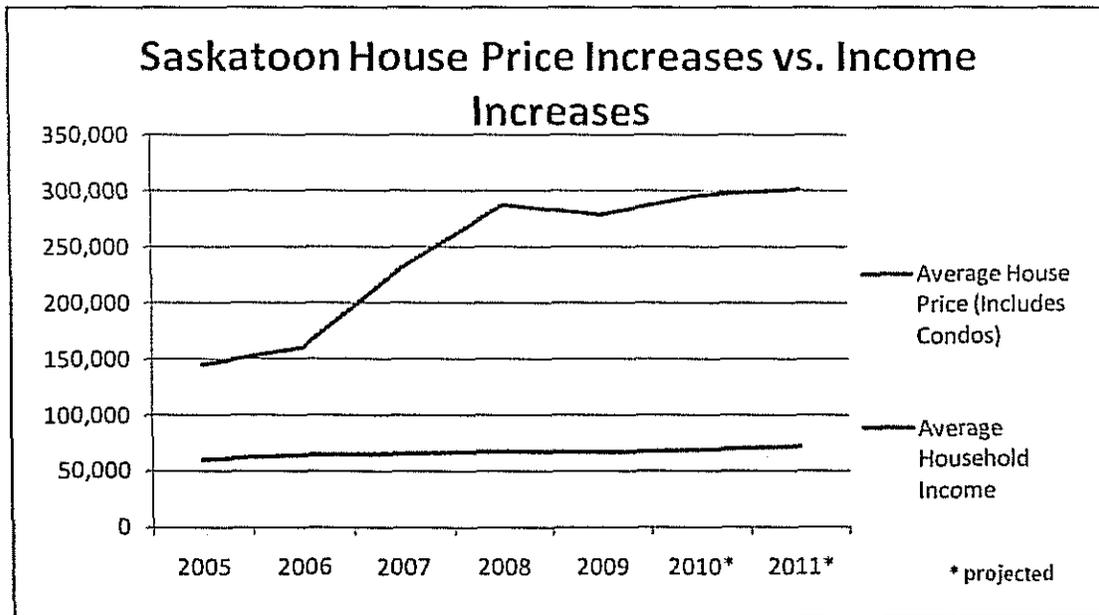
New planning research scheduled to be released in March 2011 will serve to update these plans and will document Saskatoon’s current needs in terms of affordable housing supports for those at risk of homelessness.

2. Segments of Population in Greatest Need

In Saskatoon, the ability to afford decent and suitable housing is continuing to be problematic, especially among lone parent families, working families, Aboriginal people, and single persons. Other groups that were identified as being more likely to have difficulty in accessing suitable housing or to be at risk of homelessness were persons with special needs, such as women fleeing violence and persons with mental illness or addictions. An emerging issue is finding adequate housing choices for new immigrants.

3. Sudden and Rapid Rise in Prices

Saskatoon has been experiencing greater demands for appropriately priced housing for the City’s lowest income groups and most vulnerable population as a result of the discrepancy between increases in housing costs and increases in income.



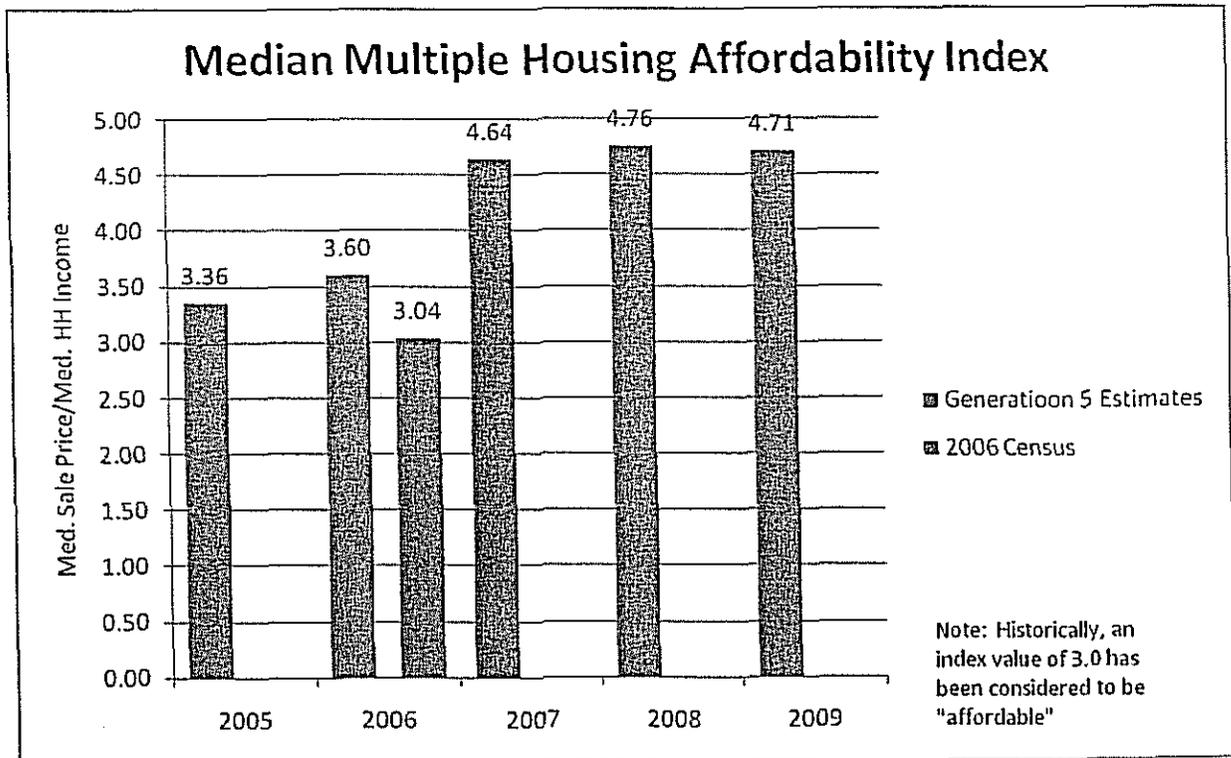
As the chart above illustrates, Saskatoon experienced a very stable real estate market until the end of 2005. In 2006, average prices began rapidly rising and had almost doubled by 2008. The market has levelled off since 2008 with average prices remaining just under \$300,000. In 2010 the average price of a Saskatoon home was \$296,378. CMHC is predicting modest price increases of about 2 percent in 2011 which will bring the average price of a Saskatoon home to about \$302,000.

Household incomes in Saskatoon have seen only modest annual increases in recent years as shown on the bottom line of the chart.

Just before house price started to escalate in August 2006, about \$48,000 in household income was required to purchase the average Saskatoon home. This figure rose to \$75,000 in 2008 and has levelled off at around \$70,000. With the average Saskatoon household income estimated to be about \$69,000 and the median household income estimated be below \$60,000 it is evident that many Saskatoon households have been squeezed out of the ownership market.

4. Affordability

The median multiple is the ratio of the median price of a home to the median household income. Using medians instead of averages may provide a more accurate measure of affordability since averages can be skewed by a few very high and very low incomes and house prices.



Traditionally, housing has been considered affordable if this ratio is 3.0 or less. The median multiple for Saskatoon was around 3.0 in 2006 according to census information, but according to recent estimates it has been around 4.7 for the last few years.

Families, earning just above the provincial Maximum Income Limits (for housing assistance programs) can only afford to spend about \$200,000 to purchase a home. Choices are very limited in this price range.

5. The Effect of Interest Rates and Mortgage Lending Rules on Affordability

Historically low interest rates throughout 2009 and 2010 clearly helped many households purchase their first home. Five year mortgage rates have been as low as 4 percent. Interest rates are unlikely to go any lower than they are right now and may begin to rise in response to large debt loads and record spending on housing.

An increase of 1 percent on mortgage rates raises the monthly payment on the average Saskatoon home by \$150 per month. An additional \$5,000 in annual household income would be needed to carry this additional cost. Even modest increases in mortgage rates will make Saskatoon homes much less affordable.

In April 2010 and again in January 2011, the federal government changed borrowing rules in order to slow down the rise in household debt and discourage borrowing against home equity. Homebuyers must now qualify for a mortgage at the five-year posted rates (not special rates) and the maximum amortization period on insured hi-ratio mortgages is being reduced from 35 years to 30 years. As a result of these changes, households need additional annual income of \$5,000 - \$7,000 to qualify for a mortgage on a \$200,000 home.

6. Condition of Existing Dwellings

Older neighbourhoods, typically, are those that contain housing in need of major repairs, and they are often located in or near the centre of the city. An examination of changes in housing conditions among Saskatoon neighbourhoods has shown that increases in the number of dwellings needing significant improvement are no longer confined to pre-1970's housing. The Saskatoon Fire and Preventive Services Department has renewed its agreement with Saskatchewan Housing Corporation to continue inspections of existing homes.

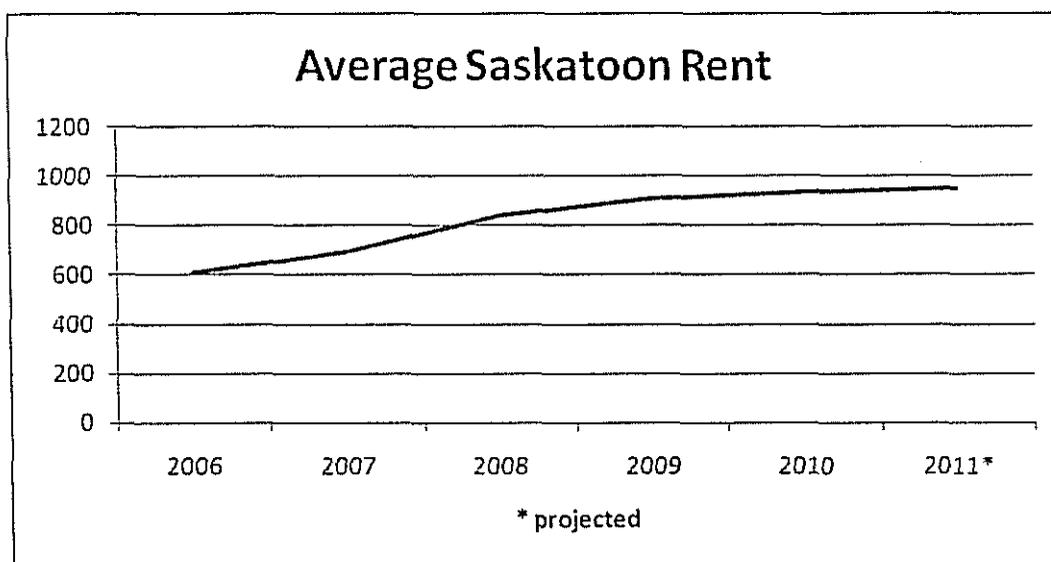
7. Availability of Builders/Contractors

This issue received a lot of attention in 2007 and 2008. Although the shortage has eased somewhat, construction costs have remained very high and construction timelines have lengthened. This situation has prompted some builders to consider using modular construction in 2010 which significantly reduces the reliance on traditional local labour for affordable housing.

8. Rising Rental Rates

The chart below shows that the cost of renting an average two bedroom apartment has increased significantly since 2006, following a similar trend to the rising cost of homeownership. The same apartment that could be rented for \$609 in October 2006 rented for \$935 per month in October 2010 increasing 54 percent over three years. CMHC is predicting only modest increases of about 1.6 percent in 2011 also indicating that the supply and demand are balancing out.

However, this balancing of the market is happening at historically high rental rates. Household incomes have not kept pace with rent increases requiring many people to move to smaller units, share suites or seek subsidized housing because they can no longer afford market rent.



9. Vacancy Rates for Rental Accommodations

In spite of the rising rental rates, there has been a rapid fall in the vacancy rate for rental apartments. In 2004, Saskatoon had one of the highest vacancy rates in Canada. However, the rate began falling in 2004 and dipped below one percent in 2007 and 2008. The vacancy rate has been rising since 2009 and was at 2.6% in October 2010 indicating that the Saskatoon rental market is becoming balanced at historically high rental rates.

Appendix 2 - The Housing Continuum

The list below describes the Housing Continuum:

1. **Social Housing (at Risk of Homelessness)**
 - a) Shelters and Crisis/intervention housing,
 - b) Subsidized housing (operating), and
 - c) Supported-living,
 - i) Low income,
 - ii) Long-term disabilities and Addictions.

2. **Affordable Housing (Low Income)**
Supported Home Ownership and Low-Income Rental Housing
 - a) Capital Grants and loans to landlords – public programs,
 - i) Secondary Suites assistance, and
 - ii) Rental capital assistance programs.
 - b) Publicly operated rental units – protected against market swings in rental rates,
 - c) Faith-based – capital support,
 - d) Volunteer sector (e.g. Habitat for Humanity) – labour equity support, and
 - e) Land Trusts and Housing Co-ops,
 - i) Private or public source of capital funds applied to dwelling units,
 - ii) Removes this housing stock from influence of open market, and
 - iii) Bridge between renting and owning. Residents build equity.

3. **Entry Level Housing (Moderate Income)**
 - a) Programs and incentives designed to ensure an adequate supply of entry-level homes in both the rental and homeownership markets,
 - b) Down Payment Grants and Mortgage Flexibilities Support Program,
 - c) Equity Building Program

4. **Market Housing (Medium to High Income)**
 - a) Variety of dwelling accommodation choice and price points (no assistance).

Individuals and families requiring emergency shelters, transitional housing, and social housing are served primarily by the Province of Saskatchewan through the Ministry of Social Services. Land developers and the housing industry are providing a variety of market housing at price points for those individuals and families with medium to high household income levels.

In between are households who do not qualify for government support but who cannot afford what the conventional housing market is able or willing to offer. Municipal governments need to be involved in encouraging and supporting the supply of appropriate housing for this middle group.

Appendix 3 - Definitions

Affordable Housing: CMHC defines housing as affordable if a household spends 30 percent or less of gross income on housing. Housing costs include rent or mortgage payments, property taxes, utilities and half of condo fees. In this document, affordable housing is defined as housing that families earning less than the provincially set MIL (Maximum Income Limits), can afford when spending less than 30 percent of their gross income.

Generally speaking, affordable housing is supported (subsidized) in one way or another by government, charitable, or private funding.

Maximum Income Limits (MIL): These are the income limits used and set by the Province of Saskatchewan in 2007 for their supported housing programs. At the date of this report, the annual income limits are \$44,500 for a household without dependents and \$52,000 for a household with dependents.

Entry-level Housing: Entry-level homes are homes that are modest in size with basic features that are typical of what first time home-buyers would purchase. Entry-level homes are often owner occupied but there is a need for entry-level rental units as well. Entry-level homes come in a variety of forms including detached, semi-detached, townhouses and apartments.

Unfortunately, entry-level homes are not always affordable for Saskatoon families earning just above the Maximum Income Limits up to about \$70,000 annually. Some families in this group are forced to spend up to 40 percent of their income to secure entry-level housing, especially when the supply is limited.

Appendix 4 - Maintaining the Condition of Existing Housing Stock

The City of Saskatoon has initiated a number of programs over the years aimed at ensuring that various forms of accommodations meet minimum living conditions.

Saskatoon Fire and Protective Services, under the Fire and Protective Services Bylaw No. 7990, performs annual inspections of all buildings, structures, and properties that according to the National Building Code of Canada, 1995, are categorized as Assembly, Institutional, and Residential (four dwelling units or greater) for fire and life safety.

In addition, City Council passed the Property Maintenance and Nuisance Abatement Bylaw No. 8175 to provide the Fire and Protective Services Department with the mandate to undertake scheduled and complaint-driven inspections of all properties in all areas of the City. These inspections include the conditions of yards, properties, and the exterior of all buildings and structures including single family dwellings.

Saskatoon Fire and Protective Services regularly receive complaints about property and living conditions, fire, and life safety concerns within dwelling units and rental properties including multi-unit or apartment-style complexes. In accordance with the provisions of the Property Maintenance and Nuisance Abatement Bylaw, a Fire Inspector will follow-up the complaint within the specified property, identify the deficiencies, and issue an order to remediate, as required.

Saskatoon Fire and Protective Services is beginning the fifth year of a partnership with the Saskatchewan Housing Corporation through their Home First Program. Social Assistance clients renting a property and seeking an increase in their rental income supplement are required to have an inspection by the Fire Department. Remedial action is requested of the landlord, if warranted, under the requirements of the Home First Program and the Property Maintenance and Nuisance Abatement Bylaw. If the property meets the basic requirements the individual or family qualifies for an increase in their monthly income.

The agreement calls for up to 1040 inspections annually with a fee of \$80 paid to the Fire Department. What makes this agreement unique is that these inspections are mostly in single-family rental properties that without this collaborative effort would not otherwise have occurred.

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: February 11, 2011
SUBJECT: 2010 Saskatoon Forestry Farm Park and Zoo Annual Report
FILE NO: LS 4206-FO-12

RECOMMENDATION: that the following report be received as information.

BACKGROUND

The Saskatoon Forestry Farm Park and Zoo (SFFPZ) is a 58.27 hectare site owned and operated by the City of Saskatoon (City), which provides an annual budget to cover operating costs and infrastructure maintenance. The SFFPZ contains a variety of native Saskatchewan mammals, birds, trees and shrubs, as well as non-native ornamental and fruit trees. It also provides a setting for recreational activities such as picnics, fishing, walking, and other unstructured activities. Rental facilities include a hall, one booth with ball diamond, gazebo (semi-private picnic site), wedding garden, outdoor stage, and the Forestry Farm House.

The SFFPZ experienced a successful year in 2010. The 2010 Annual Report (Attachment 1) will highlight the year's accomplishments as well as the accomplishments of our partner organizations.

REPORT

In 2010, Saskatoon experienced near record precipitation levels, however, the SFFPZ still had a good year with an attendance of 111,831 people visiting the zoo between April 1 and October 31. The total attendance to the entire facility in 2010 is estimated at 227,317 visitors. The contributing factors to the SFFPZ attendance were as follows:

- the installation of the "McDonald's Natural Place to Play" playground unit in the Park,
- the improved perception and visibility of the facility throughout the Province of Saskatchewan, which was achieved through our marketing and billboard campaigns over the last four years,
- the recently added new exhibits and animals such as the Kinsmen Bear exhibit featuring Grizzly bears and the PotashCorp Ark exhibit featuring Lions, and
- the continuation of our branding initiatives, including banners on Attridge Drive and improved directional signage throughout the City.

Table 1 provides an attendance comparison to the zoo over the past four years.

Table 1: Zoo Attendance Comparison

	2010	2009	2008	2007
Zoo Attendance	111,831	122,030	132,730	88,049
Preschool Children Entering Free	26,582	27,329	23,865	17,525

Attached is the SFFPZ Annual Report that highlights the 2010 programs and initiatives. This report will summarize the facility attendance, fund raising initiatives, reserves, and opportunities and challenges in 2011.

Facility Attendance

Total use in 2010 is estimated at 227,317 people visiting the facility to participate in a variety of activities, such as picnics, family reunions, wedding, visiting the zoo, fishing, attending fundraising events or participating in our education programs. Below, Chart 2 summarizes the total facility attendance in 2010.

Chart 2 SFFPZ Total Attendance for 2010

Zoo Attendance (April 1 to October 31)	111,831
Zoo Winter Attendance (January 1 to March 31 and November 1 to December 31)	18,444
Enchanted Forest	62,000
Zoogala	500
Zoo Society Programs (November 1 through March 31)	1,217
Perennial Society Programs (estimate)	250
Front Gate (May 1 to September 7)	27,075
Park and Rental Guests	6,000
Total Attendance	227,317

Through the efforts of the Saskatoon Zoo Society, the SFFPZ hosted 338 education programs. As outlined on page 24 of the Annual Report, 15,618 adult and youth participated in programs at the SFFPZ. The Friends of the Forestry Farm House also offered Heritage-Based Education Programs and attracted 224 students and adults. The heritage tours focused on the history of the site, the Sutherland Forest Nursery Station, and on the first generation buildings. The Enchanted Forest Holiday Light Tour, presented by BHP Billiton, is an exciting attraction held at the SFFPZ, and in 2010 approximately 62,000 people enjoyed this beautiful display of lights.

Fund Raising Initiatives (Community Support)

The SFFPZ has received great public support for many of our programs and fundraising initiatives through the efforts of our partner organizations. This support has contributed to the completion of many projects at the SFFPZ, including the "McDonald's Natural Place to Play", which was funded through the federal Recreation Infrastructure Canada (RInC program), the Province of Saskatchewan, and the Saskatoon Zoo Foundation (SZF). Two more projects are planned for completion during 2011 with funding from the SZF, Phase Two of the PotashCorp Ark exhibit and a Flight Rehabilitation Conservation Centre. From 2002 through 2010,

community fund raising efforts by the SZF totalled close to \$3,000,000. In addition, the Saskatoon Zoo Society also receives public support to help fund the education programs at the SFFPZ. In 2010, the Zoo Society received \$43,000 through public donations.

SFFPZ Reserves

The SFFPZ has five Reserves approved by City Council to address specific issues: the Animal Trading Reserve, the Forestry Farm Development Reserve, the Auditorium Reserve, the Forestry Farm Capital Reserve, and the Superintendents Residence Reserve.

All the reserves have a healthy balance going into 2011, as outlined on pages 13 through 16 of the Annual Report. Funds from the reserves were allocated to many initiatives in 2010 including the installation of six solar panels and LED lighting in animal buildings at the zoo. The funds accruing in the Forestry Farm Capital Reserve will be dedicated to completing two major infrastructure projects planned for 2011 and 2013: A new parking area for our visitors and a new zoo entrance and gift shop. This capital expenditure will position the facility for continued growth in the future.

2011 Opportunities and Challenges

It is with a sense of excitement that SFFPZ staff enters into 2011. With planned capital projects for 2011, going forward, the SFFPZ truly will be "A Natural Place to Be" for all residents of Saskatoon and Saskatchewan tourists. The SFFPZ remains committed to providing cost effective family entertainment and educational opportunities through a variety of initiatives. The opportunities and challenges we face in 2011 are as follows:

1. the implementation of the recommendations from the Facility Interpretive Plan under the direction of the City Heritage Coordinator, with direct input from the Community Services Marketing Section, Facility staff, Friends of the Forestry Farm House, Saskatchewan Perennial Society, Saskatoon Zoo Society, and the Heritage Society. This is a long-term project that each phase is dependent on securing funding for,
2. the hosting of a Grand Opening of the Affinity Learning Centre in the spring of 2011. Funds for this project have been raised by the Saskatoon Zoo Foundation (SZF) through the Cameco Whoo's Who at the Zoo Capital Campaign and from the City of Saskatoon Capital Plan. Title sponsors of this project are: Affinity Credit Union for the building, Catholic and Public School Boards for the class rooms, Knights of Columbus for the Discovery Room, Sask Energy for some of our equipment, and SaskTel for the resource room,
3. the redevelopment of the park entry gate into the facility to make it more welcoming to our guests,

4. the attendance of a zookeeper to the annual CAZA Conference scheduled for Kicking Horse Grizzly Bear Refuge in British Columbia in the beginning of October 2011,
5. the planning and construction of a new facility parking lot,
6. the planning for a new zoo entrance and Gift Shop for construction in 2013,
7. the construction on Phase Two of the Potash Corp Ark Exhibit with funding from the SZF,
8. the construction of the flight rehabilitation pens with funding from the SZF,
9. the planning of the construction of the North American Carnivore Exhibit, a new home for our wolves, cougars, and potentially for our arctic fox and wolverines, which will be financed through a fundraising initiative of the Saskatoon Zoo Foundation, and
10. to address additional and aging facility infrastructure requirements (e.g. roadway improvement, pedestrian pathways, waste water distribution network) funded through the Forestry Farm Capital Reserve.

The attached 2010 SFFPZ Annual Report provides further detail on facility revenue and operating expenses, zoo attendance, special events, and the Administration's plans to maintain this increased level of use in 2011, weather permitting.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENT

1. Saskatoon Forestry Farm Park and Zoo 2010 Annual Report

Written by: John Moran, Manager
Saskatoon Forestry Farm Park and Zoo

Reviewed by: Cary Humphrey
Cary Humphrey, Manager
Leisure Services Branch

Approved by: Paul Gauthier
Paul Gauthier, General Manager
Community Services Department
Dated: February 15, 2011

cc: Murray Totland, City Manager

Saskatoon Forestry Farm Park and Zoo 2010 Annual Report

TABLE OF CONTENTS

MISSION STATEMENT	2
MANAGER'S REPORT	3
Overview	3
2010 Highlights	4
2011 Opportunities and Challenges	5
CAZA Membership	7
• CAZA Conference 2010	7
• CAZA Conservation Initiative	7
• 2010 CAZA Accreditation Inspection of Forestry Farm Park and Zoo	7
• CAZA Award	8
Staff Professional Development	8
OPERATING BUDGET	9
Overview	9
Budget Trends	9
Revenues	10
Admissions	10
Cost Comparison	11
Saskatoon Forestry Farm and Park Zoo Facility Use	12
Saskatoon Forestry Farm and Park Zoo Reserves	13
ANIMAL CARE	17
Animal Collection	17
Notable Births	18
Veterinary Services	18
Animal Inventory	19
COMMUNITY SUPPORT	21
Saskatoon Zoo Foundation	21
• Enchanted Forest Holiday Light Tour	22
• Zoogala 2010	22
Saskatoon Zoo Society	23
• 2010 Highlights	23
• Forestry Farm Gate and Kinsmen Express	24
• Concession and Gift Shop	25
Friends of the Forestry Farm House	26
Saskatchewan Perennial Society	27
DONOR SUPPORT	30

All photos taken at the Saskatoon Forestry Farm Park and Zoo courtesy of Ernie Husulak

MISSION STATEMENT

To provide diversified recreational and educational programs to the citizens of Saskatoon and Saskatchewan by means of a zoological, horticultural, and heritage park that focuses on Western Canadian animals, Saskatoon and Saskatchewan's horticultural heritage, and the history of the Sutherland Forest Nursery Station National Historic Site.

FACILITY & PROGRAM OBJECTIVES

1. To provide educational, recreational, and conservational horticultural programming focusing on living plant displays and artefacts in cooperation with other organizations such as the Saskatchewan Perennial Society, Saskatoon Heritage Society, and Friends of the Forestry Farm House.
2. To provide educational, recreational, and conservational zoological programming focusing on live animal displays and artefacts in cooperation with the Saskatoon Zoo Society.
3. To provide educational, recreational, and conservational heritage programming focusing on preserving and interpreting the historical landscape and structures of the Sutherland Forest Nursery Station in cooperation with the Saskatchewan Perennial Society, Heritage Society, and Friends of the Forestry Farm House.
4. To give visitors the opportunity to learn about the interdependency of plants and animals, and the effects humans have on them, by ensuring that displays of horticultural and zoological species demonstrate the interdependency of species.
5. To serve present and future generations of Saskatchewan citizens by interpreting and preserving their heritage.
6. To preserve the heritage of the Sutherland Forest Nursery Station by continuing to provide horticultural research on hardy plant species.
7. To enable individuals, families, and organizations to passively enjoy the natural environment and to enjoy active recreational and cultural pursuits in a natural setting.
8. To enhance visitors' enjoyment and comfort by providing appropriate support services and amenities.
9. To increase awareness among potential visitors and encourage them to both visit and more fully experience the site.

MANAGER’S REPORT

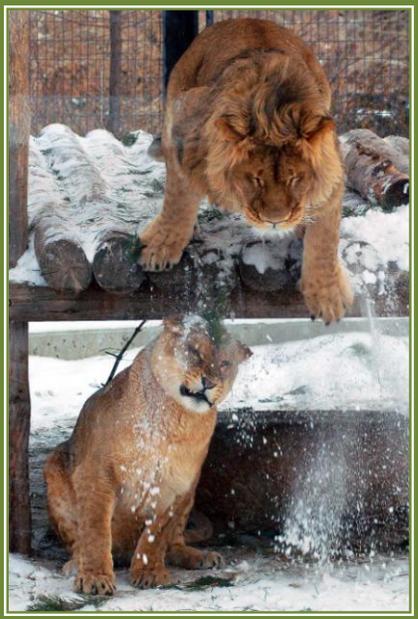
OVERVIEW

The Saskatoon Forestry Farm Park and Zoo (SFFP&Z) is a 58.27 hectare site owned and operated by the City of Saskatoon, which provides an annual budget to cover operating costs and infrastructure maintenance. The SFFP&Z contains a variety of native Saskatchewan mammals, birds, trees and shrubs as well as non-native ornamentals and fruit trees. It also provides a setting for recreational activities such as picnics, fishing, walking, and other unstructured recreational activities. Rental facilities include a hall, booth with ball diamond, gazebo (semi-private picnic site), wedding garden, outdoor stage and the Forestry Farm House.

The 2010 summer season was one of the most challenging seasons in recent history due to the amount of rain. The City of Saskatoon and the Province experienced near record rainfalls throughout the summer. From April 1 through Labour Day, we endured 82 days with precipitation or very cool windy days.



Although the weather impacted on our ability to complete some projects it did not have near the unfavourable impact on our attendance that it could have. The recent addition of the African lions in PotAshCorp Ark Exhibit, the Kinsmen Bear Exhibit, improved direction signs throughout the City, a strong commitment to branding, improved programs and an improved public perception of the site throughout the province all contributed to counteract the poor weather. From April 1 through October 31, we attracted 111,831 visitors to the Zoo. This is the third year in a row that we have exceeded 100,000 people visiting the zoo during the summer season. The installation of the “McDonald’s Natural Place to Play” accessible playground in the Park also contributed to attracting more people to the Park, especially during the evening hours.



As a result of the record precipitation levels, the SFFP&Z expects water damage to both its trees and lawn areas as

they endured weeks on end of being under water. Our road network may also be compromised because of the amount of rainfall that occurred in 2010. We will monitor this situation in 2011 and rectify any issues as they develop in consultation with the City's Parks Branch and Facilities Branch.

2010 HIGHLIGHTS

Our facility is extremely proud of the following accomplishments:

- We incorporated a food drive to benefit the Saskatoon Food Bank in conjunction with the Kinsmen Day activities held on June 25, 2010, our annual free access day to the facility.
- A zookeeper attended the Canadian Association of Zoos and Aquariums (CAZA) Annual Conference in Montreal, October 6 through 9, 2010. Conferences are a great learning experience and an opportunity for our keeper staff to share their experiences and learn different methods of animal care from their peers in the profession.
- The first phase of the “Changing Prairie Landscapes” interpretive exhibit, based on the almost 100-year history of the SFFP&Z site, was installed in November in the Knights of Columbus Discovery Centre, a part of the Affinity Learning Centre. This project took almost nine months of research, writing and discovering appropriate photo material.
- We installed our McDonald’s Natural Place to Play, playground unit with accessible components, in the Park. With one third funding from the Saskatoon Zoo Foundation, one third from Western Economic Diversification and one third from the Province, this \$250,000 project was totally funded through public fundraising activities. The playground unit was installed in early June and we received many compliments from our guests who enjoyed the family time in the Park.
- The staff was constantly challenged to deliver extraordinary service to large numbers of people every day this year. The parking lot, concession and Zoo were taxed at times, but the staff consistently rose to the challenge. The installation of recycled rubber parking curbs greatly improved our guest’s ability to park their vehicles and the light weight of the parking dividers was a bonus for our staff.
- We hosted an animal behaviour training and environmental enrichment workshop for our staff, Zoo Society staff and keepers from other facilities from October 20 through October 22, 2010. We had a total of five people attend this workshop from out of Province. The facilitator for this workshop was Margaret Whittaker

from Active Environments out of the United States. Animal behaviour training and environmental enrichment are both important tools for improving the daily lives of the animals we maintain and present to the public. These activities improve the animals social interactions with exhibit mates, keepers and visitors while also improving their psychological well being.

- We installed solar panels to supply our electrical needs on six animal shelters.
- We were granted accreditation by the Canadian Association of Zoos and Aquariums (CAZA) during the Montreal Conference. This was the result of almost nine months of work in preparing for the accreditation process.
- At the Montreal CAZA Conference the SFFP&Z was presented the Eleanore Oakes Award for our Zoo School Program. This week-long educational initiative was developed by the Zoo Society program staff and is aimed at a grade four level.
- Purchased energy efficient electric hand dryers for the concession public washrooms. This initiative will reduce our waste paper production; reduce waste to the landfill and save staff time in maintaining the washrooms.

2011 OPPORTUNITIES AND CHALLENGES

The SFFP&Z remains committed to providing cost-effective family entertainment and educational opportunities through a variety of initiatives, including the following:

- Continued habitat improvements and guest enhancements throughout the Zoo. In 2011, we plan to upgrade a climbing hill in a sheep exhibit and landscape an aviary.
- Educational interpretation provided by the Saskatoon Zoo Society, Saskatchewan Perennial Society, and Friends of the Forestry Farm House will continue to be a priority. The Saskatoon Zoo Society is striving to find ways of improving weekend educational initiatives on site while the other organizations are expanding existing initiatives.
- Continued implementation of some of the recommendations from the Facility Interpretive Plan under the direction of the City Heritage Coordinator with direct input from the Community Services Marketing Section, Facility staff, Friends of the Forestry Farm House, Saskatchewan Perennial Society, Saskatoon Zoo Society, and the Heritage Society. This is a long term project that proceeds as funds are available.

- Redevelop the park gate into the facility to make it more welcoming to our guests. This project had to be deferred from 2010.
- Register a zookeeper to attend the annual CAZA Conference scheduled for Kicking Horse Grizzly Bear Refuge in British Columbia in the beginning of October, 2011.
- Start planning and construction of a new facility parking lot.
- Start planning for a new Zoo entrance and Gift Shop for construction in 2013.
- Finish construction on Phase 2 of the Potash Corp Ark Exhibit.
- Construct the Lions Flight Rehabilitation and Conservation Centre.
- Start planning for the construction of the North American Carnivore Exhibit, a new home for our wolves, cougars and potentially arctic fox and wolverines.
- A key challenge that we are faced with is addressing aging and additional facility infrastructure. Examples are: upgrading existing road network, adding and maintaining pedestrian pathways, developing a secondary exit to the site, new water and waste water distribution network to our animal displays and maintaining our lawns and trees. The SFFP&Z Master Plan has identified many of these projects and the Administration plans to address many of these issues with funding through the Forestry Farm Capital Reserve and emergency replacement through existing facility maintenance programs.

The Saskatoon Zoo Foundation continues to develop partnerships with businesses, individuals and all levels of government to help fund capital projects at the SFFP&Z. (see *Community Support, page 21*).



CAZA MEMBERSHIP

The Saskatoon Forestry Farm Park and Zoo has been a member of Canadian Association of Zoos and Aquariums (CAZA) since 1991 and manages its animal collection according to an established code of ethics and recognized industry husbandry standards. The 2010 membership fee was \$2,350.

Through CAZA, the SFFP&Z has fostered relationships with other CAZA Institutional members, including zoos in Toronto, Calgary, and Winnipeg. This has given the SFFP&Z access to educational materials, operational information, animals and shared ideas it could not otherwise afford. These inter-zoo relationships will continue to be a valuable asset as the Zoo portion of the facility expands and improves its exhibits.

CAZA Conference 2010

The 2010 CAZA Conference was held October 6 through 9 in Montreal, Quebec. The SFFP&Z Manager and a Zookeeper attended this conference. Over 50 percent of our permanent zookeepers have now attended a CAZA National Conference.

The conference in Montreal was a great learning experience as well as an opportunity for our staff to expand their network of professional contacts throughout Canada. The theme of this conference was “Biodiversity in Jeopardy, Where do we Fit”? Major topics were conservation initiatives in Canadian Zoos, Arctic biodiversity issues, and new programs to promote connecting people to nature.

CAZA Conservation Initiative

The SFFP&Z has participated in CAZA sponsored national promotions the last three years. A direct benefit that we derived from participating in a national promotion was an elevation in the public perception of our site and an increased awareness of the Forestry Farm throughout Saskatchewan.

CAZA initiative in 2010 was an advertising campaign promoting Arctic Biodiversity. We participated by installing banners in the Discovery Centre and distributing a brochure to our guests.

2010 CAZA Accreditation of the Forestry Farm Park and Zoo

The Forestry Farm Park and Zoo was accredited by CAZA in 2010. To name a few of the areas that an inspection team of Zoo Professionals looks into when they do the site

inspection, the accreditation process is a rigorous review of our animal care policies, practices, record keeping, safety initiatives, veterinary protocols, and physical facility.

CAZA Award

The Saskatoon Forestry Farm Park and Zoo was awarded the Eleanore Oakes Award for the Zoo School Program developed by the Saskatoon Zoo Society program staff at the Montreal CAZA Conference. Zoo School is a unique educational initiative based on the new Canadian science curriculum and is focused on a grade four level. This one week program could not have been envisioned without having the Affinity Learning Centre. This is a prime example of how our partner organisations, working together, advance the facility.

STAFF PROFESSIONAL DEVELOPMENT

The majority of our staff participated in the Excellence within Us training offered by the City of Saskatoon.

We also had all our zookeepers, program staff, and five participants from out of town attend a three-day workshop on Animal Behaviour and Environmental Enrichment Training. This workshop was hosted by the Forestry Farm on October 20 through 22, 2010. Margaret Whitaker from Active Environments came from Huston Texas to moderate this workshop.

- Animal behaviour training and environmental enrichment are both important tools for improving the daily lives of the animals we maintain and present to the public.
- These activities improve the animal's social interactions with exhibit mates, keepers, and visitors.
- Animal behaviour training and environmental enrichment also improves an animal's physiological and psychological well being.
- Animal behaviour training is a tool to improve animal health by making veterinary assessments easier to perform.
- Animal behaviour training and environmental enrichment helps to eliminate stereotypical behaviours such as fence pacing, repetitive movements, or star gazing.
- These activities also help our keepers to moderate and monitor food consumption of each animal that we maintain.

OPERATING BUDGET

OVERVIEW

The SFFP&Z's operating expenditures for 2010 were \$2,083,100. Significant expenditures for the year included salary and payroll costs of \$937,000; Infrastructure Services maintenance charges of \$336,500, and utility charges of \$192,200 – for a total of \$1,467,700.

FOUR-YEAR OPERATING BUDGET COMPARISON

	2010	2009	2008	2007
Operating Budget	\$2,127,700	\$2,071,000	\$1,925,600	\$1,671,700
Major Expenditures				
Salary & Payroll	\$937,000	\$910,200	\$815,200	\$750,400
Infrastructure Services Maintenance	\$336,500	\$302,400	\$292,400	\$277,400
Utility Costs	\$194,200	\$237,000	\$213,200	\$214,100
SUBTOTAL	\$1,467,700	\$1,449,600	\$1,320,800	\$1,241,900

BUDGET TRENDS

Admissions: Our 2010 admissions success can be partially attributed to the successful promotion of the African Lions exhibited in the PotashCorp Ark, improved public awareness of the facility through our branding initiatives and visual identity plan, the slowed economy which influenced people to vacation or seek leisure activities closer to home, and general enhancements to the site including the installation of the playground equipment in the Park, the “McDonald’s Natural Place to Play”.

Staffing: 2010 was a challenge to keep a full compliment of staff. Our Zookeeper staff was consistent as we filled one available part-time position this year. It was difficult to attract and keep custodial staff, and it was also difficult for the Zoo Society to attract concession, front gate, and Kinsmen Express staff.

Utilities: The SFFP&Z continues to explore ways to lower its utilities consumption. The Enchanted Forest has been changing many of their light displays to LED lights and has already seen a 30 percent reduction in electrical costs over the last two years. We also installed six solar panel and LED lighting in some of our animal holding buildings. This initiative will supply our electrical needs for these buildings.

REVENUES

The SFFP&Z generated \$623,800 in total revenue in 2010. Zoo admissions accounted for approximately 72.8 percent of this figure, with the remaining revenue coming from front gate admissions to the Forestry Farm Park and facility rentals.

FOUR-YEAR REVENUE COMPARISON

2010	2009	2008	2007
\$623,800	\$638,200	\$680,200	\$427,900

ADMISSIONS

2010 Zoo attendance, April 1 to October 31, was 111,831 guests (including 26,582 pre-school children). Admission rates increased from \$7.90 to \$8.50 adults; from \$4.75 to \$5.00 youth; from \$15.80 to \$17.00 family; free for preschool children (5 years and under).

FOUR-YEAR ZOO ADMISSIONS REVENUE COMPARISON

2010	2009	2008	2007
\$454,083	\$469,060	\$506,260	\$295,500

- 2010 admissions recovered 21.8 percent of gross operating costs, a slight decrease from 23.1 percent in 2009

FOUR-YEAR COMPARISON OF OTHER SOURCES OF SFFP&Z REVENUE

	2010	2009	2008	2007
Front Gate	\$77,700	\$82,703	\$86,903	\$60,961
Train	Included in zoo admission	Included in admission	included in admission	included in admission
Fishing Permits	\$4,625	\$4,193	\$3,787	\$3,735
Rentals	\$60,430	\$56,837	\$57,928	\$48,020
Stroller Rentals	\$9,900	\$9,481	\$10,522	\$7,548
Feed Machines	\$9,570	\$11,150	\$10,055	\$7,540
Concession	\$4,900	\$4,725	\$4,725	\$4,600
TOTAL	\$167,125	\$169,089	\$173,920	\$132,404

COST COMPARISON

The following table provides a four-year comparison of Zoo attendance figures, admission revenues, and costs.

FOUR-YEAR COST COMPARISON

	2010	2009	2008	2007
Zoo Attendance <i>(not including special events, Zoo Society programs or Enchanted Forest) April 1 to October 31 only</i> <i>(includes pre-school children entering free)</i>	111,831	122,030	132,730	88,049
	26,582	27,329	23,865	17,525
Admission Revenue <i>Collected April 1-October 31</i>	\$454,100	\$469,100	\$506,200	\$295,500
Gross Operating Budget <i>City Contribution</i>	\$2,083,100	\$2,037,500	\$1,925,200	\$1,671,700
Revenues (all)	\$623,800	\$638,200	\$680,200	\$427,900
Net Cost to Operate	\$1,459,300	1,399,300	\$1,245,000	\$1,243,800
Admissions as % of Gross Budget	21.8%	23.1%	26.3%	17.7%
Hours of Operation	2946	2946	2946	2946
Net Cost per Operating Hour <i>Net costs ÷ hours of operation</i>	\$495.34	\$474.96	\$422.60	\$422.20
Net Cost per Visit (does not include winter attendance) <i>Net operating cost ÷ attendance</i>	\$13.04	\$11.46	\$9.37	\$14.12
Population (city)	224,300	218,900	209,400	208,300
Attendance as % of City Pop	49.8%	55.8%	63.4%	42.3%
Number of Dwellings	95,845	95,516	94,189	92,867
Net cost per Dwelling	\$15.22	\$14.64	\$13.22	\$13.39
Net cost per Resident	\$6.50	\$6.39	\$5.95	\$5.97

SASKATOON FORESTRY FARM PARK AND ZOO FACILITY USE

In 2005, we started to keep track of winter attendance at this facility by using a voluntary sign in sheet. Although not 100 percent accurate, we are able to conservatively estimate our winter attendance by multiplying the number of people who signed in by three. This represented 18,444 Zoo visits during the winter season as 6,148 people indicated their winter visit. Combining all attendance figures for the various events held at the facility during 2010 gives us an estimated total facility usage of 227,317 people, or more than the estimated population of the City of Saskatoon.



2010 Facility Usage	Attendance
Zoo Attendance April 1 – October 31	111,831
Zoo Winter Attendance January 1 to March 31 and November 1 to December 31	18,444 est.
Enchanted Forest	62,000
Zoogala	500
Zoo Society Programs January 1 to April 14 and November 1 to December 31	1217
Perennial Society Programs	250 est.
Front Gate - May 1 to September 7 (park and rental guests)	27,075
Rentals and Park Guests September 1 to December 31	6000 est.
TOTAL FACILITY USAGE	227,317 est.

We also tracked our attendance after 7 p.m. throughout the season. The following chart shows that 2,774 people or 2.5 percent of our total Zoo attendance came in after 7 p.m. This time period represents 8.6 percent of our hours of operation. We experienced 56 days of rain during the summer season or 43.4 percent.

2010 Facility Usage After 7 p.m.							
Attendance After 7 p.m.	Cars	Attendance			Rain Days		
		Week Day	Week End	Total	Week Day	Week End	Total
May	117	180	121	301	5	6	11
June	469	834	282	1116	10	2	12
July	302	351	285	636	15	2	17
August	319	446	154	600	10	5	15
Sept. (6 days)	56	57	64	121	1	0	1
TOTALS	1263	1868	906	2774	13	8	56

SASKATOON FORESTRY FARM PARK AND ZOO RESERVES

The Saskatoon Forestry Farm Park and Zoo has five reserves approved by City Council to address specific issues: the Animal Trading Reserve, Forestry Farm Development Reserve, Auditorium Reserve, Forestry Farm Capital Reserve, and Superintendents Residence Reserve.

Animal Trading Reserve

The principle behind the Animal Trading Reserve is to self-insure the Zoo's largest animal population (hoofed stock), to use the reserve for animal acquisitions, and to accept funds from the sale of surplus animals. With the recent concerns over West Nile Virus, Chronic Wasting Disease and Hoof & Mouth Disease, the value of the Zoo's indigenous hoof stock has decreased



dramatically. In 1992, the present compliment of hoofed stock was valued at \$135,000 for self-insurance purposes; today it is \$25,000 for replacement purposes.

ANIMAL TRADING RESERVE

2010	2009	2008	2007
\$53,599	\$50,457	\$51,183	\$63,761

Auditorium Reserve

Funds generated by the \$20 per hour levy on auditorium rentals go into the Auditorium Reserve, where they are used to make program improvements to the auditorium.

- Auditorium rentals generated \$5,740 for the reserve in 2010.

AUDITORIUM RESERVE (BALANCE AS OF DECEMBER 31)

2010	2009	2008	2007
\$20,889	\$15,150	\$13,417	\$6,547

Forestry Farm Development Reserve

Sixty per cent of front gate revenues, after expenses, are directed to the Forestry Farm Development Reserve and used for improvements to the Zoo and Park. These revenues are derived primarily from the \$2 parking fee collected from May 1 through the September long weekend at the Saskatoon Forestry Farm Park and Zoo park gate. The sale of Zoo Poo and winter donations at the Zoo admissions gate also account for modest contributions.

In 2010, the Forestry Farm Development Reserve allocated \$29,123 for various projects including the purchase of butterflies, parking lot dividers, hand dryers for the concession washrooms, and the installation of solar panels and lighting in six animal buildings.

FORESTRY FARM PARK DEVELOPMENT RESERVE

	2010	2009	2008	2007
Gross Revenues \$2 parking fee & other	\$73,816	\$79,758	\$86,902	\$60,866
Net to Reserve includes 60% of parking revenue, donations and Zoo Poo sales	\$36,484	\$40,254	\$47,179	\$31,256
Project Expenditures	\$29,123	\$10,192	\$14,860	\$18,792
Balance of Reserve - December 31	\$102,722	\$95,336	\$65,233	\$32,914

Forestry Farm Capital Reserve

City Council approved the creation of the Forestry Farm Capital Reserve on January 9, 2006. This reserve is funded through an annual provision in the facility operating budget with the aim of funding future capital projects at the site as identified in the Master Plan.

In 2010 The Forestry Farm Capital Reserve budgeted:

- \$50,000 to improve the Park Gate by moving the ticket kiosk. This work was postponed to 2011 as we could not get a contractor to bid on it.

As of December 31, 2010, the Forestry Farm Capital Reserve has a balance of \$210,000 and a balance of \$101,483 in our Master Plan Implementation cost centre account. We have a total of \$311,483 available for future identified projects.

The table below identifies the current status of the Forestry Farm Capital Reserve along with the proposed Capital Projects which will be funded from this reserve as well as the proposed time frame to implement the projects.

	2010 Budget	2010 Actual Expenditures	2011	2012	2013	2014	2015	2016
Capital Reserve carry-over from previous year	161,000		311,000	151,500	241,500	41,500	91,500	171,500
Transfer to Capital Reserve Operating Budget provision	150,000		150,000	150,000	150,000	150,000	150,000	150,000
Capital projects funded in current year	50,000		309,500	60,000	350,000	100,000	70,000	150,000
Carry –over to next year	261,000	311,000	151,500	241,500	41,500	91,500	171,500	171,500
Capital Projects Funded through the Forestry farm Capital Reserve								
Front Gate Improvements			50,000					
New Parking Lot			240,000					
Pathways to connect parking lot and park				60,000				
New Zoo Entrance and Gift shop					350,000			
Install year round water to selected animal exhibits						60,000		
Asphalt repairs in Zoo						40,000		
Public Weather shelter in Zoo							30,000	
Asphalt repairs			19,500				40,000	150,000

NOTE: Projects planned for 2012 and 2013 may change priority if funding is available as we plan for the centennial of the site in 2013.

Superintendents Residence Reserve

This Reserve was approved by Council on March 21, 2005, and was created to distribute, over several years, the cost of expanding, improving, leasing, or developing heritage-based program opportunities that directly service the public. Source of funds for this reserve is derived from 30 percent of all funds generated by special event or retreat, rentals of the first floor of the Superintendents Residence. The 2010 contribution to this Reserve totalled \$1,560, and we have a balance \$5,120 as of December 31, 2010.



ANIMAL CARE

ANIMAL COLLECTION

The SFFP&Z is home to 73 species of mammals, birds, reptiles, and fish. The animal collection includes several exotic species, such as the popular Capuchin monkeys, but is largely comprised of indigenous Canadian species, including black tailed prairie dogs, badgers, elk, antelope, lynx, swift fox, and wolf.



TWO-YEAR COMPARISON OF ANIMAL COLLECTION

Number of:	Mammals		Birds		Reptiles/ Amphibians		Fish	
	2010	2009	2010	2009	2010	2009	2010	2009
Species	32	32	26	27	12	12	3	1
Specimens	119	105	94	100	34	32	6	3
Orphans Received	0	3	0	7	0	2	0	0
Births	19	33	0	8	0	0	0	0
Deaths	8	14	7	20	1	3	1	1

NOTABLE BIRTHS

In 2010, the majority of our mammals reproduced with the highlight being the birth of twin Rocky Mountain Goats.



VETERINARY SERVICES

In 2010, the SFFP&Z contract for veterinary services with the Western College of Veterinary Medicine (WCVM) was \$21,200, which includes salary, drugs, hospital, and laboratory charges. The alliance gives the SFFP&Z access to the expertise and resources of a modern veterinary hospital and specialists, without the capital costs. The WCVM benefits by being able to offer staff and students first-hand experience with a variety of wild animals.

FOUR-YEAR VETERINARY SERVICES COMPARISON

	2010	2009	2008	2007
Cost of Services	\$21,200	\$21,200	\$21,200	\$21,200

ANIMAL INVENTORY

CLASS - AVES

Common Name	Number	Common Name	Number
Bald Eagle	2	Long Eared Owl	3
Bare-Eyed Cockatoo	2	Mallard Duck	1
Canada Goose	2	Pacific White Fronted Goose	1
Domestic Chickens	some	Red Tailed Hawk	2
Ferruginous Hawk	1	Mute Swans	4
Great Horned Owl	5	Blue Fronted Amazon	1
Green Finch	1	Short Eared Owl	6
Helmeted Guinea Fowl	1	Snow Goose	4
Indian Blue Peafowl	35	Snowy Owl	2
Kestrel	3	Zebra Finch	2
Java Finch	3	Swainsons Hawk	2
Orange Weaver Finch	1	Tundra Swan	1
Ring-necked Doves	6	Burrowing Owl	2

CLASS - AMPHIBIA

Common Name	Number	Common Name	Number
Tiger Salamander	5	Madagascar Golden Frog	4
Leopard Frog	1		
Green and black Poison Arrow Frog	6	Parker's Golden Frog	4



CLASS – ARTHROPODS

Common Name	Number
Whiteknee Tarantula	1



CLASS - MAMMALIA

Common Name	Number	Common Name	Number
Badger	2	Mouflon Sheep	6
Bighorn Sheep	5	Mule Deer	3
Black Tailed Prairie Dogs	some	Plains Bison	4
Capuchin Monkey	2	Pronghorn	4
Cougar	2	Pygmy Goats	10
Dall Sheep	3	Red Fox	4
Domestic Rabbit	some	Rocky Mountain Goats	4
Fallow Deer	7	Sika Deer	3
Lynx	2	Stone Sheep	2
Miniature Horse	3	Swift Fox	3
Pere David Deer	4	Timber Wolf	2
Suri Alpaca	2	Wapiti	5
African Lion	2	Whitetailed Deer	3
Black footed Ferret	1	Woodland Caribou	4
North American Porcupine	1	Yak	4
		Domestic Ferret	4
		Grizzly Bear	2

CLASS – OSTEICHTHYES (FISH)

Common Name	Number
Rainbow Trout	6
Atlantic Salmon	4
Sturgeon	2

CLASS – REPTILIA

Common Name	Number
Eastern Corn Snake	1
Tokay Gecko	2
Red Eared Slider Turtle	2
Green Anole	6
Schneider's Skink	1
Bearded Dragon	2
Common Garter Snake	1
Royal Ball Python	1



Community Support

The Saskatoon Forestry Farm Park and Zoo is fortunate to have the support of four volunteer organizations interested in improving both Park and Zoo facilities and services.

SASKATOON ZOO FOUNDATION



The Saskatoon Zoo Foundation is a non-profit organization operated by a volunteer Board of Directors. Its mission is to raise capital funds for new animal exhibits and improvements at the SFFP&Z. The Saskatoon Zoo Foundation bases its fundraising goals on needs identified by the Administration and requests for capital support from the Saskatoon Zoo Society (SZS) Board. The Manager of the Saskatoon Forestry Farm Park and Zoo is the spokesperson for the facility.

Between 2002 to 2010, through the generosity of the community, business and government, the Saskatoon Zoo Foundation has raised close to \$3 million for capital improvements at the Saskatoon Forestry Farm Park and Zoo.

Two major projects that the Saskatoon Zoo Foundation actively fundraised for are scheduled to be completed in 2011, Phase 2 of the Potash Corp Ark Exhibit and the Lion's Flight Rehabilitation and Conservation Centre.

In 2011, the Saskatoon Zoo Foundation will kick off a new fundraising initiative with a goal of \$2 million for the design and construction of a new North American Carnivore Exhibit, a new home for our wolves and cougars. This area will also allow us to display a couple of new species when completed.

The Saskatoon Zoo Foundation has also embarked upon a Planned Giving Program where contributions can support future development through endowments and legacy gifts to education, conservation, capital improvements, and heritage/horticulture projects.

The Saskatoon Zoo Foundation's administration office is located in the Superintendent's Residence (Forestry Farm House). The phone number is 975-2241, the email address is saskatoonzoofoundation@sasktel.net, and the website is www.saskatoonzoofoundation.ca.

Enchanted Forest Holiday Light Tour

presented by BHP Billiton

The Saskatoon Zoo Foundation's major fundraising initiative is its partnership with Saskatoon City Hospital Foundation in the annual Enchanted Forest Holiday Light Tour presented by BHP Billiton, which is held at the Saskatoon Forestry Farm Park and Zoo.

The Enchanted Forest tracked the town of origin of all the guests this year. The guests visited from 165 different municipalities, 103 municipalities in Saskatchewan, the remainder primarily from Western Canada. This broke down to 65 percent visited from the greater Saskatoon census area and 35 percent were out of town visitors. Of note, we received 8,258 visitors from Regina and 1,209 visitors from Calgary.

The 12th Annual Enchanted Forest Holiday Light Tour was held at the Saskatoon Forestry Farm Park from November 19, 2010 to January 09, 2011. The Enchanted Forest hosted 62,000 visitors who enjoyed the bright lights. Net proceeds of approximately \$100,000 will be shared by both Foundations. The Saskatoon Zoo Foundation directs its share of the proceeds to capital improvements at the Facility.

Zoogala 2010

ZOOGALA 2010 was another major success raising over \$32,000 for the Saskatoon Zoo Foundation. Guests enjoyed a fabulous evening under our big top consisting of a delicious array of food prepared and served by a line-up of Saskatoon's best chefs, an exciting silent and live auction, raffle and door prizes, great entertainment and a thrilling evening visit to the zoo.

A huge thank you goes out to all of the generous sponsors led by Areva Resources Canada Inc., the event's title sponsor and all the dedicated volunteers that make this fundraising event so successful.

Zoogala 2011 will take place on Friday, June 17th, so buy your tickets early by calling the Zoo Foundation office at 975-2250. This event will sell out.

SASKATOON ZOO SOCIETY



Founded in 1976, the Saskatoon Zoo Society (SZS) is a non-profit organization dedicated to stimulating interest in animals, wildlife, and environmental conservation. Through a long-term partnership with the SFFP&Z, the Saskatoon Zoo Society provides quality educational, interpretive, environmental, and zoological programs as well as other visitor services.

The Saskatoon Zoo Society coordinates educational programs at the Saskatoon Forestry Farm Park and Zoo, along with outreach programs around Saskatoon. These programs include Zoo Tours, Investigation Stations, Biofact Boxes, Children's Zoo activities, Summer Camp, Special Events, Zoo Fun Run, Young Naturalists (in conjunction with the Saskatoon Nature Society), Zoo School and the Adopt-a-Critter program. Support for the Saskatoon Zoo Society programs and projects depend on public donations, membership fees, and grants from outside agencies. The success of many of these programs is attributed to a very dedicated group of volunteers guided by dedicated staff.

2010 Highlights

- In 2010, the Saskatoon Zoo Society was paid a contract fee of \$43,000 for the delivery of educational programs on behalf of the Zoo, and another \$13,000 for the collection of admissions at the Zoo gate.
- In 2010 the Saskatoon Zoo Society had 3 full time programming/education staff and a part-time office support person.
- Various grants helped to cover seasonal staff for the summer Zoo Camp Programs.
- Many programs were carried out utilizing the Affinity Learning Centre.
- A novel program, Zoo School, was developed by the program staff of the Saskatoon Zoo Society. Through unique experiences provided only at Zoo School, students will learn that all living things, including themselves, depend on the interrelationships between plants and animals. Students will see themselves as not being separate, but rather part of their natural community and will realize that their lifestyle choices have an impact on their environment. This week-long, curriculum-based education program focused on a grade four level was very successful with two pilot classes held in 2010. This program won the Eleanor Oakes Award from the Canadian Association of Zoos and Aquariums and is currently in need of a full-time sponsor.

- Special events were the Zoo Fun Run with 150 participating, the Star Phoenix Family Day with 1,300 participating, and LobsterFest with 200 people attending.
- Education continues to be the focus of Saskatoon Zoo Society efforts. During the year, the Saskatoon Zoo Society invested 7,913 hours of staff and volunteer time in organizing and delivering 338 educational programs and special events to 15,618 children and adults.
- The Saskatoon Zoo Society continues to be an active member of the SFFP&Z Advisory Committee which is focused on the creation of interpretive signage for the whole site and providing input on the development of Discovery Centre interpretive elements.

PROGRAM HIGHLIGHTS

	# of Programs	# of Participants
Outreach Program	88	2,405
Children's Zoo Interpretive Program	24	2,160
Summer Zoo Camps	7	528
Animal Antics Preschool Program	32	512
Grade One Tours	63	1,608
General Tours	110	2,751
Zoo School	2	265
Informal programs	12	5,389

Forestry Farm Gate and Kinsmen Express

The Saskatoon Zoo Society is paid an administrative fee for managing the Saskatoon Forestry Farm Park and Zoo park gate booth and Kinsmen Express Zoo Train. Park gate costs are paid out of revenues generated by the \$2 parking fee, while facility operations cover costs for the Kinsmen Express. The SZS staffed the Zoo Train with four drivers in 2010.



KINSMEN EXPRESS ZOO TRAIN (MONTHLY RIDERS, ANNUAL TOTALS)

	2010	2009	2008	2007
May	1,580	2,053	2169	1,443 (162 heritage Tours)
June	11,558	9,900	9,776	8,901 (184 Heritage Tours)
July	10,775	10,250	10,450	7,926 (889 Heritage Tour)
August	9,634	8,579	10,566	7,125 (811 Heritage tour)
September	1,514	1,287	845	1,997 (104 Heritage Tour)
Heritage Tour TOTAL	We did not offer Heritage Tours	We did not offer heritage tours	We did not offer Heritage tours overcrowded all year	2,150
Zoo tour TOTAL	35,061	32,069	33,806	27,392

Note: We did not offer Heritage Tours in 2010 as the parking lot was always filled to capacity and it would have been dangerous for our guests. We plan to offer this tour in 2011.

Concession and Gift

The SFFP&Z contracts with the Saskatoon Zoo Society to provide concession services for an annual fee of \$4,900 plus GST. This essentially pays for utility and maintenance costs. The SZS retains profits to offset their costs of delivering programming and special events. It has been a struggle for the Saskatoon Zoo Society to generate profits because the existing concession is too small to adequately serve a facility of the SFFP&Z size. To compensate for this, two soft drink vending machines are on site and a satellite ice cream cart is utilised on summer weekends, weather permitting. New exhibits and a continued increase in attendance will compound this problem.

FRIENDS OF THE FORESTRY FARM HOUSE



The Friends of the Forestry Farm House is a non-profit corporation established in 1996 to increase awareness of the park's history as the Sutherland Forest Nursery Station, which played a significant role in the settlement of the Prairie Provinces, and by preserving the Superintendent's Residence and encouraging interpretation of the site. The 1913 residence was declared a site of National Significance in 1991.

The Superintendent's Residence is now maintained and operated by the Saskatoon Forestry Farm Park and Zoo Administration and continues to be offered for rent as a retreat for special events and workshops. The building was rented 35 times in 2010, and groups appreciate the location, history, and self-catering options available.

The Friends of the Forestry Farm House continues to modify and provide heritage-based educational programs on site, usually to a grade 3 level. The program can be modified to be inclusive of more ages. In 2010, nine school tours from four different schools for a total of 224 students, teachers, and parents. New to the 2010 heritage tour of the Superintendent's Residence was "Flora's bedroom" an opportunity for today's youth to see what children had in 1914.

On the last Sunday of each summer month the Superintendent's Residence was open to the public, and a walking tour was provided. This year, four walking tours and open houses hosted 28 participants for the walking tour and 69 participants for the house tour. This is a significant increase from previous years and can be attributed to an improved on site promotion a handout flyer at the park entrance gate. The public is very appreciative of being able to tour the house and learn more about the site.

The Friends of the Forestry Farm House hosted two very successful fundraising events during 2010. The annual Valentine's Supper and the annual Fall Supper were extremely well attended. The money raised from these events is used to finance interpretation of the House as well as debt reduction for the organization.

SASKATCHEWAN PERENNIAL SOCIETY



The Saskatchewan Perennial Society (SPS) is a non-profit organization with approximately 250 members. The SPS has promoted horticultural programs and projects at the SFFP&Z since its inception in 1988 and continues to play a role in park development. The SPS is responsible for the development and maintenance of the Perennial Border as well as the Robin Smith Meditation and Heritage Rose Gardens.

The Saskatchewan Perennial Society is many things to many people and perhaps therein lies its strength. 2010 was a stellar year for sharing perennial experience and expertise.

In 2010, we had our regular action-packed program of events. The information meetings featured guests who were greeted by an average of about 45 avid gardeners anxious to share in the colourful, thoughtful, and informative presentations. We thank Jackie Bantle, who gave us a tour of Mongolia as seen from a gardener's perspective. Brenda Korchinski took us to the shady corners of her yard, and we learned about Alan Weninger's horticultural obsession. In the fall Sara Williams presented us with "Monet the Man and his Garden" and Sharon Lanigan shared her garden annuals, bulbs, and tender perennials with us.

A full slate of volunteers manned the Saskatchewan Perennial Society's booth at Gardenscape. This is a busy time for membership renewals and an opportunity for us to showcase our Society and the gardens at the Saskatoon Forestry Farm Park to the public.

The gardening season started with the spring plant exchange which also featured a perennial plant sale. The spring plant sale is fast becoming a tradition with many of our members looking forward to access different perennials that may otherwise not be available to them. From our standpoint, the sale was very successful, since every last plant brought in was sold. The fall plant exchange was a little more subdued; I think everyone was a little "under the weather", so to speak, with tomatoes and potatoes suffering from late blight and other plants sporting mildew and rust due to our very wet summer. I believe the only ones loving all this rain were the weeds.

Speaking of the weather, we had quite a bit of die back on our roses at the Heritage Rose Garden this spring, with some varieties disappearing all together. The past winter and spring with its fluctuating temperatures and little snow cover resulted in some losses for most gardeners. Those of us who did not immediately dig up apparently dead plants, were

pleasantly surprised that in late summer some of the roses showed some new shoots. We will see if those make it through the winter.

Anyway, to get back to the Heritage Rose Garden, we planted four new rose bushes, as a demonstration to and with the help of 4H students who were learning about the history of the park and tree planting on the prairies. We also added some peonies in the spring. Because of the very wet weather, the roses are all starting to suffer from iron deficiency. This is especially a problem for this area, which has very heavy clay soil and tends to retain the moisture. Hopefully next year things will dry up a little.

The Meditation Garden showed well this year; we had an extremely good showing of Martigon lilies. The upkeep was easier because of having mulched last year. The only drawback is that some biannuals that usually self-seeded will probably disappear over time. I would like to thank all the volunteers who showed up for the labour and learn sessions. Some members have commented that Saturday mornings or Tuesday evenings are not convenient times for them to help out. Although those are the times suggested on our Calendar of Events, feel free to organize a work bee of your very own, and come out with your friends to spend some quality time together.

We have now completed our fourth year of writing a column for the Saskatoon Sun and other weekly newspapers in Saskatchewan. It gives our organization and other non-profit organizations like the Friends of the Forestry Farm House an opportunity of advertising upcoming events to the public. We thank the writers who have made contributions in the past and encourage anyone who likes to write to send your garden articles to either Erl "erl_svensen@hotmail.com" or Sara "sara.williams@usask.ca".

As you all know, we have enjoyed the hospitality of Augustana Lutheran Church for many years. Augustana Lutheran has joined with St Timothy's and are thus hosting two congregations in their building. As a result, they are no longer able to house our library because of space restrictions. Library books are heavy to lug around so we looked around for another location to have our meetings.

We have found a new home. St James Church will be storing our books, and we will be meeting in the basement of the church at the corner of 12th Street and Dufferin Avenue. Our meetings will be held on the fourth Wednesday of the month, giving those people who cannot make it on Tuesday, an opportunity to attend.

We have an exciting program planned for 2011. To keep informed, please check our weekly column, or become a member and get monthly reminders about events planned by our society.



2010 DONOR SUPPORT

SASKATOON ZOO FOUNDATION

The Saskatoon Zoo Foundation and the SFFP&Z benefit from the generous support of the following businesses and corporate community, individuals and families.

Providers Category \$5,000 - \$24,999 (Cougar)

- PotashCorp Zoo Society Daycamp Sponsorship
- PotashCorp Billboard Sponsorship

Partners Category \$1,000 - 4,999 (Wolf)

- Keith Tallon

Supporters \$100 - \$999

- Betty Reynolds
- Hergott Duvall Jeans Day Donation
- Ann Gray
- Canada Helps
- United Way of Ottawa
- Lois Unger
- Vern Ratzlaff
- Investors Matching Gift Program
- Affinity Credit Union Toonie Box Program

Exhibit Sponsorship Program

Each sponsor pays \$3,000. A sign, recognizing the family/business, is displayed at the exhibit for five years. Funds are used to support projects at the SFFP&Z. Nordic Industries renewed their exhibit sponsorship in 2010.

SASKATOON ZOO SOCIETY

Donors contributed over \$43,000 to the Saskatoon Zoo Society in 2010. The funds were used to support the many programs offered by the Saskatoon Zoo Society. This amount of contributions includes \$5,000 from PotashCorp to help fund the Summer Zoo Camp Program.

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

of the

ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

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

1. Communications to City Council

From: Françoise Kartha, President
Fédération des Francophones de Saskatoon
Date: December 9, 2010
Subject: Fireworks Bylaw
(File No. CK. 5500-1)

RECOMMENDATION: that the direction of Council issue.

City Council, at its meeting held on January 17, 2011, received the attached communication dated December 9, 2010, from François Kartha, President, Fédération des Francophones de Saskatoon, and resolved that the Administration review the Fireworks Bylaw and report to the Administration and Finance Committee.

In accordance with the above, your Committee received a report dated February 1, 2011 from the General Manager, Fire and Protective Services Department at its meeting held on February 28, 2011. At the same meeting, Ms. Véronique Eberhart of the Fédération des Francophones de Saskatoon addressed your Committee pointing out that her December 9, 2010 letter to City Council had two requests. Her first request was for permission to hold traditional fireworks on June 24, 2011 for the celebration of St. Jean Baptist and the second request was to have the Fireworks Bylaw amended to add the celebration of St. Jean Baptist to the list of pre-approved dates for when fireworks can be displayed.

Ms. Eberhart has indicated that there is some urgency in having her request for holding fireworks on June 24, 2011 for the celebration of St. Jean Baptist dealt with. She also requested, and your Committee agreed, to defer consideration of the referenced Administrative report to allow time for the Fédération des Francophones de Saskatoon to discuss the general matter further.

Your Committee also notes that an amendment to the Fireworks Bylaw is being drafted to allow the Fire and Protective Services Department the authority to approve the discharge of Low Hazard (consumer) Fireworks by recognized organizations and community groups. This amendment cannot go forward until criteria are determined as to what the term “recognized organizations and community groups” means.

2. 2011 Tag Days
(File No. CK. 200-3)

RECOMMENDATION: that the applications for 2011 Tag Days, as identified in the attached report be approved.

Attached is a report of the General Manager, Corporate Services Department dated February 18, 2011, forwarding a list of applications received for 2011 Tag Days. Your Committee has reviewed the list and supports the approval of the applications.

3. Saskatoon Transit – Eco Bus Program
(File No. CK. 7312-1)

RECOMMENDATION:

- 1) that the minimum requirement for participating employees in the Eco Pass Program be reduced from ten to three; and
- 2) that the City Solicitor be directed to amend the Eco Pass Program Agreement to reflect a minimum of three participating employees.

City Council, at its meeting held on April 12, 2010, received a report on the implementation of an Employee Eco Pass Program for the City of Saskatoon and resolved, in part, that the Administration report back to the Administration and Finance Committee in early 2011 regarding the success of the program.

In this regard, your Committee supports the attached report of the General Manager, Utility Services Department dated February 14, 2011, recommending a lower minimum participation requirement.

4. Earth Hour – March 26, 2011
(File No. CK. 375-4)

- RECOMMENDATION:**
- 1) that the City of Saskatoon participate in Earth Hour; and
 - 2) that free transit services be offered the evening of March 26, 2011, commencing at 6:00 p.m. until approximately 1:00 a.m., to further support the City's climate protection initiatives.

Your Committee has considered and supports the attached report of the General Manager, Utility Services Department dated February 18, 2011, recommending participation in Earth Hour on March 26, 2011.

5. 2011 Goals and Objectives
Saskatoon Environmental Advisory Council
(File No. CK. 175-9)

RECOMMENDATION: that the information be received.

Attached is a report of the Saskatoon Environmental Advisory Committee dated February 10, 2011, setting out the Committee's goals and objectives for 2011. Your Committee has reviewed and supports the report with clarification that the Advisory Committee's reference to focusing on supporting the implementation of an Office of Sustainability in 2011 is following Council approval.

6. Proposal to Amend animal control Bylaw No. 7860
Annual Licence for Pigeons and Space Requirement for Pigeons
(File No. CK. 151-2)

- RECOMMENDATION:**
- 1) that Bylaw No. 7860, The Animal Control Bylaw, be amended to require owners of a pigeon loft to obtain a license for the loft and that the fee for this license be set at the license rate set for spayed or neutered cats, which is currently \$16;
 - 2) that Bylaw No. 7860, The Animal Control Bylaw, be amended to require that pigeon lofts provide at least two square feet of floor space for each pigeon housed therein; and
 - 3) that the City Solicitor be requested to prepare the necessary bylaw amendments.

At the City Council meeting held on August 18, 2010, Clause 5, Report No. 11-2010 of the Administration and Finance committee was considered. City Council resolved, in part, that the Advisory Committee on Animal Control report further following the Administrative review of additional issues raised regarding pigeon lofts, namely: (a) sanitation and odour control; (b) possible limit to number of young birds in a loft; and (c) a proposal for an annual license fee.

In this regard, the Administration convened a discussion group to review issues and discuss pigeon management in general. The attached report of the General Manager, Corporate Services Department dated February 1, 2011 to the Advisory Committee on Animal Control summarizes the discussion and recommends that Animal Control Bylaw No. 7860 be amended to:

- 1) require owners of a pigeon loft to obtain a license for the loft and that the fee for this license be set at the license rate set for spayed or neutered cats, which is currently \$16; and
- 2) require that pigeon lofts provide at least two square feet of floor space for each pigeon housed therein.

Following a review of the above-referenced administrative report, the Advisory Committee on Animal Control reported to your Committee with a recommendation that Animal Control Bylaw No. 7860 be amended to require that pigeon lofts provide at least two square feet of floor space for each pigeon housed therein. The Advisory Committee on Animal Control did not support the recommendation requiring owners of a pigeon loft to obtain an annual license fee for a loft.

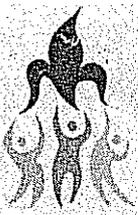
In response to the report of the Advisory Committee on Animal Control, your Committee received and considered the attached communications:

- Letter received February 24, 2011, from Ken King, a concerned pigeon keeper in the City;
- Letter dated February 25, 2011, from Dean W. Mario, Co-owner, Frill Crest Lofts; and
- Letter received February 25, 2011, from Dean Potapinski and Elan Strueby

Your Committee has reviewed this matter and supports the inclusion of both the licensing requirement and the floor space allocation requirement as part of the amendments to Animal Control Bylaw No. 7860, as it relates to pigeons.

Respectfully submitted,

Councillor D. Hill, A/Chair



Fédération des Francophones de Saskatoon

Le Rendez-vous francophone

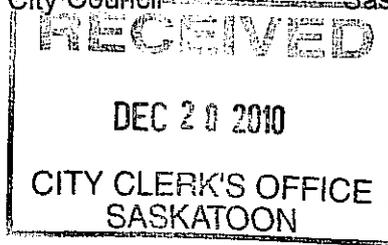
308 4e avenue nord • Saskatoon • Saskatchewan • S7K 2L7
306.653.7440 • ffs@shaw.ca • www.francosaskatoon.ca

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His Worship the Mayor and Members of City Council
City of Saskatoon
222 3rd Ave. North
Saskatoon, Saskatchewan
S7K 0J5



The Fédération des Francophones de Saskatoon, in the name of francophone community, organizes the celebration of the Saint Jean Baptist every year. This celebration represents the pride of the francophone people and is considered the national day of the Francophones of Canada. Part of the celebration consists in the fireworks, which is very similar to the fireworks of Canada Day.

While organizing this festival, we became aware of the new bylaw requiring that all fireworks must be approved by the Council of the City of Saskatoon prior to be approved by the fire and protective department, except on four definite dates which are: Canada day, New Year's Eve, Victoria Day and Labour Day.

As this celebration is a national day for the francophone throughout Canada, we would like the Council to consider the requests listed below:

1. That the permission be granted to the Fédération des Francophones de Saskatoon to hold traditional fireworks on the day chosen by the Saskatoon francophone community for the celebration of the St Jean Baptist for the year 2011, on or around the 24th of June 2011.
2. That the bylaw be amended to add the celebration of the Saint Jean-Baptist, on the day chosen by the francophone community of Saskatoon, on or around the 24th of June of each year, on the list of celebrations pre-approved by the Council, as an acknowledgement of the national day of the francophone Canadians.

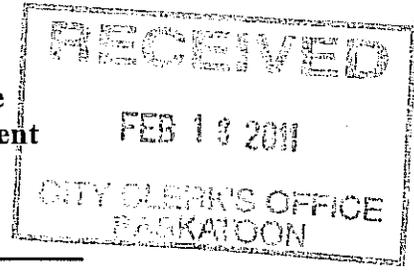
Respectfully submitted,

Françoise Kartha
President

CC
Véronique Eberhart
Executive Director

Le français rayonne pour tous!

TO: Secretary, Administration and Finance Committee
FROM: A/General Manager, Corporate Services Department
DATE: February 18, 2011
SUBJECT: 2011 Tag Days
FILE NO: CS. 200-1



RECOMMENDATION: that the Administration and Finance Committee recommend to City Council that the applications for the 2011 Tag Days be approved.

REPORT

All organizations requesting 2011 Tag Days meet the requirements stipulated in the regulations governing Tag Days Policy No. 02-010, and have submitted applications and received approvals by City Council in previous years.

The following is a list of applications received for 2011 Tag Days:

<u>ORGANIZATION</u>	<u>DATE(S) REQUESTED</u>
1. AIDS Saskatoon Inc.	June 25, 2011
2. Kiwanis Club of Saskatoon	Sept. 24, 2011
3. Canadian Cystic Fibrosis Foundations Shinerama Saskatoon	Sept. 22, 2011
4. Royal Canadian Legion & Anavets Poppy Campaign Fund	Oct. 29, 2011
5. 107 and 702 Royal Canadian Air Cadet Squadrons	Apr. 2 & Oct. 1, 2011
6. Navy League of Canada – Saskatoon Branch	Apr. 9 & Sept. 10, 2011
7. 328 and 2293 Royal Canadian Army Cadets	Apr. 30, 2011
8. Saskatoon Lions Band	May 14, 2011
9. Raise a Reader – <u>The StarPhoenix</u>	Sept. 28, 2011
10. Saskatoon Firefighters – Boot Drive	May 28, 2011
11. Special Olympics Saskatchewan – Saskatoon	May 7, 2011
12. Saskatoon Lions Clubs	Nov. 19, 2011

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

Written by: Joy Bunes, Manager, Meter Reading, Tax Collections & General Licensing

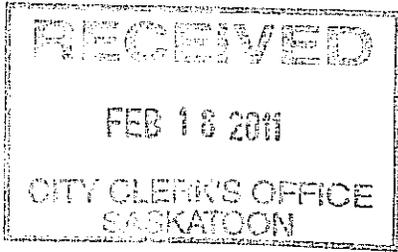
Reviewed by: *[Signature]*

Shelley Sutherland, City Treasurer

Approved by: 
Kerry Tarasoff, General Manager
Corporate Services Department
Dated: Feb 18/11

11 Tag Days.doc
copy: City Manager

TO: Secretary, Administration and Finance Committee
FROM: General Manager, Utility Services Department
DATE: February 14, 2011
SUBJECT: Saskatoon Transit – Eco Pass Program
FILE NO: WT 7312-1



RECOMMENDATION: that the Administration and Finance Committee recommend to City Council:

- 1) that the minimum requirement for participating employees be reduced from ten to three; and,
- 2) that the City Solicitor be directed to amend the Eco Pass Program Agreement to reflect a minimum of three participating employees.

BACKGROUND

During its July 21, 2010 meeting, City Council adopted the following recommendation:

- “1) that City Council approve the Saskatoon Transit Eco Pass Program Agreement as a template for external agencies; and,
- 2) that the City Solicitor be requested to amend Bylaw No. 8370, The Transit Fares Bylaw, 2004.”

During its April 12, 2010 meeting, the Administration and Finance Committee resolved, in part:

- “4) that Administration report back to the Administration and Finance Committee in early 2011 regarding the success of the program.”

REPORT

Since September 2010, Saskatoon Transit has been working with businesses to develop the Eco Pass Program. At this time, three employers are participating in the program and several others are considering the program. The following table summarizes participation in the Eco Pass Program to date:

Employer	Total Participants	Eco Pass Product
City of Saskatoon*	62	Annual Eco Pass
	7	Seasonal Eco Pass
	50	Monthly Eco Pass
Hilton Garden Inn	33	Annual Eco Pass
Saskatoon Health Region	48	Annual Eco Pass
Sheraton Cavalier	26	Annual Eco Pass

*The Civic Eco Pass is currently the only program that provides an option for length of term. This provision will be reverted in the future to reflect an annual pass only option similar to what's offered to outside agencies.

The Administration is witnessing a growing interest from small businesses that would like to offer the Eco Pass to their employees, but cannot meet the minimum requirement of ten participants.

The Administration contacted representatives from other transit systems with established Eco Pass Programs to determine what criteria they used for minimum number of participating employees. The following is the minimum criteria for other transit systems across Canada:

- Winnipeg and Regina have no minimum.
- Ottawa and Vancouver have a minimum requirement of 25, and they do not deviate from the minimum.
- Calgary and Edmonton have a minimum of ten and while they stand by those criteria, they allow multiple businesses to submit joint applications.

The majority of the small businesses that have inquired, and do not meet the minimum criteria, are located downtown. With over 20,000 people working downtown and a significant number of these employees working in small business, the Administration is recommending moving the minimum requirement from ten to three. The Eco Pass Program has been slow to build momentum, and it is the feeling of the Administration that this change will help the initiative gain momentum and benefit small businesses at the same time. The Downtown Partnership has been consulted and supports a lower minimum participation requirement.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The Administration anticipates a positive outcome and impact associated with amending the criteria for participation in the Eco Pass Program and will report back to the Administration and Finance Committee in December 2012.

PUBLIC COMMUNICATION PLAN

Administration will issue a Public Service Announcement highlighting the recent program update.

ENVIRONMENTAL IMPACT

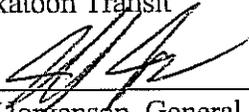
There are no environmental and/or greenhouse gas implications.

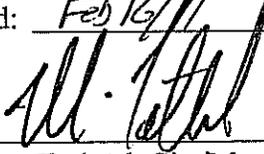
PUBLIC NOTICE

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

Written by: Russell Dixon, Special Projects Coordinator
Saskatoon Transit

Reviewed by: Mitch Riabko, Manager
Saskatoon Transit

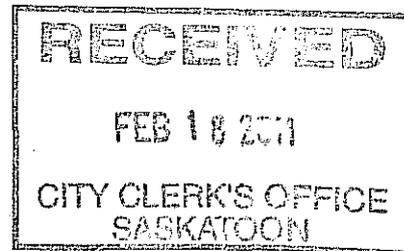
Approved by: 
Jeff Jorgenson, General Manager
Utility Services Department
Dated: Feb 16/11

Approved by: 
Murray Totland, City Manager
Dated: Feb 18/11

ecopassprogramrequirements

375-4
4

TO: Secretary, Administration and Finance Committee
FROM: General Manager, Utility Services Department
DATE: February 18, 2011
SUBJECT: Earth Hour – March 26, 2011
FILE NO. CK. 375-4 and WT-205-5



RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the City of Saskatoon participate in Earth Hour; and,
- 2) that free transit service be offered the evening of March 26, 2011, commencing at 6:00 p.m. until approximately 1:00 a.m., to further support the City's climate protection initiatives.

BACKGROUND

The Energy and Greenhouse Gas Management Plan, adopted by Council in November 2007, identifies "Build an Energy Aware Community" as a priority and key method for achieving greenhouse gas emissions reductions. Support and promotion of Earth Hour will assist in achieving this objective.

REPORT

On Saturday, March 26, 2011 at 8:30 p.m., cities across Canada and around the world will turn off their lights for Earth Hour; a World Wildlife Fund initiated event to raise awareness about climate change and symbolize that by working together people around the world can make a difference in the fight against climate change. Earth Hour has grown from a single event in Sydney, Australia in 2007, to a global phenomenon that will occur across six continents in 2011. The City of Saskatoon first participated in this environmental initiative in 2008. Last year, over 10 million adult Canadians participated in 300 cities and towns, and a record 1.3 billion people participated worldwide.

Vancouver, Edmonton, Toronto, Niagara Falls, Ottawa, Montreal, and Halifax are the Canadian flagship cities commemorating Earth Hour 2011. Dozens of others Canadian communities, as well as businesses and individuals, will also be participating. In Saskatoon, a number of organizations including TCU Place, SIAST, the Saskatoon Health Region, the Meewasin Valley Authority, Saskatoon Public Schools, Greater Saskatoon Catholic Schools, and the Saskatchewan Waste Reduction Council have already confirmed their participation. Pending approval, the University of Saskatchewan and Innovation Place will also be participating.

Last year, Administration partnered with the Saskatchewan Environmental Society (SES) to engage the business community and encourage participation in Earth Hour. Two hundred and sixty-five businesses signed up and committed to participating. For 2011, Administration has pursued this partnership again and will be supporting SES's engagement with the business

community and its plan for meetings with the Chamber of Commerce, the Downtown Partnership and building owners and operators in the downtown core.

Although most City facilities will be closed during Earth Hour, some of those that are open will participate in this event. The Mendel Art Gallery is planning to close at 8:30 p.m., 30 minutes earlier than usual. All of the exterior lights at City Hall and most of the interior lights will be turned off. Facilities Branch intends to have staff available to turn off the lights for this event in key areas. Prairie Wind on River Landing will be shut off. Decorative lighting on the Traffic Bridge has been turned off in previous years, however this year the switch to turn off the lighting is inaccessible due to safety closures.

To further support the event, Saskatoon Transit intends to offer free transit service starting at 6:00 p.m. on Saturday, March 26.

The Communications Branch is working with Environmental Services to ensure all civic staff are aware of the event through email notices and posters at civic facilities. A media release and some advertising will also be done, both within corporate facilities and through external media, utilizing this opportunity to build on Goal #1 of the Energy and Greenhouse Gas Management Plan, "Build an Energy Aware Community".

This project will require effort on the part of many City of Saskatoon employees and community groups but allows us to leverage national and international publicity that will help raise awareness of energy use.

OPTIONS

- Option 1: The City of Saskatoon participates in Earth Hour and provides free transit service on the evening of March 26, 2011, commencing at 6:00 p.m. until approximately 1:00 a.m., to further support the City's climate protection initiatives. (RECOMMENDED)
- Option 2: The City of Saskatoon participates in Earth Hour but does not offer free transit service.
- Option 3: The City of Saskatoon chooses not to take part in this initiative.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There will be some overtime cost incurred as staff will be brought in to manually turn lights off and then on again at facilities with photo cells. This cost is estimated to be \$420 and would be covered by existing operating budgets.

If free transit service is offered starting at 6:00 p.m., Saskatoon Transit will lose potential revenue from cash fares during the approximate 7-hour period. The estimated \$2,000 - \$3,000 of lost revenue would be accommodated through Saskatoon Transit's promotion budget.

ENVIRONMENTAL IMPACT

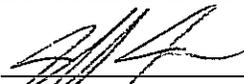
The event will reduce electricity use and therefore greenhouse gas emissions, albeit for a short period of time. To estimate the electricity reduction in Saskatoon from Earth Hour activities, Saskatoon Light & Power records the Utility's electrical demand for Earth Hour, as well as the Saturday evening one week prior to Earth Hour. In 2010, the drop in power was 1.5%. In 2009, the drop was 1.2%.

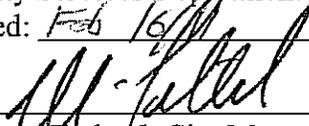
PUBLIC NOTICE

Public notice pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

Written by: Meagan Hinthier, Environmental Coordinator
Environmental Services Branch

Reviewed by: Brenda Wallace, Branch Manager
Environmental Services Branch

Approved by: 
Jeff Jorgenson, General Manager
Utility Services Department
Dated: Feb 16/11

Approved by: 
Murray Totland, City Manager
Dated: Feb 18/11

ADVISORY COMMITTEE REPORT

TO: Administration and Finance Committee
FROM: Saskatoon Environmental Advisory Committee
DATE: February 10, 2011
SUBJECT: 2011 Goals and Objectives
FILE NO.: CK. 175-9

RECOMMENDATION: that this report be received as information and submitted to City Council.

BACKGROUND:

The Saskatoon Environmental Advisory Committee's mandate is to provide to Council, advice on environmental implications of City undertakings and identify environmental issues of potential relevance to the City. With this in mind, the Committee undertakes an annual session on Goals and Objectives for the next year, and this report outlines the issues selected as a focus for 2011.

REPORT:

A Task Group of Committee members held discussions on the issues for focus in 2011. The draft of issues was submitted to the Committee for review. Discussion by the committee focused on the desire to ensure that a number of outstanding issues be given attention in addition to a number of new general issues. The general issues that the Committee will continue to monitor and advise upon in 2011:

- Support implementation of an Office of Sustainability.
- Support implementation of a Water Conservation policy.
- Support and advise on the implementation of the Greenhouse Gas Management Plan.
- Support and advise on policies regarding Alternative Transportation (pedestrian, cycling, and public transit).
- Support implementation of an urban infill and neighbourhood density policy.
- Support implementation of all reports and policies that remain outstanding.
- Inquiries from City Council are always welcomed and appreciated.

CONCLUDING COMMENTS:

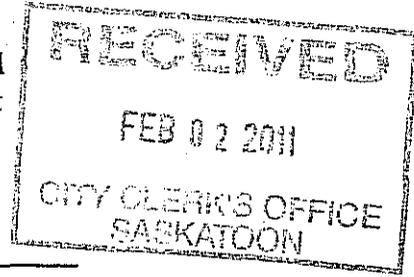
The Committee appreciates referrals from City Council on all matters relating to the Environment, and would encourage that this continue as we move into interesting and challenging times ahead. The Committee is committed to ensuring that Saskatoon remains a leader on environmental initiatives.

Written by: Dr. Sean Shaw

Approved by: 

Dr. Sean Shaw, Chair
Saskatoon Environmental Advisory Committee
Dated: February 10, 2011

TO: Secretary, Advisory Committee on Animal Control
FROM: General Manager, Corporate Services Department
DATE: February 1, 2011
SUBJECT: Proposal to Amend Animal Control Bylaw 7860
 Location of Pigeon Lofts or Flight Pens
FILE NO: CS. 151-6



RECOMMENDATION: that the following report be forwarded to the Administration and Finance Committee recommending to City Council:

- 1) that Bylaw No. 7860, The Animal Control Bylaw, be amended to require owners of a pigeon loft to obtain a license for the loft and that the fee for this license be set at the license rate set for spayed or neutered cats, which is currently \$16;
- 2) that Bylaw No. 7860, The Animal Control Bylaw, be amended to require that pigeon lofts provide at least two square feet of floor space for each pigeon housed therein; and,
- 3) that the City Solicitor be instructed to make the proposed amendments to the bylaw.

BACKGROUND

At its meeting held on August 18, 2010, when dealing with Clause 5, Report No. 11-2010 of the Administration and Finance Committee, City Council resolved:

- "1) that Section 20(1) of The Animal Control Bylaw No. 7860 regarding the location of a pigeon loft or flight pen on a property in the City, be referred to the City Solicitor to report back with a proposal for an amendment to this Section to remove the word "built" and to provide an appropriate distance from the property line on the site where the loft or flight pen is located, rather than "twenty (20) feet from any school, church, dwelling or premises used for human habitation or occupancy"; and
- 2) that the Advisory Committee on Animal Control report further following the Administrative review of the additional issues raised regarding pigeon lofts, namely; (a) sanitation and odour control, (b) possible limit to number of young birds in a loft, and (c) a proposal for an annual license fee."

REPORT

The first recommendation above was the subject of a separate report of the City Solicitor's Office. This report deals solely with the second recommendation.

Over the last 20 years, there have been four convictions under The Animal Control Bylaw regarding the control and regulation of pigeons. Animal Control staff estimate that they have received approximately 13 complaints relating to pigeons in the past six years and, with the recent media attention over problems associated with pigeons, three calls were received from individuals that had experienced pigeon-related problems in the past who did not feel their concerns had been addressed satisfactorily.

A discussion group was convened that consisted of representatives of Animal Services, Planning and Development Branch, Saskatoon Animal Control Agency, Saskatoon SPCA, and Saskatoon pigeon clubs joined by Ms. Elan Strueby to reflect the view of non-pigeon owners. The group reviewed the issues above and discussed pigeon management in general.

Sanitation and Odour Control

On this issue, the Animal Control Bylaw currently provides the following sections:

- 20(4) The inside of a loft shall be disinfected at least twice each year, and at such other times as may be directed by an Animal Control Officer to standards satisfactory to an Animal Control Officer.
- 20(5) All lofts and flight pens shall be cleaned regularly of all excrement and refuse and shall be kept in a sanitary condition satisfactory to an Animal Control Officer.
- 20(6) Every person who keeps pigeons shall allow an Animal Control Officer at any time, to inspect the loft or flight pen in which such pigeons are housed and shall obey all lawful directives regarding same.
- 20(7) It shall be an offence for any person to fail to obey forthwith any lawful directive of an Animal Control Officer.

While possible amendments to add clarity and establish further process for enforcement were discussed, prosecution under the Bylaw sections as listed above have been successful. Therefore, it is not believed that the Court requires further clarification as to the standards of cleanliness or degree of unsanitary conditions necessary for a conviction.

Possible Limit to Number of Young Birds in a Loft

The discussion group agreed that it is often difficult for anyone other than experienced pigeon owners to differentiate between young pigeons and mature pigeons. This observation is supported through information provided by other jurisdictions where a bylaw distinguishes between birds by age. Similar to issues with dogs and cats, problems associated with owned pigeons arise from the approach of the owner and not the number of pets owned. Adding a differentiation based on the age of the pigeon only complicates the enforcement effort and does little to address the root cause.

Annual License Fee Proposal

Varied opinions existed among the discussion group members regarding the concept of requiring that all pigeon owners obtain a pigeon loft license. Those opposed to this idea suggest:

- The very few issues that have arisen do not warrant a licensing requirement.
- Revenue generated through licensing of pigeon lofts would not offset the cost of administering a licensing requirement.
- Licensing would offer no value to the many "hobby" pigeon owners who have only a small number of pigeons that are not allowed out.

While few issues with pigeons have arisen in the past, the investigation and bylaw enforcement has required efforts of Animal Control staff. Animal licensing revenue is intended as an offset of enforcement costs. The capacity to administer the licensing of pigeon lofts exists within the current animal licensing process. Finally, experience has shown that, as with in-door cats, incidents do occur where these types of animals do inadvertently become at-large and must be handled through the Animal Services' Animal Control and Pound resources.

Two primary reasons were put forward in support of licensing.

1. The requirement to obtain a license would recognize that allowing owned pigeons in the City requires bylaw enforcement resources. Licensing of pigeon lofts would hold pigeon owners to the same standard as dog and cat owner.
2. Identification of loft locations throughout the City would assist enforcement efforts.

Other Jurisdictions

Edmonton currently charges \$14 for such a permit, while some cities, such as Regina, require a permit but there is no charge with it. Your Administration would recommend the license fee be set at \$16 which is the annual rate for a spayed/neutered cat. Failure to obtain a pigeon loft license would result in the same consequences as those for failing to license a dog or cat, a \$250 fine.

Other Discussion

'Owned' Pigeons Perched on Property Other than the Owners

The most challenging issue that arose in the discussions was that of pigeons perching on property other than that of the owner. Bylaw 7860 states:

19. The owner of a pigeon shall not permit the pigeon to perch or linger on the property of any person, except that of the owner.

The challenge for Animal Control staff is in determining if the pigeons perching on a complainant's property are feral(wild) or owned, and if owned, by whom. Feral pigeons are

considered pests and the responsibility and cost of dealing with them is the responsibility of a property owner. The onus is on a complainant to produce evidence to demonstrate that those pigeons creating a problem are owned. This evidence may include photos or video of pigeons perching on the complainant's property and leaving or returning to a loft. This approach has been established by the judicial system as the standard required and successful convictions have been obtained when the matter has gone to court.

A number of options were discussed with the objective of making pigeon ownership identification easier. These included the possibility of trapping pigeons or banding owned pigeons. Trapping was not considered viable as it may not yield evidence that will assist in a prosecution. Banding was also rejected for several reasons, including the difficulty in having bands that are visible from a distance.

Floor Space Allocation

The Canadian Pigeon Fanciers Association has put forward a number of recommendations for bylaws, many of which are already in our bylaw in some form. One element that may add value to the existing bylaw in Saskatoon is a requirement that there be at least two square feet of floor space in any loft for each mature pigeon kept therein. This space requirement would assist in the proper maintenance of pigeons in that it would prevent overcrowding and mitigate potential associated issues such as feces accumulation, noise and inadequate care. It is recommended that this standard be adopted for each pigeon owned regardless of age.

OPTIONS

Summary of Potential Changes

1. Implementation of a license requirement for pigeon lofts.
2. Adoption of a space requirement of two square feet of floor space in a loft for each pigeon housed therein.

With regard to a potential licensing requirement, the Advisory Committee on Animal Control may choose to:

1. Recommend a requirement whereby the owners of a pigeon loft are required to obtain a license for the loft and the fee for this license is set to follow the license rate set for spayed or neutered cats, which is currently \$16. This would establish that pigeon owners, like dog and cat owners, are contributing to the cost of having bylaw enforcement resources available to address issues related to their pets. It would also assist enforcement efforts by identifying loft locations throughout the City. As well, it would provide at least some revenue to offset the administration required.
2. Recommend a requirement whereby the owners of a pigeon loft are required to obtain a license for the loft, but there is no fee for this license. This would assist enforcement efforts by identifying loft locations throughout the City. However, enforcement would be required with no offsetting revenue.
3. Maintain the status quo with pigeon loft licensing not required in any format.

With regard to the possibility of establishing a space requirement, the Advisory Committee on Animal Control may choose to:

1. Recommend the bylaw be amended to require two square feet of floor space in a loft for each pigeon housed therein. This would implement a standard similar to that recommended by the national pigeon body for Canada.
2. Recommend the status quo, with no loft space requirement.

FINANCIAL IMPLICATIONS

The revenue from licensing the approximately 15 pigeon lofts would be \$240, and would be allocated to offset the cost of providing enforcement related to the Animal Control Bylaw. Capacity exists within the process currently in place to administer other animal licensing to provide this licensing function.

STAKEHOLDER INVOLVEMENT

The discussion group represents the interests of pigeon owners, non-pigeon owners, the Saskatoon SPCA, and relevant City branches, including the agency engaged through Animal Services to carry out enforcement of the Animal Control Bylaw.

PUBLIC COMMUNICATION PLAN

The Communication Plan is the same as that employed with similar bylaw changes in the past:

1. Issue a Public Service Announcement (PSA) to announce any bylaw changes to the general public. News reports of the bylaw changes are the best method of disseminating such information.
2. Support the PSA with an announcement on the City's webpage.
3. Support the PSA with an announcement of the bylaw changes on the Animal Services website. This announcement would also provide more in-depth information.

ENVIRONMENTAL IMPLICATIONS

There are no expected environmental implications from any bylaw changes.

PUBLIC NOTICE

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

Written by: James Wilke, Animal Services Program Coordinator

Reviewed by: Shelley Sutherland
Shelley Sutherland, City Treasurer

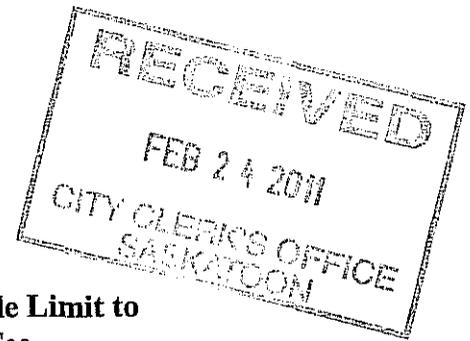
Approved by: M. Belandier

Marlys Bilanski, General Manager
Corporate Services Department
Dated: Feb 2/11

ACAC Pigeons Feb 1-11.doc
copy: City Manager

151-2

ADVISORY COMMITTEE REPORT



TO: Administration and Finance Committee
FROM: Advisory Committee on Animal Control
DATE: February 24, 2011
SUBJECT: Proposal to Amend the Animal Control Bylaw – Possible Limit to
Number of Birds and Proposal for an Annual License Fee
FILE NO.: CK. 151-2

RECOMMENDATION: that this report be submitted to City Council with the following recommendations:

- 1) that Bylaw No. 7860, The Animal Control Bylaw, be amended to require that pigeon lofts provide at least two square feet of floor space for each pigeon housed therein; and,
- 2) that the City Solicitor be instructed to make the proposed amendments to the bylaw.

BACKGROUND:

At its meeting held on August 18, 2010, when dealing with Clause 5, Report No. 11-2010 of the Administration and Finance Committee, City Council resolved:

- “1) that Section 20(1) of The Animal Control Bylaw No. 7860 regarding the location of a pigeon loft or flight pen on a property in the City, be referred to the City Solicitor to report back with a proposal for an amendment to this Section to remove the word “built” and to provide an appropriate distance from the property line on the site where the loft or flight pen is located, rather than “twenty (20) feet from any school, church, dwelling or premises used for human habitation or occupancy”; and
- 2) that the Advisory Committee on Animal Control report further following the Administrative review of the additional issues raised regarding pigeon lofts, namely; (a) sanitation and odour control, (b) possible limit to number of young birds in a loft, and (c) a proposal for an annual license fee.”

REPORT:

The Advisory Committee on Animal Control considered the report of the General Manager, Corporate Services Department, dated February 1, 2011 at its meeting held on February 24, 2011.

The Committee discussed the recommendations in the report and supported the recommendation governing the floor space required for each pigeon housed within a loft.

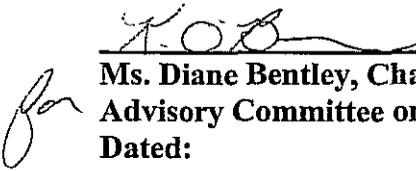
The Committee, however, did not support the recommendation requiring owners of a pigeon loft to obtain an annual license for the loft in the amount of \$16.00.

ATTACHMENTS:

1. Report of the General Manager, Corporate Services Department dated February 1, 2011.

Written by: Ms. Diane Bentley, Chair

Approved by:



Ms. Diane Bentley, Chair
Advisory Committee on Animal Control
Dated:

FEB 24 2011

CITY CLERK'S OFFICE
SASKATOON

Secretary, Administration and Finance Committee;

I am writing Re Proposed Amendments to the Animal Control Bylaw pertaining to Pigeons.

At the Animal Control Committee meeting dated Feb 24, 2011, the Committee agreed, passed a proposal in the report that recommendation governing the floor space required for each pigeon house with in a loft..

The wording in the report was taken from the booklet Homing Pigeons Perception VS Reality..

There shall be at least two square feet of floor space in any loft for each pigeon housed therein.

We have pigeon club members that are not happy with this amendment. The comment is that if we follow the by-law as it was written originally, it should not matter how many pigeon we keep. We keep going back to the original report .

I quote parts of the report. Pigeon Keeping and Racing Pigeons.

" In reviewing this matter, Administration considered the history of issues with owned pigeons in Saskatoon, the effectiveness of the existing Animal Control Bylaw in addressing issues associated with owned pigeons in Saskatoon and the approach to owned pigeons issues employed in other major prairie jurisdictions.

"Over the last 20 years, there have been four convictions under the Animal Control Bylaw with respect to the control and regulation of pigeons."As of now possible (5)

The objective of these bylaws is to have more responsible pet owners, not more convictions.

"Retain and enforce the Animal Control Bylaw as it is."

"Your Administration believes that maintain the Animal Control Bylaw with the current provisions to address issues arising from owned pigeons is prudent."

I am not sure the 20 ft rule new wording, is on the table for this meeting, if it is , our understanding is the stages to go through to accomplish the 20 ft rule is far too complicated to administrate. Also it will be costly for the city and especially for any new pigeon keepers building a loft or using a present structure small than 100 sq feet.

Instead of speaking, I would like to be at the meeting, to answer any possible questions.

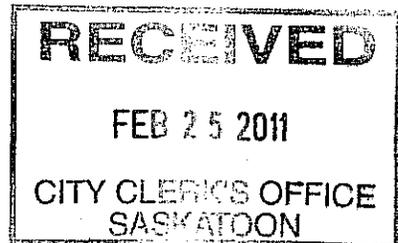
If I need to request to be a speaker at the meeting, then that's what I want to do.

Ken King

A concerned pigeon keeper in the city of Saskatoon

Trill Crest Lofts

933 DUDLEY STREET • SASKATOON, SASKATCHEWAN S7M 1K6



25 February 2011

The Mayor and City Council
Administration and Finance Committee
c/o The Secretary, Administration and Finance Committee
The City Clerk's Office, City Hall
222-3rd Avenue North
Saskatoon, SK
S7K 0J5

Dear Committee Members:

re Proposal To Amend The Animal Control Bylaw 7860: Possible
Limit to Number of Birds and Proposal For An Annual License
Fee (File No. CK 151-2)

Once again I find myself having to respond to suspect and flawed recommendations from the Animal Services Programme Co-ordinator and the Advisory Committee on Animal Control regarding the above proposals.

Unfortunately, despite the assurances provided to me by Ms. Marlene Hall, Deputy City Clerk from 15 and 23 November 2010 who suggested that any report related to the above would be provided to me by the Animal Services Programme Co-ordinator (see the attached emails with my italics underlined), no report was forthcoming. An email notice from Ms. Kathy O'Brien dated 24 February 2011 at 2:35pm arrived yesterday. I would have appreciated prior notice of a supposed report dated 1 February 2011 so that I could have responded before the Advisory Committee on Animal Control but that too was not accorded to me either. Failing to provide me with adequate and timely information at the eleventh hour is unfair and limits my ability as a citizen of Saskatoon to be able to respond in a responsible manner.

Given my family's long-standing ownership of racing/homing pigeons over some six decades, I have been involved in these discussions since the initial proposals and participation of 17 May 2010. I would have appreciated the opportunity to present my views and suggestions before the Advisory Committee on Animal Control so that this entire issue could be, once and for all, dismissed as being too trivial and time-consuming for all concerned.

I certainly find that the recommendation to amend Bylaw 7860, The Animal Control Bylaw requiring that "...pigeon lofts provide at least two square feet of floor space for each pigeon housed therein" is puzzling, illogical, unnecessary, and unsatisfactory. I don't know why these recommendations were even made and considered for recommendation.

When discussions on this very issue arose at the second meeting I attended with other pigeon-owners, the Animal Services Programme Co-ordinator et al., and the other pigeon-owners, dismissed the proposal as

being unnecessary, impractical, and unfair. Hence my utter surprise at the idea now being recommended for Bylaw 7860.

Responsible pigeon-owners are fully aware as to how many pigeons they can adequately maintain and control. Over-crowding is not an issue. Numbers of pigeons owned at any given time may often fluctuate according to the breeding and racing season (when homing/racing pigeons are involved), and "over-wintering". Furthermore I have never heard of anyone in Saskatoon, nor do I suspect has the Animal Services Programme Co-ordinator or the S.P.C.A. "hoarding" pigeons, so I wonder why this recommendation was even considered.

I proposed that a floor-space designation was unacceptable, but rather pigeon lofts should have an adequate number of perches to allow for proper roosting (especially at night). Apparently my proposal fell on deaf ears but it would have made much more sense than requiring a subjective floor-space requirement (and given my many years of pigeon-keeping and practical experience).

The recommendation of a subjective provision to provide "at least two square feet of floor space" for each mature pigeon has been proposed in the Canadian Racing Pigeon Union Inc.'s "Model By-Law" within its Homing Pigeons: Perception vs. Reality booklet [Section 2 (B)]. However, as the C.R.P.U. itself admits, not all pigeon-owners subscribe to these recommendations. They are simply suggested guidelines, open to interpretation and, as I have attached, base these guidelines subject "to individual qualification" based upon his or her practical experience. Pigeon-owners were invited for several consultations and I do not know why these suggestions were ignored by members of the City Administration. Members of the Administration, the S.P.C.A, the Saskatoon Animal Control Agency, and the members of the Advisory Committee on Animal Control have little, if any, experience in the raising of homing or fancy pigeons yet they seem to have dismissed much of what qualified, experienced pigeon-owners have proposed. I do not understand this aversion to listen to common sense and obstinance.

I am especially puzzled by these recommendations for they certainly contradict the findings of the Animal Services Programme Co-ordinator in his report to City Council dated 17 June 2010. I have attached the report for Committee Members with my italics underlined.

Despite what the Animal Services Programme Co-ordinator stated in June 2010, he now has recommended there now be a limitation on the number of birds owned by a pigeon fancier. He stated previously that the number of pigeons owned was rarely an issue in the past (p.2), and added that the "...numbers of pigeons owned was not considered a problem" (pp.2-3). What has changed between June 2010 and February 2011?

Surely by advocating these recommendations related to floor space, a limit of pigeons will subsequently occur. He also stated that problems surrounding pigeons has more to do with irresponsible pigeon ownership and "...do not relate to the number of pigeons owned" (p.3).

The Animal Services Programme Co-ordinator then surmised that:

Limiting the numbers of pigeons will not necessarily lead to more responsible pigeon ownership. However, doing so may adversely affect responsible pet owners who own and maintain a larger number of pigeons. (p.3)

He then concluded by noting that "pigeon counting" would be "difficult" (p.4), and would "...draw Animal Control Officers away from other enforcement efforts" (p.4). He also maintained, as pigeon-owners have done throughout this entire issue of pigeon-keeping in the city, that the Animal Control Bylaw 7860:

...has proven effective and the benefit from adding a limit on the number of pigeons a residence can possess is outweighed by extra burden it would add on existing enforcement resources. (p.4)

It seems that there is a gross inconsistency with the preceding recommendations and the current ones proposed.

Finally, what is to become of existing lofts and pigeons should this recommendation pass successfully and be placed within Bylaw 7860? What will be the outcome of pigeon-owners who now have more than the required number of pigeons?

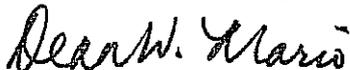
Pigeons, especially homing or racing pigeons, are not like dogs and cats. They cannot be "adopted" by another pigeon-owner because they will return to their original loft. Keeping healthy, vigorous racing pigeons which have been allowed outside to fly, train, and race and then to force them to be "locked up" is both inhumane and cruel. Why should any animal be subjected to a subjective bureaucratic whim which belies common sense?

If pigeons cannot be sold or given away, what is to become of them? I will not, under any circumstances, kill my racing/homing pigeons because of some ill-thought recommendation. That will be the only logical alternative if this recommendation passes. I am wondering why the S.P.C.A. would not have pointed out some of these drawbacks to this proposal.

I would recommend that Committee Members not pass this unfair and impractical recommendation to Bylaw No. 7860. Passage would invite tragic consequences which are unnecessary and unfair. It is time that this entire "pigeon issue" be laid to rest. In my opinion it has cost taxpayers too much money and has wasted too much time and valuable city and public resources.

Thank you.

Sincerely yours,



Dean W. Mario
Co-owner, Frillcrest Lofts

RE: Advisory Committee on Animal Control Meeting - November 25

From: **Hall, Marlene (Clerks)** (Marlene.Hall@Saskatoon.ca) 
Sent: November 23, 2010 8:22:26 AM
To: 'dean mario'
Cc: O'Brien, Kathy (Clerks) (Kathy.O'Brien@Saskatoon.ca); Wilke, James (CS - Treasurers) (James.Wilke@Saskatoon.ca)

Good to know Dean, we can call you next time to ensure you have received the documents. We hope to provide them by e-mail, to maximize your response time, but if you prefer hard copies, we can send by courier. I do not know how much prior to the meeting this will be – it depends on when we get the report in our office. However, my understanding is that James Wilke was planning to e-mail the report to everyone prior to submission to the Committee. -- Marlene

From: dean mario
Sent: November 22, 2010 5:12 PM
To: Hall, Marlene (Clerks)
Cc: Ken King
Subject: RE: Advisory Committee on Animal Control Meeting - November 25

Good afternoon and thanks for the reply. I was about to email you to inform you that I had not received the agenda, nor the report from the Administration, on either Thursday or Friday of last week. I was hoping that it might come today via courier or Canada Post. I had thought that you forgot about me!!!!

Because I don't have access to email 24/7, I must rely upon the hard copies that you send out as my computer time is limited to my constraints with my schedule. Therefore, even though I might get the agenda etc. via this method, I may not have enough time to reply because I may not get it as soon as I might like. Presumably hard copies are distributed in any event simply because not everyone has a computer.

No, I did not receive any notification other than this.

Thank you for letting me know.

Regards, Dean M.

From: Marlene.Hall@Saskatoon.ca
To:
Date: Thu, 18 Nov 2010 15:42:37 -0600
Subject: FW: Advisory Committee on Animal Control Meeting - November 25

Hi Dean, just to confirm that your letter will not be on the agenda for ACAC for November 25th, as the pigeon item will not be there. Administration has delayed this report for further consideration, and we

expect it will be in our office in time for the January 27th meeting. Kathy might have notified you already. – Marlene

From: Hall, Marlene (Clerks)
Sent: November 15, 2010 10:40 AM
To: 'dean mario'
Cc: Wilke, James (CS - Treasurers); O'Brien, Kathy (Clerks); Diane Bentley
Subject: Advisory Committee on Animal Control Meeting - November 25

Hi Dean, I am in receipt of your letter indicating you do not have time to respond to the report on pigeon controls, in that you would need to have your letter in today. When an item is going to appear on the agenda, you have until the day of the meeting to request to speak, and/or provide your feedback to the Committee. It would be helpful if you have a lengthy submission to provide it on Wednesday, November 24th and I will scan and send by e-mail to Committee members so they have time to read the letter before the meeting. Otherwise you have until 10:00 a.m., Thursday, November 25th not today.

I understand that the Animal Services Coordinator will be providing you with a copy of the report going to the Committee, as he will include you in the e-mail being sent to the discussion group that was meeting on this subject. The Committee will review your request to postpone discussions on November 25, and make its decision at the meeting. You should have at least one week to respond to the report, providing it gets out to you early this week. Hope this clarifies the process for you.

I am sending a Request to Speak Form should you wish to use it on November 25th – just complete and hand to the Secretary at the meeting. – Marlene

Marlene Hall, Deputy City Clerk
City Clerk's Office
City Hall - 222 - 3rd Avenue North
Saskatoon, SK S7K 0J5
Tel. (306) 975-3240 Fax (306) 975-2784
e-mail: marlene.hall@saskatoon.ca



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HOMING PIGEONS

PERCEPTION vs REALITY



APPENDIX: MODEL BY-LAW

INTRODUCTION

The following "Model By-law" has been prepared by the Avian Assistance Council under the auspices of, and with the assistance of, the Canadian Racing Pigeon Union. Neither the Avian Assistance Council or the Canadian Racing Pigeon Union assume any responsibility or liability with regard to accomplishing particular objectives for a specific pigeon fancier through the use of the form suggested in this model by-law. Further, no form should be relied upon without qualification. Each provision appearing in the form should be carefully considered in connection with the circumstances of the particular pigeon fancier and the community he resides in. Other provisions should be included if required by law.

The ultimate responsibility for the preparation of the by-law rests with the Municipality, a member of CRPU-CPFA will be pleased to discuss with the Municipality particular situations and offer practical suggestions for consideration in preparing the proposed by-law.

When a by-law is passed, it should create a balance between the needs of the fancier and the concerns of the public. The CRPU-CPFA believes that the standards and the enforcement provisions in the proposed by-law are reasonable and necessary for an impartial, balanced by-law. To propose a by-law with weak or no enforcement provisions will invite outright rejection by local government staff, or unreasonable enforcement provisions. We believe that it is our advantage to prevent the keeping of pigeons in unsanitary conditions by unscrupulous fanciers who fail to maintain adequate controls. The proposed by-law should accomplish this without unreasonably interfering with the keeping of pigeons by conscientious fanciers.

TO: Secretary, Advisory Committee on Animal Control
FROM: General Manager, Corporate Services Department
DATE: June 15, 2010
SUBJECT: Communications to Council

From: Elan Strueby and Dean Potapinski
Date: April 23, 2010
Subject: Neighbouring Pigeon Loft
and
Communications to Council

From: D. W. Mario and M. Mario, Owners
Frill Crest Lofts
Date: May 17, 2010
Subject: Pigeon Keeping and Racing
and
Communications to Council

From: Dean Potapinski
Date: May 19, 2010
Subject: Pigeon Keeping and Racing

FILE NO: CS 151-6

RECOMMENDATION: that this report be forwarded to City Council, through the Administration and Finance Committee, as information.

BACKGROUND

City Council, at its meeting held on May 10, 2010, considered a letter from Elan Strueby and Dean Potapinski dated April 23, 2010, (Attachment 1) regarding the number of pigeons allowed to be maintained on a residential property. The matter was referred to the Administration for a report to the Advisory Committee on Animal Control.

A communication dated May 17, 2010, from D. W. Mario and M. Mario on pigeon keeping and racing, was forwarded to the Administration for a report to the Advisory Committee on Animal Control. The communication was also placed on City Council's May 25, 2010, agenda for its information. (Attachment 2.)

On June 14, 2010, City Council received a communication, for its information, from Dean Potapinski, dated May 19, 2010, regarding pigeon keeping and racing. (Attachment 3.)

REPORT

In reviewing this matter, Administration considered the history of issues with owned pigeons in Saskatoon, the effectiveness of the existing Animal Control Bylaw in addressing issues associated with owned pigeons in Saskatoon and the approach to owned pigeons issues employed in other major prairie jurisdictions.

Over the last 20 years, there have been four convictions under The Animal Control Bylaw with

respect to the control and regulation of pigeons. Animal Control staff does not recall an issue arising before now regarding the number of pigeons that can be owned at a residence in Saskatoon.

In their letter to City Council, D. W. Mario and M. Mario, Saskatoon residents whose family has owned and maintained pigeons since 1948, indicate that in 62 years they "have only received a few minor complaints which have been rectified to the satisfaction of all involved. No formal or official complaints have ever been brought to our attention." The letter continues on to state the view that the existing Bylaw addresses issues stemming from the actions, or inactions, of irresponsible pigeon owners and that a limit on the number of pigeons owned is not necessary.

The issues that may arise from owned pigeons in Saskatoon include perching on property of someone other than that of the pigeon owner, unsanitary and unsightly conditions due to failure to regularly clean pigeon lofts, and lofts that are in disrepair or lofts positioned too closely to neighbouring dwellings.

With respect to these issues, the Animal Control Bylaw (Bylaw 7860) Sections 19, 20, and 21 state:

- The owner of a pigeon shall not permit the pigeon to perch or linger on the property of any person, except that of the owner.
- No loft or flight pen shall be built closer than twenty feet from any school, church, dwelling or premises used for human habitation or occupancy, other than the premises occupied by the owner of such loft or flight pen.
- A loft shall be constructed so as to be dry, airy and bright inside and shall have adequate ventilation having regard to the number of pigeons kept therein.
- A loft shall be kept in a reasonable state of repair.
- The inside of a loft shall be disinfected at least twice each year, and at such other times as may be directed by an Animal Protection Officer to standards satisfactory to an Animal Protection Officer.
- All lofts and flight pens shall be cleaned regularly of all excrement and refuse and shall be kept in a sanitary condition satisfactory to an Animal Protection Officer.
- Every person who keeps pigeons shall allow an Animal Protection Officer at any time, to inspect the loft or flight pen in which such pigeons are housed and shall obey all lawful directives regarding same.
- It shall be an offence for any person to fail to obey forthwith any lawful directive of an Animal Protection Officer.

Fines for violations of the above sections of the Animal Control Bylaw start at \$50 for the first offense and rise to \$250 with the third and subsequent offenses.

Below is a review of the approaches employed by major jurisdictions in the prairie region of Canada. Although the approaches appear somewhat diverse, a common opinion came from managers from Regina, Calgary, and Edmonton. The numbers of pigeons owned was not

considered a problem. As has been the experience in Saskatoon, problems, which were infrequent, related to the actions of owners such as the failure to clean lofts, allowing pigeons to roost on other people's property etc.

In Regina, the bylaw outlines that a minimum area be available per owned pigeon and the limit was placed on the number of owned pigeons per residence primarily to limit the size of loft. While Edmonton Administration were not certain as to why the limit had been put in place originally, they found the pigeon fanciers tended to police themselves and issues did not often advance to the City. The experience in Calgary has been limited problems with owned pigeons and those that did arise related to owners allowing their pigeons to roost on property other than their own or not cleaning their loft.

	Owned pigeons and pigeon lofts allowed	Number of pigeons that can be owned and housed	Permit/License required
Regina	Yes	50 adults	Yes
Calgary	Yes*	No limit	No
Edmonton	Yes	75	Yes
Winnipeg	Yes	150 adults	Yes
Saskatoon	Yes	No limit	No

*Must be member of pigeon racing club.

Your Administration believes that the problems that may arise are due to irresponsible pigeon ownership and do not relate to the number of pigeons owned. The Animal Control Bylaw addresses these issues and provides the legal mechanism to remedy these situations.

Limiting the numbers of pigeons will not necessarily lead to more responsible pigeon ownership. However, doing so may adversely affect responsible pet owners who own and maintain a larger number of pigeons.

OPTIONS

1. Introduce a limit on the number of owned pigeons that a Saskatoon residence can possess.
 - a) The advantage of this option is that it establishes a top-end limit that may curtail the extent of problems created by a pigeon owner who is not abiding by other aspects of the Animal Control Bylaw such as preventing the pigeons from

perching on property other than that of the pigeon owner or not maintaining pigeon lofts properly.

- b) The disadvantage is that undertaking pigeon counts is difficult and time consuming. It would draw Animal Control Officers away from other enforcement efforts and may reduce responsiveness to issues such as a dangerous dog running at-large.

2. Retain and enforce the Animal Control Bylaw as it is.

- a) It is the Administration's opinion the Bylaw includes provisions that effectively address the issues that arise from pigeon ownership, including pigeons perching on property other than that of the owner or not maintaining pigeon lofts properly.
- b) There have not been a significant number of issues with pigeons in Saskatoon and none that Administration is aware of that could not be dealt with effectively through the existing bylaw.

Your Administration believes that maintaining the Animal Control Bylaw with the current provisions to address issues arising from owned pigeons is prudent. It has proven effective and the benefit from adding a limit on the number of pigeons a residence can possess is outweighed by extra burden it would add on existing enforcement resources.

PUBLIC NOTICE

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

ATTACHMENTS

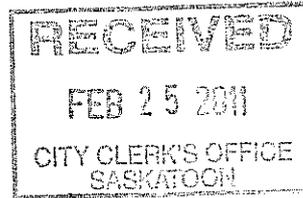
1. Communication dated April 23, 2010, from Elan Strueby and Dean Potapinski.
2. Communication dated May 17, 2010, from D. W. Mario and M. Mario.
3. Communication dated May 19, 2010 from Dean Potapinski.

Written by: James Wilke, Animal Services Program Co-ordinator

Reviewed by: Shelley Sutherland
Shelley Sutherland, City Treasurer

Approved by: for Marlys Bilanski
Marlys Bilanski, General Manager
Corporate Services Department

Dated: June 17 / 10



Mayor, Councilors and Attendees.

Unfortunately we are unable to attend the meeting however we wish to communicate our support for the recommendation put forward.

We strongly urge you to support the recommendation that a minimum of 2 square feet of floor space be provided for each pigeon housed. This recommendation will help to specifically address irresponsible pigeon ownership by providing guidelines for what is an appropriate environment to raise pigeons in. It will also help to manage the noise and odor that is associated with keeping pigeons while being easily enforceable by animal control officers. This recommendation, as put forth, is the standard established by recognized national pigeon unions and associations.

We were disappointed that the recommendation for the licensing of pigeon lofts, and a fee for doing so, was removed. It seems reasonable that owners of pigeon lofts contribute to paying for the resources they use, just as cat and dog owners do. As well, it would provide an opportunity for pigeon owners in the city to be educated on the City of Saskatoon bylaws. The licensing fee would help to identify the location of pigeon lofts in the city thereby assisting animal control with future complaints. We also feel the \$16 fee is reasonable as it is in line with existing licensing fees.

We hope you will consider returning this item to the list of recommendations put forward to city council.

Simply put we believe these recommendations are reasonable.

Thank you.

Sincerely,

Dean Potapinski & Elan Strueby

His Worship the Mayor and City Council
The City of Saskatoon

REPORT
of the
AUDIT COMMITTEE

Composition of Committee

Councillor B. Dubois, Chair
Councillor R. Donauer
Councillor C. Clark
Councillor M. Neault
Councillor M. Loewen

1. Summary of In Camera Audit Report – TCU Place Accounts Payable System
(File No. CK. 1600-5)

RECOMMENDATION: that the information be received.

A process has been developed for release of summary reports on in camera audits that have been completed during the year. These one-page audit reports for in camera audits are released once the Executive Committee has completed its review of the audit report.

Attached is a one-page summary of the in camera Audit of the TCU Place Accounts Payable System, which was completed in 2010 and which was recently reviewed and received by the Executive Committee.

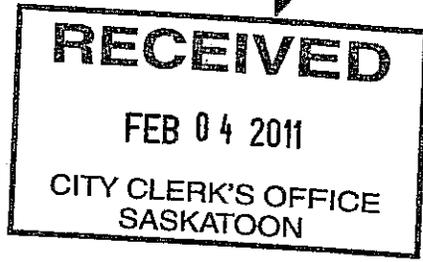
It should be noted that all audit reports that have been reviewed by City Council, including the summary reports, are available on the City's website under "A" for Audit Reports.

Respectfully submitted,

Councillor B. Dubois, Chair

1600-5

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January 3, 2011

City of Saskatoon – City Clerk’s Office
Attention: Secretary – Audit Committee
222-3rd Avenue North
Saskatoon, Saskatchewan S7K 0J5

Audit Report – TCU Place Accounts Payable System

At its meeting on November 18, 2009, the Audit Committee approved the addition of an audit of TCU Place’s Accounts Payable System to the Corporate Audit Plan. This financial system had not been subject to internal audit in the past.

TCU Place uses Accpac software for its financial records and accounts payable processing. This system has been in use for several years and was recently upgraded. In 2009, approximately 1,500 payments were issued totaling \$13.5 million. Major cheque runs occur once per month; minor cheque runs occur as needed throughout the month.

The overall objective of the audit was to determine whether adequate systems, practices and controls are in place to minimize the likelihood and/or impact of the following risks:

- Duplicate payments to vendors.
- Paying the wrong vendors or paying the wrong amount to vendors.
- Paying for goods and/or services that were not received.
- Theft, fraud and misappropriation.
- Late payment charges and/or lost early payment discounts.

At the request of the Board of Directors of TCU Place, the audit also included an evaluation of TCU Place’s delegation of spending authorities and contract management practices.

Management is currently working on implementation of the recommendations.

Respectfully submitted,

Nicole Garman, CA, CIA
Garman, Weimer & Associates Ltd.
(306) 373-7611

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

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 and Designate City-Owned Property
Parcel A, Plan 102036057 (125 Willis Crescent) and
Parcel C, Plan 102036057 (157 Cornish Road)
Stonebridge Neighbourhood
(Files CK. 4215-1, LA. 4131-17 and PL. 951-89)**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Parcel A, Plan 102036057 (125 Willis Crescent) in the City of Saskatoon through a Request For Proposal process for entry-level and affordable home ownership using prices and selection criteria as identified in the report of the General Manager, Community Services Department dated January 31, 2011;
 - 2) that the Land Branch Manager be authorized to sell Parcel C, Plan 102036057 (157 Cornish Road) to the highest bidder through a Public Tender process for market housing, with reserve bid prices as outlined in the report of the General Manager, Community Services Department dated January 31, 2011, plus applicable taxes;

- 3) that if Parcel A, Plan 102036057 is not sold through the Request For Proposal process and Parcel C, Plan 102036057 is not sold through the Public Tender 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 January 31, 2011 for each parcel;
- 4) that if Parcel A, Plan 102036057 is not sold within two years from the initial offering, it be offered for sale by Public Tender for market housing; and
- 5) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sales by Request For Proposal and Public Tender.

Attached is the report of the General Manager, Community Services Department dated January 31, 2011 regarding the above proposed sale and development controls for two land parcels in the Stonebridge neighbourhood as shown on Attachment 1 of the report. The Administration is also recommending the pre-designation of one of the parcels for entry-level and affordable housing opportunities.

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

**2. Request to Sell City-owned Property
Various Properties within the South West Industrial Area
(Files CK. 4215-1 and LA. 4217-011-1)**

- RECOMMENDATION:**
- 1) that the Land Bank Manager be authorized to sell 12 properties within the South West Industrial Area through a Public Tender process, with reserve bids plus applicable taxes, as outlined in the report of the General Manager, Community Services Department dated January 28, 2011;

- 2) that if the properties 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 of these properties.

Attached is the report of the General Manager, Community Services Department dated January 28, 2011 with respect to the proposed sale of various properties within the South West Industrial Area.

Your Committee has reviewed the report with the Administration and supports the sale of these properties, as outlined in the above report and the above recommendations.

3. Lot Sales Policy
(Files CK. 4214-0 and LA. 4214-0)

- RECOMMENDATION:** that the Lot Allocation Policy be amended to provide the Administration with the authority to extend, at its discretion, the Three Year Time Frame to Build Requirement for an Eligible Contractor should all of the following conditions be satisfied:
- a) that the Eligible Contractor has no more than one lot purchased from the City in violation of the Three Year Time Frame to Build Requirement;
 - b) that the Eligible Contractor has purchased at least one single family residential lot from the City in the 12 months preceding from the date of violation of the requirement; and
 - c) that the Eligible Contractor submit a written request for the extension, providing sufficient explanation and supporting documentation identifying the reason for the request and indicating the proposed steps to complete construction, including a completion date that shall not exceed 12 months from the date of request.

Report No. 1-2011
Land Bank Committee
Monday, March 7, 2011
Page 4

Attached is the report of the General Manager, Community Services Department dated January 31, 2011, with respect to proposed amendments to the Lot Sales Policy.

Your Committee has reviewed the report with the Administration and supports the proposed amendments, as outlined in the above recommendations.

Respectfully submitted,

Councillor D. Hill, A/Chair

TO: Secretary, Land Bank Committee
FROM: General Manager, Community Services Department
DATE: January 31, 2011
SUBJECT: Request to Sell and Designate City-Owned Property:
 Parcel A, Plan 102036057, (125 Willis Crescent),
 Parcel C, Plan 102036057, (157 Cornish Road),
 Stonebridge Neighbourhood;
FILE NO: CK. 4215-1, LA.4131-17 and PL.951-89

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the Land Branch Manager be authorized to sell Parcel A, Plan 102036057 (125 Willis Crescent) in the City of Saskatoon through a Request For Proposal (RFP) process for entry-level and affordable home ownership using prices and selection criteria as identified in this report;
- 2) that the Land Branch Manager be authorized to sell Parcel C, Plan 102036057 (157 Cornish Road) to the highest bidder through a Public Tender process for market housing, with reserve bid prices as outlined in this report, plus applicable taxes;
- 3) that if Parcel A, Plan 102036057 is not sold through the Request For Proposal process and Parcel C, Plan 102036057 is not sold through the Public Tender 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 this report for each parcel;
- 4) that if Parcel A, Plan 102036057 is not sold within two years from the initial offering, it be offered for sale by Public Tender for market housing; and
- 5) that His Worship the Mayor and the City Clerk be authorized to execute the necessary documentation to complete the sales by Request For Proposal and Public Tender.

BACKGROUND

In September of 2007 the Community Services Department submitted a report to City Council requesting an amendment to the Stonebridge Neighbourhood Concept Plan to create a six acre

multiple unit residential development parcel on land previously intended for district park purposes. The main purpose for the creation of this development site was to mitigate the costs of Stonebridge park development and the impact on the Parks and Recreation Levy. Reducing the size of the district park and increasing the saleable frontage in the neighbourhood was identified as a viable option to accomplish this goal. In addition, the net proceeds from the sale of the land would be used to offset the Stonebridge park development costs.

City Council at its meeting held September 17, 2007, resolved in part:

“that the Land Manager be instructed to undertake the necessary steps to create the proposed six acre parcel and provide the required reports regarding purchase price and method of sale at the appropriate time;”

The pre-designation of land for entry-level housing has been a business component of the City's Housing Business Plan since 2008. To date, Council has pre-designated two sites for entry-level housing. The first site, located at 1015 Patrick Crescent in Willowgrove, was un-designated by Council after a year and a half of trying to find a suitable developer willing to purchase the land. This site has since been sold to a local builder who intends to develop entry-level and affordable housing. The second site, located at 310 Hampton Circle in Hampton Village, has been successfully sold to a builder who is scheduled to begin construction of 60 entry-level townhouses in the spring of 2011.

The City began pre-designating land for affordable ownership housing in 2010 with a site at 55 Borden Crescent which has resulted in a successful development that is almost sold out. The proposed 2011 Housing Business Plan is recommending the pre-designation of sites for affordable ownership housing in all new neighbourhoods.

On April 12, 2010, Council approved the Annual Report on the Housing Business Plan which identified this site on Willis Crescent for pre-designation for either entry-level homeownership or rental housing. A private developer has since been approved by Council for incentives under the Rental Rebate Program to construct 125 purpose built rental housing units on the adjacent site located at 211 Willis Crescent. This negates the need to pre-designate this site for more rental housing. This site was created to be an appropriate size for an entry-level or affordable housing development.

REPORT

The purpose of this report is to establish prices, sales terms and conditions, and development controls for two land parcels in the Stonebridge neighbourhood as shown on Attachment 1. The pre-designation of one of the parcels for entry-level and affordable housing opportunities is also being recommended.

Site Description

The Administration is recommending that Parcel A, Plan 102036057 located at 125 Willis

Crescent, be pre-designated for a mixed development including entry-level and up to 20 percent affordable ownership housing or an exclusively entry-level development. This 2.36 acre site is located in the Stonebridge neighbourhood. It is adjacent to park space and future multi-family housing and is located in close proximity to shopping and transit. There are plans in place for possible elementary schools in the neighbourhood making it a good location for young families.

Parcel C, Plan 102036057 located at 157 Cornish Road (3.66 acres) is proposed to be sold under the typical Public Tender process as market housing. Both sites are zoned M2 Community Institutional District, which will allow apartment style and townhouse development including three storey stacked townhouses.

Servicing and grading of the sites is underway and it is expected that these sites will be ready for construction in the summer of 2011. It is proposed that Parcel A, Plan 102036057 be offered for sale through an RFP process prior to the completion of servicing. This will allow time for the preparation and evaluation of proposals to be completed over the next few months. Parcel C, Plan 102036057 will be offered by typical Public Tender process when servicing is completed this summer.

Pricing

The Administration recommends that the price for these sites be based on a unit price of \$695,000 per acre. This price has been established based on the 2010 direct and offsite servicing levies and takes into account the size and configuration of the site, the amenities in the area including the proximity of the site to the park and commercial areas, the zoning and a comparative analysis of institutional parcel pricing in the Saskatoon market. Recommended pricing for these two sites are as follows:

Parcel A, Plan 102036057	2.36 acres	Reserve Bid Price: \$1,641,000 plus applicable taxes
Parcel C, Plan 102036057	3.66 acres	Reserve Bid Price: \$2,544,000 plus applicable taxes

Request for Proposal Process

It is recommended that Parcel A, Plan 102036057 (125 Willis Crescent) be sold by Request for Proposal with a fixed price instead of a Public Tender process with a reserve bid price. Fixing the price will ensure that the City of Saskatoon receives fair compensation for the land and will also provide the builder with an opportunity to purchase the land without having to compete for it through the Public Tender process.

A Request for Proposal call will be issued and sent to residential builders and housing providers and will be advertised in The StarPhoenix a minimum of two Saturdays prior to the closing date and will also be posted on the Land Branch's website. Proponents will be provided with information about the site, the fixed price for the land, and will be requested to provide details about their proposed development. The proposals will be reviewed and awarded by the Administration based on the evaluation criteria outlined below:

- Provides a mix of entry-level and some affordable ownership housing (up to 20 percent affordable);
- Provides the highest ratio of entry-level or affordable units versus higher priced units;
- Provides the highest overall dwelling unit density;
- Provides developer-sponsored incentives to assist home buyers;
- Attains the highest level of architectural merit (must meet the architectural controls as a minimum);
- Provides the highest standard with respect to energy conservation and reduced operating costs (must meet Energy Star requirements at a minimum);
- Provides sufficient amenity space for residents consistent with a family-oriented development;
- Provides the highest number of units meeting accessibility standards;
- Meets all requirements of the Zoning Bylaw without the need for special appeals or waivers; and
- Stated intention to meet the delivery timeline requirement – construction of the units must be completed (possession of Occupancy Permit) within 24 months of approved application.

Architectural Controls

Architectural Controls have been established for multi-family housing that applies to City-owned sites in all areas of the city. At a minimum, proponents will be required to meet the approved Architectural Controls for Multiple Unit Dwelling Districts.

Once the successful proposal has been selected through the RFP or Public Tender process, a period of eight weeks will be granted to provide more detailed plans for architectural review. The proponent will then have a total of 10 additional weeks to make any necessary changes to the plans in order to gain architectural plan approval. Once this review has satisfactorily been completed, the sale process will commence.

Development Controls

Parcel A, Plan 102036057 (125 Willis Crescent)

Development controls will not be necessary on this site. The entry-level and affordable housing built on this site could consist of ground-oriented townhousing, stacked townhousing or apartment style buildings.

Parcel C, Plan 102036057 (157 Cornish Road)

It is recommended that a development control be established for Parcel C to ensure that buildings fronting on Cornish Road compliment the single family homes across the street. The proposed control is as follows:

1. Buildings fronting Cornish Road shall be a maximum of two storeys in elevation.

This development control will complement the architectural controls to ensure that the size and style of housing on this site fits with the architectural flavour of the area.

OPTIONS

Parcel A, Plan 102036057 (125 Willis Crescent)

1. Proceed with Pre-designation as outlined in this report.
2. Decline to designate this site for entry-level housing and offer the site by Public Tender. In this case, the Administration would seek Council's advice to bring more opportunities for entry-level and affordable housing to the east side of Saskatoon.

Parcel C Plan 102036057 (157 Cornish Road)

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

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The proceeds from the sale of these parcels will be deposited into the Dedicated Lands account.

ENVIRONMENTAL IMPLICATIONS

The housing built on the Parcel A site must meet the Energy Star standards at a minimum resulting in ongoing savings of water, electricity and natural gas and reduce the ongoing cost of homeownership.

PUBLIC COMMUNICATION PLAN

Notice of the Request For Proposals and the Public Tender will be advertised in The StarPhoenix a minimum of two Saturdays prior to the closing date and will be posted on the City of Saskatoon Land Branch website.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan Showing the Location of the Subject Parcel in the Stonebridge Neighbourhood.
2. Plan Showing the overall Stonebridge Neighbourhood Concept plan

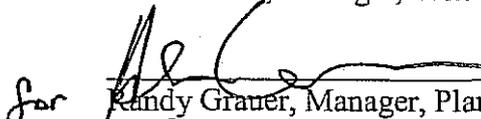
Written by: Frank Long, Land Bank Manager and Daryl Sexsmith Housing Analyst

Reviewed by:



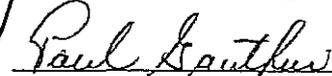
Rick Howse, Manager, Land Branch

Reviewed by:

for 

Randy Grauer, Manager, Planning and Development Branch

Approved by:



Paul Gauthier, General Manager
Community Services Department

Dated: February 3, 2011

Approved by:



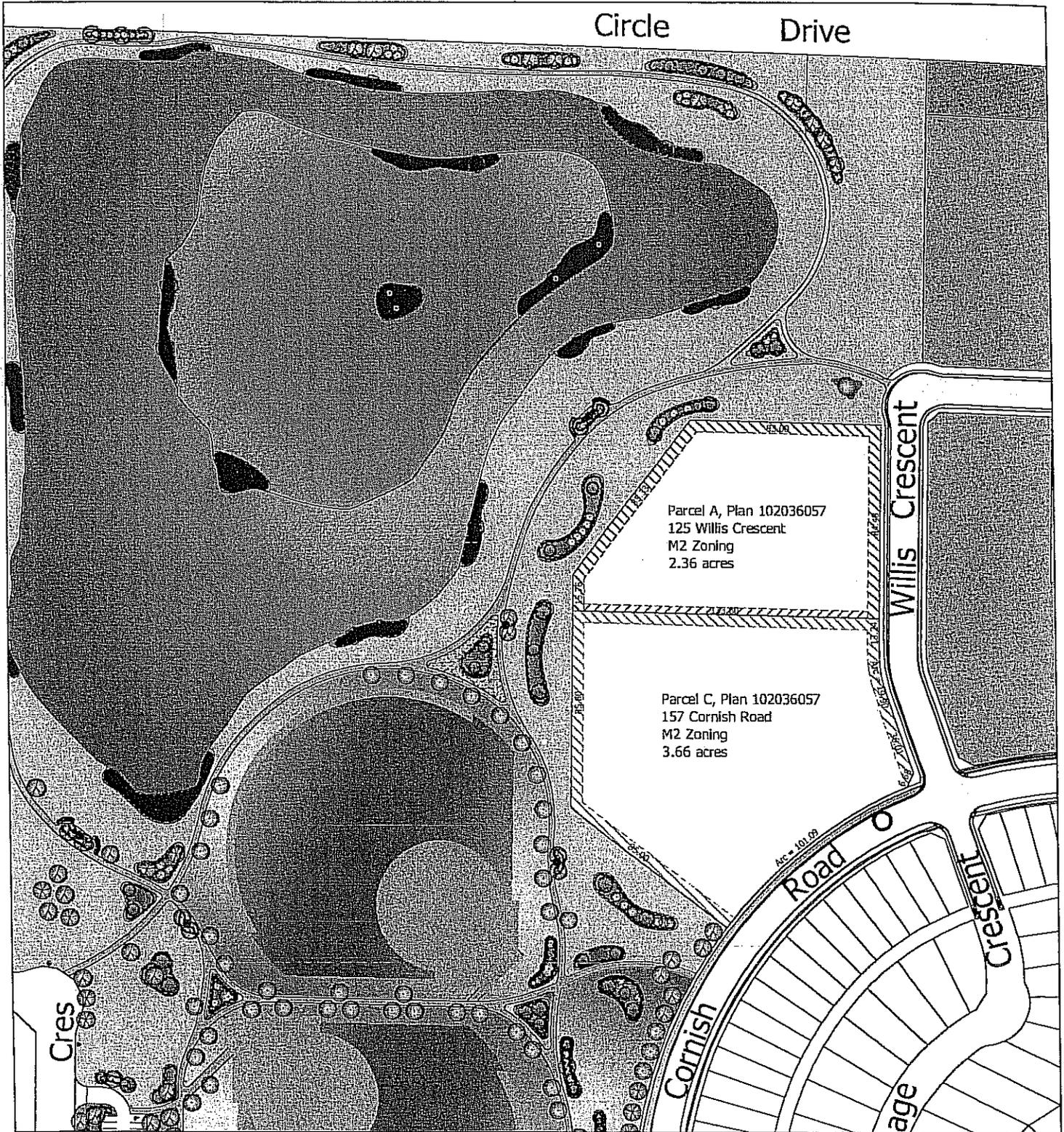
Murray Totland, City Manager

Dated: Feb 4/11

Parcel A and C, Plan 102036057

125 Willis Crescent, and 157 Cornish Road
Stonebridge

Attachment 1



Parcel A, Plan 102036057
125 Willis Crescent
M2 Zoning
2.36 acres

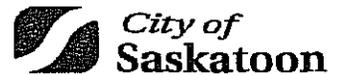
Parcel C, Plan 102036057
157 Cornish Road
M2 Zoning
3.66 acres



1 m = 3.28 ft

Drawing is not to Scale

- Easement 3m 
- Easement 5m 
- Proposed Bus Stop 



Community Services - Land Branch - February 2011

Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. The design for Peter Zawadzki Park is not finalized and subject to change. For verification please check with the appropriate authority. Do not scale.

CIRCLE DRIVE

PRESTON AVENUE

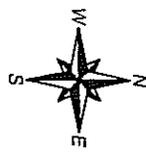
ALLIANCE CHURCH

STONEBRIDGE

HWY #11

LEGEND

-  Low Density Residential
-  Low Density Multi-Unit Residential (30 units / ha ±)
-  Low Density Multi-Unit Residential (30 units / ha ±) - semi-detached and/or street townhouses
-  Medium Density Residential (65 units / ha ±)
-  Mixed Use 1
-  Mixed Use 2 - High Density
-  Mixed Use 2 - Medium Density
-  Municipal Reserve
-  Buffer Strip
-  Possible Location for Residential Care Home



6.00 ac multi-family

2011

**City of
Saskatoon**

Community Services - Land Branch - October 2010
Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. The plan is not to scale.

TO: Secretary, Land Bank Committee
FROM: General Manager, Community Services Department
DATE: January 28, 2011
SUBJECT: Request to Sell City-owned Property
 Various Properties within the South West Industrial
FILE NO: CK. 4215-1 and LA. 4217-011-1

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the Land Bank Manager be authorized to sell 12 properties within the South West Industrial Area through a Public Tender process, with reserve bids plus applicable taxes, as outlined in this report;
- 2) that if the properties 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 of these properties.

BACKGROUND

The City of Saskatoon owns approximately 38 industrial sites totalling 57.34 acres within the South West Industrial Area. These sites are composed of lands which were purchased from the Crown Investment Corporation, from private owners, as well as an existing tax title property. The tax title property was originally offered for sale by public tender and subsequently offered for sale over-the-counter. It was removed from sale over-the-counter as a possible relocation site in connection with ongoing negotiations with the purchase of land owned and used by various private companies. It is proposed that this tax title property be re-priced and offered for sale by public tender. The net proceeds from the sale of a tax title property will be deposited in the City's Tax Title Account.

The Land Manager had previously indicated that a report and recommendation would be prepared for consideration by the Land Bank Committee to proceed to sell those lands at market value, which can be released for sale without the need for any re-configuration involving either re-subdivision or servicing alterations. The balance of the lands which require re-configuration total approximately 26 sites and will be the subject of further reports following the completion of the re-configuration process in 2011.

REPORT

The purpose of this report is to recommend pricing for 12 industrial sites zoned IL1 District within the South West Industrial Area. Except for the tax title property situated at 1323 Fletcher Road, the subject properties have never been offered for sale by the City previously. The sites range in size

from 0.451 acres to 2.065 acres and are scattered throughout this industrial area as indicated on Attachment 1. An examination of 2010 comparable sales in this area indicates a market value range from \$345,000 to \$400,000 per acre. These two properties adjusted downwards by 15 percent for size adjustment considerations, indicates an average current market value of land in this area of \$316,500. This represents a base comparable value for this area.

This base comparable value is then used for each of the 12 City-owned properties and adjusted for various value considerations such as; site size, ease and length of access to 11th Street, corner influence and a negative consideration for poor site configuration. Applying these factors yields a market value or suggested reserve bid price for each property as indicated in the following Chart 1 - South West Industrial Properties - Recommended Reserve Bid Price.

Chart 1 - South West Industrial Properties - Recommended Reserve Bid Price

Property Address	Site Area (Acres)	Reserve Bid Price	Less Expenses	Tax Title Proceeds	Net Property Realized Reserve Proceeds
1323 Fletcher Road	1.93	\$559,700	\$31,152	\$528,548	0
2403 Dudley Street	0.797	\$328,400	\$194,979	0	\$133,421
2415 Dudley Street	0.798	\$328,400	\$194,979	0	\$133,421
2414 Schuyler Street	0.762	\$301,500	\$168,080	0	\$133,420
2402 Schuyler Street	0.755	\$298,700	\$165,280	0	\$133,420
1383 Fletcher Road	1.942	\$706,800	\$148,795	0	\$558,005
2463 Dudley Street	1.68	\$558,300	\$128,720	0	\$429,580
2511 Dudley Street	0.525	\$199,400	\$40,225	0	\$159,175
2523 Dudley Street	0.451	\$164,200	\$34,555	0	\$129,645
2543 Dudley Street	0.724	\$252,100	\$55,475	0	\$196,625
115 McLeod Avenue	0.782	\$259,900	\$59,915	0	\$199,985
1502 Fletcher Road	2.065	\$751,600	\$158,220	0	\$593,380
Total	13.21	\$4,709,000	\$1,380,375	\$528,548	\$2,800,077

Note: Expenses column may include costs related to land acquisition, Environmental Site Assessment (ESA) Phase 2 Reports, Land Title Costs and Land Administration Fee.

At the time of purchase of 2403 Dudley Street, 2415 Dudley Street, 2414 Schuyler Street and 2402 Schuyler Street, the City agreed to provide the Seller (Maple Leaf Foods) with a Restrictive Covenant to prohibit the use of the lands for purposes of slaughtering processing, rendering, manufacturing, warehousing, or distributing poultry or pork or other forms of meat products, pasta, or bread products and all related and ancillary activities. This Restrictive Covenant has been registered on title.

The average value of the subject 12 properties is \$356,472 per acre. Within the Phase 2 portion of the Marquis Industrial Area on Wheeler Street, property value for city-owned property is approximately \$330,000 per acre under IL3 zoning, which is much more restrictive than IL1 industrial property in the South West Industrial Area. The value consideration of differing zoning restrictions accounts for the difference in value in this instance.

OPTIONS

An option would be to defer sale of the properties pending completion of the Circle Drive South River Crossing Project. Such deferral could result in more positive sales value, however given the recent comparable sales in this area, it appears that the market may already have responded to the increased favour this area should receive due to its proximity and access to improved transportation corridors.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The financial impacts are highlighted in Chart 1 above.

COMMUNICATIONS PLAN

Notice of the public tender will be advertised in The StarPhoenix a minimum of two Saturdays prior to close of the tenders, pursuant to City Council Policy No. C09-006 and will be posted on the City of Saskatoon Land Branch website.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

ATTACHMENTS

- I. Map Illustrating 12 City owned Properties in South West Industrial Area.

Written by: Rick Howse, Land Branch Manager

Approved by: Paul Gauthier
Paul Gauthier, General Manager
Community Services Department
Dated: February 7, 2011

Approved by: Murray Totland
Murray Totland, City Manager
Dated: Feb 9/11

12 City-Owned Properties - South West Industrial Area



Attachment 1



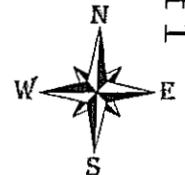
Community Services - Land Branch - January 2011
 Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. Do not scale.

12 City Owned Properties =



Civic Address =

1234



TO: Secretary, Land Bank Committee
FROM: General Manager, Community Services Department
DATE: January 31, 2011
SUBJECT: Lot Sales Policy
FILE NO: CK. 4214-0 and LA. 4214-0

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the Lot Allocation Policy be amended to provide the Administration with the authority to extend, at its discretion, the Three Year Time Frame to Build Requirement for an Eligible Contractor should all of the following conditions be satisfied;
 - i. that the Eligible Contractor has no more than one lot purchased from the City in violation of the Three Year Time Frame to Build Requirement;
 - ii. that the Eligible Contractor has purchased at least one single family residential lot from the City in the 12 months preceding from the date of violation of the requirement; and
 - iii. that the Eligible Contractor submit a written request for the extension, providing sufficient explanation and supporting documentation identifying the reason for the request and indicating the proposed steps to complete construction, including a completion date that shall not exceed 12 months from the date of request.

BACKGROUND

City Council at its meeting held on February 12, 2007, considered Clause 3, Report No 3-2007 of the Executive Committee and subsequently resolved:

“that the revised Lot Allocation Policy and terms of the Sale Agreement for residential lots be adopted, as outlined in Attachment No.1 of the Report of the Land Bank Committee dated January 23, 2007;”

At this time the revised policy included a provision requiring both individuals and eligible contractors to complete construction of the dwelling within two years of their possession of the property. Subsequent to this change, the Time Frame to Build Requirement was extended to three years by City Council at its meeting held on January 26, 2009. Violation of the requirement results

in temporary removal from the Eligible Contractor listing until the dwelling in violation has been rectified.

REPORT

In 2007 changes to the Lot Sales Policy were made to significantly address issues with land speculation and the resale of serviced residential lots. Changes included an implementation of a mortgage for Individual purchasers and a Time Frame to Build Requirement for all purchasers. The original time frame for building was two years, but subsequently increased to three years as a result of a change in economic conditions when the latter stages of 2008 and early 2009 realized a softening of the existing and new housing markets in Saskatoon. It had become increasingly difficult for purchasers to meet their obligation as financing became more difficult to obtain, existing homes were not selling as fast or at as high a price as expected and less purchasers entered into the market.

In 2010 the impact of the three year Time Frame to Build Requirement began to be realized as lots purchased in the very busy final six months of 2007 were coming due with many at risk of being in violation. These potential violations, which could cause temporary removal from the Eligible Contractor listing, became more important with the release of the first phase of the popular Evergreen neighbourhood.

To heighten the awareness of the importance of the Time Frame to Build Requirement, your Administration took on the task at the end of 2009 of distributing regular reminders to Contractors of their upcoming deadline. While the reminders have reduced the impact on impending deadlines, many still experienced difficulty attracting home buyers for various reasons. It was identified that some regular Contractors had been able to successfully meet their obligations with the exception of one lot.

To assist in alleviating this single violation occurrence, your Administration is recommending a change to the Lot Sales Policy which empowers the Administration to grant an extension of up to one year to those Eligible Contractors who have only one lot in violation. These Contractors must also have purchased at least one lot in the year preceding the date of violation and must submit a written explanation complete with supporting documentation, including an estimated completion date of no more than one year from the date of request. It is believed that the proposed Policy change will give all single lot purchasers sufficient opportunity to attract customers and complete the required build.

OPTIONS

The only other option would be to maintain the Lot Sales Policy as is.

POLICY IMPLICATIONS

Adoption of the recommendation will require amendments to the current Land Sales Policy.

FINANCIAL IMPLICATIONS

There is no financial impact.

STAKEHOLDER INVOLVEMENT

All Eligible Contractors have been notified by mail.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

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

ATTACHMENT

- 1. Lot Allocation Policy report to Land Bank Committee dated January 6, 2009.

Written by: Brian Casey, Finance and Sales Manager

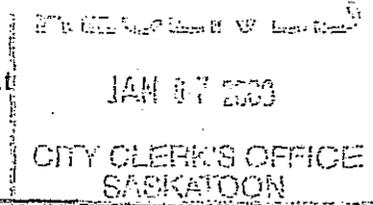
Reviewed by: *R. B. Howse*
 Rick Howse, Manager Land Branch

Approved by: *Paul Gauthier*
 Paul Gauthier, General Manager
 Community Services Department
 Dated: *February 3, 2011*

Approved by: *Murray Tofland*
 Murray Tofland, City Manager
 Dated: *Feb 4/11*

410-310

TO: Secretary, Land Bank Committee
 FROM: General Manager, Community Services Department
 DATE: January 6, 2009
 SUBJECT: Lot Allocation Policy
 FILE NO: LA 4214-0



RECOMMENDATION: that a report be submitted to City Council recommending:

“that the Lot Allocation Policy be amended by changing the two year build requirement to three years.”

BACKGROUND

At its meeting held on February 12, 2007, City Council considered Clause 3, Report No 3-2007 of the Executive Committee and subsequently resolved:

“that the revised Lot Allocation Policy and terms of the Sale Agreement for residential lots be adopted, as outlined in Attachment No.1 of the report of the Land Bank Committee dated January 23, 2007;”

At this time the revised policy included a provision requiring both individuals and eligible contractors to complete construction of the dwelling within two years of their possession of the property.

REPORT

Lot sales that occurred after the revision of the Lot Allocation Policy were bound by various conditions including the requirement that a home be constructed to the final completion stage within two years of the possession date. This condition applies to both individuals and Eligible Contractors. Contractors who do not meet this requirement risk removal from the City's Eligible Contractor listing while individuals are held accountable by way of a mortgage placed against the property. The mortgage was originally set at a value of \$10,000 with no monthly forgiveness. Individuals are also required to reside at the property for three years from the date of Title Transfer. The residency component of the mortgage is forgiven in equal instalments during the residency timeframe. At its April 21, 2008 meeting, City Council adopted the recommendation that the value of the mortgage be increased to \$50,000 and the length of the residency requirement be extended to four years. There was no change at this time to the build requirement. Both components of the Individuals requirement are independent of each other.

The revised policy was applied to lots sold since March 2007. The Land Branch recently identified 23 lots which may potentially surpass the two year construction requirement within the first six months of 2009. A visual inspection has shown the majority (21 lots) are considered occupied or are for sale and would be near this stage. With 85% of 2007 lot sales occurring in the final six

months of the year, the number of lots in jeopardy of not meeting the current build requirement is expected to increase.

When the two year build requirement was implemented as part of the Lot Allocation Policy, a significant part of the reason was to reduce speculators from holding vacant lots to a future date when land prices have increased and to prevent an established neighbourhood from having significant numbers of vacant lots within the area. The time frame of two years was identified as a more than reasonable length of time to complete a home.

Over the past several months both the existing and new housing market has softened. As a result purchasers of residential lots will likely have greater difficulty in satisfying the two year construction requirement. Individuals are finding it more difficult to sell their existing homes in order to finance the construction and complete the construction of the dwelling. Additionally, eligible contractors are now experiencing difficulties in commencing construction or completing dwellings as their customer base declines.

To alleviate or reduce the effect of the time frame, yet not eliminating the benefit of the guideline, an increase from two to three years for the build requirement is recommended. The additional year would provide each purchaser significant additional time to complete the home, to find potential buyers, or to locate further financing, depending on their individual situation. With Saskatoon's economic outlook remaining positive in the foreseeable future, an additional year is considered sufficient for this purpose.

OPTIONS

The only other option would be to maintain the two year time frame requirement within the current Lot Allocation Policy as is. This is not considered a viable option as it is expected that within the next 6-12 month period many of our customers will not have fully satisfied the two year time frame to build requirement.

POLICY IMPLICATIONS

Adoption of the recommendation will require amendments to current Land Sales Policies.

FINANCIAL IMPACT

There is no financial impact.

STAKEHOLDER INVOLVEMENT

All previous purchasers affected by the extension would be notified of such change by mail.

PUBLIC NOTICE

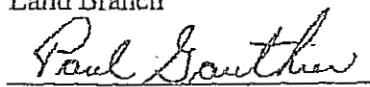
Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy) is not required.

ATTACHMENTS

- 1. Land Bank Lot Allocation Policy report to Executive Committee of January 23, 2007 and Attachment #1

Written by: Brian Casey, Finance and Sales Manager

Reviewed by: 
 Rick Howse, Manager
 Land Branch

Approved by: 
 Paul Gauthier, General Manager
 Community Services Department
 Dated: January 7, 2009

Approved by: 
 Murray Totland, City Manager
 Dated: Jan 8/09

cc: Murray Totland, City Manager

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

of the

NAMING ADVISORY COMMITTEE

Composition of Committee

His Worship Mayor Don Atchison, Chair
Councillor Glen Penner
Councillor Tiffany Paulsen
Ms. Roxane Melnyk
Ms. Laura Hartney
Ms. Nikki Newenham-Kahindi

1. Addition of Names to the Names Master List
File No.: PL. 4001-5; CK. 6310-1

- RECOMMENDATIONS:**
- 1) that the name “Fernets” be added to the Names Master List;
 - 2) that the name “Columbian” be added to the Names Master List and that it be applied to the portion of Avenue O South adjacent to 1407 20th Street West in the Pleasant Hill neighbourhood;
 - 3) that the history of W. E. Graham be added to Name Number 433, “Graham”, of the Names Master List and that it be applied to Victoria School park site in the Nutana neighbourhood; and
 - 4) that the name “Chief Darcy Bear” be added to the Names Master List and that it be applied to the Nutana Collegiate park site in the Nutana neighbourhood.

According to Naming of Civic Property and Development Areas Policy No. C09-008, all requests for adding names to the Names Master List must be screened by the Naming Advisory Committee (Committee) and approved by City Council.

The Committee has reviewed and screened the following names in accordance with City Council's naming guidelines and recommends to City Council that they be added to the Names Master List:

a) **General Naming Request:**

- i. **"Fernets"** – Joe Fernets – Joe Fernets was a Sergeant in the Military Police and was responsible for the welfare of the women and men in the military during the war. Mr. Fernets went on to manage the community apartments for the Provincial Government, previously located where the Saskatchewan Institute of Applied Science and Technology (SIAST) Campus is now. In the late 1960's, Mr. Fernets opened a furniture business on 20th Street called Joe Fernets and Sons Ltd. After selling the business, Mr. Fernets became a commissionaire, serving as Justice Of The Peace for the Saskatoon City Police by coordinating summons for parking and other enforcement violations until his retirement at the age of 75.

b) **Specific Naming Request:**

- i. **"Columbian Place"** – The Neighbourhood Planning Section, Planning and Development Branch, along with the Knights of Columbus Charities Inc., have submitted a request to rename a portion of Avenue O South (adjacent to 1407 20th Street West, within the Pleasant Hill Village) as "Columbian Place". The proposal to rename this portion of Avenue O South is meant to help foster a sense of place and identity by creating a connection between the street and the associated housing project.

Pleasant Hill Village is located in the Pleasant Hill neighbourhood and is bound by 20th Street West, Avenue N South, the Canadian Pacific Railway (CPR) Right-of-Way, and Avenue P South. The project was a result of various recommendations being addressed in the Pleasant Hill Local Area Plan (LAP), 2002. The purpose of the project was to create new economic and social development in the Pleasant Hill neighbourhood.

On November 30, 2009, City Council approved the direct sale of land comprising Parcel E in Pleasant Hill Village to K.C. Charities Inc. after they had expressed an interest in developing a multi-storey residential complex for seniors on the City of Saskatoon (City)'s west side. Columbian Place, the new affordable rental housing development, located at 1407 20th Street West, consists of a four-storey apartment building with 75 self-contained

rental units for seniors. Of these units, 40 will be two-bedroom suites, 35 will be one-bedroom self contained suites, and approximately 30 percent will be designed as wheelchair accessible. The below-grade level will include underground parking and a tenant workshop area. The project will help meet the organization's mission of providing affordable rental housing for seniors and will address community concerns noted in the Pleasant Hill LAP regarding a lack of seniors' housing in the area.

The proposed roadway suffix has been reviewed and endorsed by the Infrastructure Services Department.

The Pleasant Hill Community Association is aware of this proposal and is in support.

- ii. **"Graham Park"** – The City has been working with Saskatoon Public Schools for the past few years to identify both their park needs and potential solutions to resolving the issue of park space deficiencies in the Nutana neighbourhood.

In April 2010, the City acquired the Victoria School and Nutana Collegiate yard properties in a Land Exchange Agreement with Saskatoon Public Schools. Within the terms of the Land Exchange Agreement, provision was made for collaboration in the naming of these two parks. The agreement reads in part:

"That the City, in accordance with the City's Naming Policy, and in consultation with the Board, shall select an appropriate name for the park space created in this Agreement."

The recommendation to apply the name "Graham Park" to the Victoria School park site was submitted by Saskatoon Public Schools in honour of W. E. Graham, one of the first principals of Victoria School (1909). It should be noted that the name Graham is currently on the Names Master List, Name Number 433, recognizing Bill Graham, the first City Planner and Building Director for the City of Saskatoon. The histories of both men will be recognized in the park name's history.

- iii. **“Chief Darcy Bear Park”** – The City has been working with Saskatoon Public Schools for the past few years to identify both their park needs and potential solutions to resolving the issue of park space deficiencies in the Nutana neighbourhood.

In April 2010, the City acquired the Victoria School and Nutana Collegiate yard properties in a Land Exchange Agreement with Saskatoon Public Schools. Within the terms of the Land Exchange Agreement, provision was made for collaboration in the naming of these two parks. The agreement reads in part:

“That the City, in accordance with the City’s Naming Policy, and in consultation with the Board, shall select an appropriate name for the park space created in this Agreement.”

Since the signing of this agreement, the Administration has discussed a possible theme for the school park sites with Saskatoon Public Schools. There is a desire to have a Whitecap Dakota Sioux name applied to the Nutana Collegiate park site. Having a Whitecap Dakota Sioux name for the park is due to the Nutana Collegiate property’s history. The property is near the site of the meeting of John Lake and Chief Whitecap. The property was used as a centre of various uses during the Riel Rebellion.

The name “Chief Darcy Bear Park” is suggested to be applied to the Nutana Collegiate park site. Darcy Bear is the Chief of the Whitecap Dakota First Nation, located 26 kilometers south of Saskatoon. Chief Bear holds a Business Administration Certificate from the University of Saskatchewan. His dedication to First Nations people has spanned more than 15 years.

In 1991, Darcy Bear was elected to the Council of the Whitecap First Nation. In 1994, he became Chief and is currently serving his sixth term. During his tenure, Chief Bear has been instrumental in creating a comprehensive Economic Development Plan and a Community Sustainability Plan that have positioned Whitecap Dakota First Nation as a leader among First Nations across the country.

Chief Bear is a passionate supporter of the relationships being created between the Aboriginal and non-Aboriginal communities in

Saskatchewan, to improve the economic and social prosperity for all. He was recently named one of the “Ten Most Influential People in Saskatchewan” by SaskBusiness Magazine. Whitecap Dakota First Nation was also awarded the Council for the Advancement of Native Development Offices (CANDO) “Economic Developer of the Year” for 2006.

The Names Master List is kept in the City of Saskatoon Mayor’s Office and contains all screened and approved name suggestions for naming municipally owned or controlled facilities, streets, suburban development areas, neighbourhoods, and parks. There are currently approximately 190 entries on the Names Master List. The Planning and Development Branch will notify the applicants of the outcome of City Council’s decision.

Respectfully submitted,

His Worship Mayor D. Atchison, Chair

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

of the

EXECUTIVE COMMITTEE

Composition of Committee

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

1. Circle Drive South Project – Land Exchange
2820 Jasper Avenue
(File No. CK. 4020-12)

- RECOMMENDATION:**
- 1) that City Council approve an exchange of lands between the City of Saskatoon and Greystone Investments Ltd., as shown on Schedule A attached, entitled “Circle Drive South – Greystone Investments Land Exchange”; and
 - 2) that the City Solicitor be requested to prepare the necessary agreements for execution by His Worship the Mayor and City Clerk under the corporate seal.

Your Committee has considered and supports the following report of the City Manager dated February 23, 2011:

“BACKGROUND

At its meeting held May 28, 2007, City Council considered Clause 6, Report No. 9-2007 of the Executive Committee and adopted the following recommendation with respect to the Circle Drive South Project:

- “3) that the Administration be authorized to negotiate with all land owners identified for the acquisition of the necessary rights-of-way for the construction of this project.”

REPORT

The property at 2820 Jasper Avenue is currently owned by Greystone Investments Ltd. As part of the Circle Drive South Project, the southernmost portion of Jasper Avenue is to be shifted to the north to accommodate the Circle Drive roadway corridor. As a result, the southeast corner of the property at 2820 Jasper Avenue is required to accommodate this realignment of the roadway. The land area that is required for roadway is approximately 582 square meters, while two additional areas of 679 square meters and 686 square meters, also on Greystone’s site, are impacted by required utility easements.

The City’s property agent has negotiated a Land Exchange Agreement with the property owner, subject to City Council approval, whereby a strip of land approximately 1,502 square meters in size, immediately adjacent to Greystone’s property, and the realigned Jasper Avenue, will be provided to Greystone Investments in exchange for the lands required.

Attachment 1 illustrates the realignment of Jasper Avenue and the land parcels to be exchanged.

Significant terms and conditions of the Offer to Purchase agreement are as follows:

1. Conditions Precedent
Approval by Saskatoon City Council by March 23, 2011.
2. Possession Date
Site 1 – Greystone possession - Upon completion of roadway realignment expected to be no later than October 31, 2012.

Site 2 – City possession - Upon approval by City of Saskatoon City Council.
Site 3 – City is entitled to temporary possession for the purpose of construction access at no charge.

3. Closing Date

Title to the respective lands will be transferred to the parties by way of registration of the Plan of Subdivision at the Information Services Corporation. The Plan of Subdivision shall consolidate Site 2 with the remainder of the Greystone lands, that being Lot 7.

4. Legal Costs and Disbursements

Each party shall be responsible for its own legal costs.

5. Other Terms

(1) The City shall be responsible for all survey and subdivision costs and Land Registry fees in respect of this land exchange.

(2) The City agrees to re-establish Greystone's existing access on Site 1, with the City being responsible for all costs associated with this construction.

(3) The City agrees to construct a manhole catch basin on the south Greystone land to provide adequate road and driveway drainage.

(4) The City agrees to resurface the asphalt surface of Lot 7 restoring the same from the damage arising from the temporary construction access.

(5) The City agrees to restore the area designated for temporary construction access removing or redistributing the road bed material, as directed by Greystone.

OPTIONS

There are no options.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

It is recommended that the cost of acquisition and related expenses be charged to the Property Realized Reserve as an interim source of funding.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

ATTACHMENT

1. Schedule A: Circle Drive South Project - Greystone Investments Land Exchange"

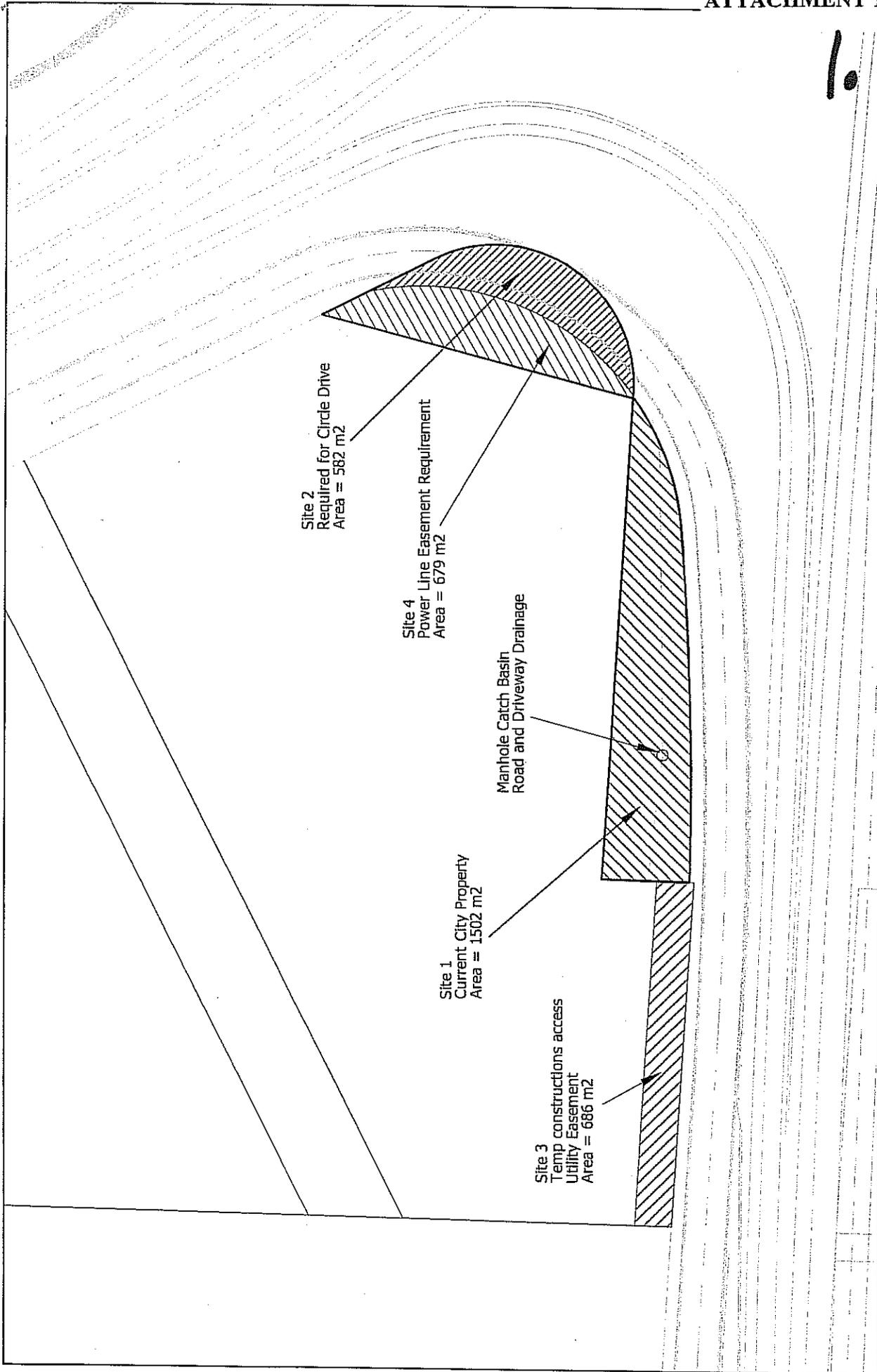
 2. **City's Representation - Saskatoon Prairieland Exhibition Corporation**
(File No. CK. 175-29)
-

RECOMMENDATION: that Councillor M. Loewen be appointed as the City's representative on the Saskatoon Prairieland Exhibition Corporation.

Respectfully submitted,

His Worship Mayor D. Atchison, Chair

Schedule A: Circle Dr South - Greystone Investments Land Exchange



COMMUNICATIONS TO COUNCIL

MEETING OF CITY COUNCIL – MONDAY, MARCH 7, 2011

A. REQUESTS TO SPEAK TO COUNCIL

1) Sue Barrett, Chairperson, Marr Residence Management Board, dated February 24

Submitting annual report of the Marr Residence and requesting to address City Council to speak briefly to the report. (File No. CK. 430-60)

RECOMMENDATION: that Sue Barrett be heard.

2) Nikita Rathwell, We are Many Saskatoon, dated February 24

Requesting permission to address City Council with respect to the creation of a Youth Advisory Council for Saskatoon.

RECOMMENDATION: that Nikita Rathwell be heard.

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Nancy Hopkins, Chair, Saskatoon Airport Authority, dated December 16

Advising of expiration of terms of Andrew Turnbull and Daphne Aranson as Members and Directors of the Corporation and advising of recommendation for reappointment. (File No. CK. 175-43)

RECOMMENDATION: that Andrew Turnbull and Daphne Aranson be reappointed to the Saskatoon Airport Authority for a term expiring at the conclusion of the 2014 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2014.

2) Judy Koutecky, Administrative Assistant, Mendel Art Gallery, dated February 16

Advising Council of the Annual General Meeting of the Members of The Saskatoon Gallery and Conservatory Corporation to be held on Tuesday, March 15, 2011, at 7:00 p.m. (File No. CK. 175-27)

RECOMMENDATION: that the City of Saskatoon, being a member of The Saskatoon Gallery and Conservatory Corporation appoint Donald Atchison, or in his absence, Councillor Tiffany Paulsen or Councillor Glen Penner of the City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual General Meeting of the members of The Saskatoon Gallery and Conservatory Corporation, to be held on the 15th Day of March, 2011, or at any adjournment or adjournments thereof.

3) Pat Hackett, dated February 17

Commenting on conditions after watermain break. Response has been sent to the writer. (File No. CK. 6290-1)

RECOMMENDATION: that the information be received.

4) Scott Hanson, dated February 21

Commenting on situation in Libya. (File No. CK. 277-1)

RECOMMENDATION: that the information be received.

Items Which Require the Direction of City Council
Monday, March 7, 2011
Page 2

5) Maggie Lens, HOPE Cancer Help Centre, dated February 23

Requesting an extension to the time where amplified sound can be heard under the Noise Bylaw on Sunday, May 1, 2011, from 10:30 a.m. to the Kiwanis Memorial Greenspace South in conjunction with walk/run fundraiser for the HOPE Cancer Centre.

RECOMMENDATION: that the request for an extension to the time where amplified sound can be heard under the Noise Bylaw on Sunday, May 1, 2011, from 10:30 a.m. at the Kiwanis Memorial Greenspace South in conjunction with walk/run fundraiser for the HOPE Cancer Centre be granted.

6) Sam Russell, dated February 18

Commenting on Councillors' expense accounts. (File No. CK. 1970-1)

RECOMMENDATION: that the information be received.

7) Craig Lytle, HVC Coordinator, 2011, dated February 22

Requesting an extension to the time where amplified sound can be heard under the Noise Bylaw on March 19 and 20, 2011, until midnight. in Civic Square in conjunction with High Voltage Classic charity road hockey tournament. (File No. CK. 185-9)

RECOMMENDATION: that the request for an extension to the time where amplified sound can be heard under the Noise Bylaw on March 19 and 20, 2011, until midnight. in Civic Square in conjunction with High Voltage Classic charity road hockey tournament be granted.

8) Debbie Claude and Phyllis Lodoen, Saskatoon Farmers' Market, dated February 24

Requesting that Sonnesnschein Way be closed on Saturdays from 6 a.m. to 3 p.m. starting May 14 and ending October 1, 2011, to accommodate a market. (File No. CK. 205-7)

RECOMMENDATION: that the request for Sonnesnschein Way be closed on Saturdays from 6 a.m. to 3 p.m. starting May 14 and ending October 1, 2011, to accommodate a market be approved subject to any administrative conditions.

Items Which Require the Direction of City Council
Monday, March 7, 2011
Page 3

9) Dean Mario, Frill Crest Lofts, dated March 1

Commenting on pigeon issues. (File No. CK. 151-2)

RECOMMENDATION: that the letter be considered with Clause 6, Report No. 3-2011 of the Administrative and Finance Committee.

C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Pallav Jhala, dated February 17

Requesting information about wastewater treatment. (File No. CK. 7800-1) **(Referred to the Administration to respond to the writer.)**

2) Doug Terry, dated February 23

Commenting on poor taxi serviced received. (File No. CK. 150-1) **(Referred to the Administration to respond to the writer.)**

3) Joanne Yanke, dated February 20

Commenting on fluoride in tap water. (File No. CK. 7920-1) **(Referred to the Administration to respond to the writer.)**

4) Thomas Schoene, dated February 26

Commenting on fluoride in tap water. (File No. CK. 7920-1) **(Referred to the Administration to respond to the writer.)**

5) Joan Stephens, dated February 23

Commenting on subsidized bus passes. (File Nos. CK. 1905-7 and 7312-1) **(Referred to the Administration to respond to the writer.)**

6) Margi Corbett, dated February 25

Commenting on the future of Curbside Recycling. (File NO. CK. 7830-5) **(Referred to the Administration to respond to the writer.)**

**7) Pat Tymchatyn, President, Meadowgreen Communication Association
dated February 25**

Commenting on community association issues with City of Saskatoon. (File No. CK. 5500-1) **(Referred to the Administration to respond to the writer.)**

Items Which Require the Direction of City Council

Monday, March 7, 2011

Page 2

8) Mark Jonnson, dated February 27

Commenting on Equity Building Program. (File No. CK. 750-4)) **(Referred to the Administration to respond to the writer.)**

9) Dean Mario, dated March 1

Commenting on committee recommendations and legislative timetable. (File No. CK. 255-1) **(Referred to the Administration to respond to the writer.)** Also attached is the response of the City Clerk dated March 1, 2011, in response to the letter.

RECOMMENDATION: that the information be received.

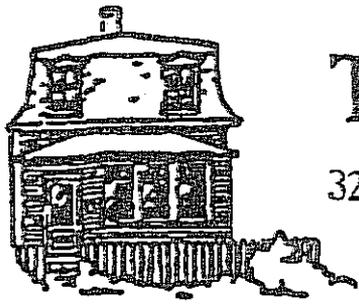
D. PROCLAMATIONS

- 1) **Harry Janzen, Executive Officer, Saskatoon Region Association of Realtors,
dated February 28**
-

Requesting City Council proclaim September 5 to 10, 2011 as Realtor Community Safety Week.
(File No. CK. 205-5)

RECOMMENDATION: that City Council approve the proclamation as set out above and that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.

430-60
A17

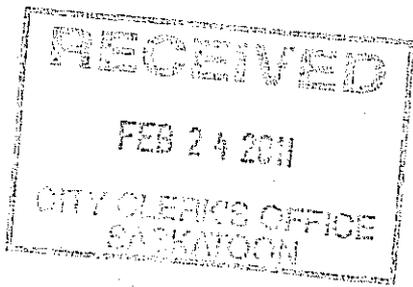


The Marr Residence

326 11th Street East Saskatoon, Saskatchewan S7N 0E7

February 24, 2011

Mayor D. Atchison
And City Council,
Saskatoon City Hall,
222 3rd Ave. North
Saskatoon, SK. S7K 0J5



Dear Your Worship Mayor Atchison and City Council,
The Marr Management Board is pleased to submit its annual report for the operation of the Marr Residence during the year 2010. Sue Barrett, Chairperson of the Marr Management Board will be present at the City Council meeting of March 7, 2011 to speak briefly to the report.
Thank you,

Yours sincerely

Sue Barrett, Chairperson
Marr Residence Management Board

831 Temperance St.
S7N0K8
spbarrett@sasktel.net

The Marr Residence Annual Report: 2010

**Submitted by:
The Marr Residence Management Board**

Councillor Charlie Clark

Dianne Wilson

Sue Barrett

Jason Wall

Kevin Kitchen

Jim Greenshields

Della Greer

Rob Paul

Barb Lucas

City Council

Nutana Community Association

Saskatoon Heritage Society

Meewasin Valley Authority

Member at Large

Infrastructure Services Dept.

Member at Large

Member at Large

Recording Secretary

Introduction

The Marr Residence had a busy year in 2010. The Marr Management Board is pleased to present its annual report on the operation of this historic property for the City of Saskatoon. Throughout the year we held events of interest to a broad section of the general public, with a special focus on the 125th Anniversary of the Riel Resistance, emphasizing the role of the Marr and the people living in Saskatoon during that historic time. We worked in conjunction with the Trails of 1885 initiative, a three- province tourism marketing plan established to highlight historic sites in Manitoba, Saskatchewan and Alberta connected with the Resistance. We were fortunate to be able to access provincial grant money to enhance our interpretation at the house.

The Board has worked diligently throughout the year to fulfill its mandate of maintaining and enhancing the historical integrity of the site, providing public access and developing programs which increase public awareness of Saskatoon's heritage.

The following report is an outline of our activities throughout the year.

Spring Events

Heritage Festival

The Marr participated in this annual festival at the WDM with a display on the topic: From School House to City Collegiate. Since Alexander Marr was instrumental in seeing the first school house built in the colony, this was a perfect opportunity to highlight the Little Stone School, with a hands-on display of early school activities.

Heritage Day

The Marr welcomed visitors to a Family Day Open House on February 15, which was held in conjunction with the provincial Family Day statutory holiday. Hot chocolate and popcorn were served, and board games were set out. We had a good response from the public and Shaw TV filmed the events, resulting in excellent publicity for the house.

Spring Programs

We held several spring programs in 2010. Two workshops focused on on Paper Bag Scrapbooking and Book-Making. These were excellent and well-received. For such workshops, a small honorarium is paid to instructors who are recruited from the community. Two drop-in events were also popular: A Victorian Mothers' Day Tea and a Fathers' Day Open House with displays by local hobbyists.

Summer Events

A full slate of summer programs was presented in July and August, on Sundays, and all three days of the three long weekends. The main focus was the 1885 Anniversary of the Riel Resistance on July 3rd and 4th. Funding from the Saskatchewan Ministry of Tourism, Parks, Culture and Sport allowed us to create a special exhibit titled: Trust and Loyalty: Saskatoon during the Northwest Resistance, 1885. This exhibit tells the story of Saskatoon and the Marr Residence Field Hospital through the eyes and words of some of

those who were present during the events of 1885. The \$10,000 provincial funding, plus \$5000 from Marr legacy funds, allowed us to hire a researcher from the University of Saskatchewan, Katya MacDonald, and have four panels of interpretation created, using the research data. The money also funded a Field Hospital Re-enactment event, with props and actors on site, which marked the day that the Field Hospital was decommissioned, July 4, 1885.

As well as our special events of the long weekend in July, a variety of programs were presented over the rest of the summer, including:

- an old-fashioned Dominion Day Celebration
- a walking tour of Nutana's century houses with tour guide Dianne Wilson
- a pioneer day for children with hands-on activities
- a celebration of the invention of the ice-cream cone in 1904, with homemade ice cream
- our 8th annual Rhubarb Festival on the August long weekend
- an afternoon of violin music by Anna Bekolay in the Marr Garden
- a river-walk tour, which focused on the relationship of early Saskatoon with the South Saskatchewan River
- a demonstration of common prairie flowers and herbs by Pat Christenson
- an antique appraisal afternoon with local expert John McGowan
- a commemoration of the 125th Anniversary of the Northwest Resistance and the history of the Metis community of Batoche
- our annual pioneer Harvest Fair, presented in partnership with the Meewasin Valley Authority
- An original play, entitled "I knew Louis Riel" written and performed by actor John Huston

Please see more programming details in the appendix. It was a very full summer, with volunteers contributing countless hours of time to ensure the success of the events. We had over 1100 visitors this summer, with 500 of those attending our two special events on July 3rd and 4th. We were gratified by the community's response to this initiative.

Fall Events

Culture Days Initiative

On September 26, we held an Open House as part of the city's Culture Days initiative.

Fall Programs

This year we presented two nights of ghost stories for adults by John Huston which were sold out. Titled "Creeping Murmur, Pouring Dark", these were fund-raising events for the Marr with the proceeds going into our budget for developing interpretive materials.

In November, we presented four programs on a Metis theme. Two workshops were held using instructors from the community: Metis Finger Weaving and Dreamcatchers. John

Huston returned to present his popular "I knew Louis Riel" show that he had previously presented in the summer at the house. On November 27 and 28 an art show in partnership with Batoche National Historic Site allowed us to present paintings by Armand Paquette which had been commissioned by Parks Canada, depicting scenes associated with the Metis and military history of Batoche. There was considerable interest from school groups in the display, and we conducted a number of tours of the exhibit for elementary and secondary students.

Christmas Events

A weekend of Christmas events in December included a musical and storytelling evening with Kathy Bennett and Lorne Deighton, an afternoon of childrens' crafts and an Open House to showcase the house decorated for Christmas.

All of our public programming is planned and staffed by volunteers and Board members. It is their commitment of time and energy that allows us to fulfill the mandate for the house of increasing public awareness of Saskatoon's heritage and encouraging public access to the site. We owe them a huge debt of thanks for their work over the past year.

Marr Garden Park

The beautiful Marr Garden is maintained by another group of dedicated volunteers, who do all of the weeding, mulching, trimming, raking and planting. The garden was the site of a wedding this summer and the gardeners were particular about having it look its best at that time. We are able to access help from Linda Farwell of Parks Branch, for pickup of leaf bags in the fall and for providing mulch. She is always willing to lend a hand when we contact her. The garden adds greatly to the ambience of the Marr site and is used for programming throughout the summer. It is enjoyed on a daily basis by neighbours, many of whom live in apartments or condos nearby.

Tours

Volunteers also interpret the history of the house for school classes and other groups. This year we provided tours for ten elementary and secondary school classes, a group from the Boys and Girls' Club, groups from two Senior's Residences, a SIAST Tourism class, visitors attending a national Architects convention, and a number of attendees at Nutana Collegiate's 100th Anniversary celebrations. A subcommittee worked this past year to complete a print and visual guide which will be a valuable resource to new tour guides as they are recruited.

Additional Board Activities

National Heritage Designation

City Council last year supported our initiative to pursue National Heritage Designation. A sub-committee has met with several resource people in the community and is ready to begin the process of writing the application.

Rental Policy

A new rental policy for the house has been developed and is awaiting final approval from the Board.

House Maintenance

Thanks to the presence of Jim Greenshields from Infrastructure Services on our Board, the house has been kept in good repair. This year a high efficiency furnace was installed and several window and screen door repairs were made, due to some unfortunate vandalism during several warm summer evenings. We have asked neighbours to help us by calling police when they see or hear any abnormal activity in the park or around the house.

City of Saskatoon Culture Plan

The Marr is pleased to be part of the development of a Culture Plan for Saskatoon. Board members participated in the March Cultural Planning Forum as well as the Open House in December, where there was an opportunity to comment on the draft Directions and Strategies being proposed for the Culture Plan. We are looking forward to the draft document scheduled to be presented in spring 2011.

Displays

We continue to have a display about the history of the house at the John G. Diefenbaker Airport. This is an opportunity to broaden our profile within the Saskatoon community as well as with visitors to the city.

Collections

A Collections Subcommittee of the Board evaluates and makes recommendations about items offered to the Marr by members of the public. Guidelines have been developed for acceptance of artifacts. Items accepted this year include antique clothing, linens, crockery, a butter churn, chamber pots and bedpans.

Volunteers

Volunteers ensure that our programs and tours can continue to be offered to the public. We are lucky to have a committed group of both adult and youth volunteers who we draw on frequently throughout the year. We offer orientation sessions and appreciation events to help keep volunteers informed about events and let them know how much they are valued.

Conclusion

The Marr Board has worked tirelessly throughout 2010 to present programming that is appropriate to this historic property and to increase awareness about its value to the community. We have had visitors from all parts of the globe who comment often on the ambience of the house and garden. We have purposefully tried to present the house as a home and not a museum, so that people can imagine the day to day life of its earliest residents: The Alexander Marr family.

We would like to especially thank the following for their support: The City of Saskatoon for continued funding, Jim Greenshields of Infrastructure Services, Board Member Councillor Charlie Clark, Board Member Jason Wall from the MVA, and Mayor Atchison for attending our special events.

Appendix: Program Listings

The Marr Residence

(326 11th Street East)

This 1884 home is the oldest house in Saskatoon
still on its original site.

Spring Programs 2010

Sunday, April 25 - 2:00 - 4:00 pm

Paper Bag Scrapbooking with Yesterday's Memories, The Scrapbooking Co.

Make a photo album from paper lunch bags and decorate it to suit your needs. Suitable for ages 10 and up. Fee: \$5.00.

Sunday, May 9 - 2:00 - 4:00 pm

Victorian Mother's Day Tea

Celebrate Mother's Day by returning to Victorian times with Victorian entertainments. Costumes welcome! Admission by donation.

Sunday, June 20 - 2:00 - 4:00 pm

Father's Day Open House

The historic Marr house and grounds are the place to bring dad on Father's Day. Enjoy refreshments and displays provided by various hobbyists and discover the origins of this relatively modern celebration. Admission by donation.



For Additional Information and to
Pre-register please phone 652-1201.

The Marr Residence

326 11th Street East
652-1201

**This 1884 home is the oldest house
in Saskatoon still on its original site.**

Saturday, July 3

1:30-4:00 p.m.

**Trust and Loyalty: Saskatoon during the Northwest Resistance,
1885**

Exhibit Opening - Official Program begins at 2:00 p.m.

Free Admission

Join special guests for the official unveiling of the exhibit at 2:00 p.m. A presentation on the making of the exhibit will follow. Cake and refreshments will be available.

The exhibit tells the story of Saskatoon and the Marr Residence Field Hospital during the Northwest Resistance through the eyes and words of some of those who were present during the events of 1885.

Sunday, July 4

Noon to 5:00 pm

Field Hospital Re-enactment

Free Admission

As the events of 1885 came to an end, so too did the need for the Saskatoon Field Hospital. This special re-enactment event marks the day the Field Hospital was decommissioned, July 4, 1885. The event will feature field hospital (bell) tents, soldiers and nurses in uniform and costumed interpreters. The afternoon will also include Métis fiddle music and children's activities with refreshments available.

The Marr Residence Management Board gratefully acknowledges the financial support of the Saskatchewan Ministry of Tourism, Parks, Culture and Sport through the Building Pride Program.



The Marr Residence

326 11th Street East

This 1884 home is the oldest house in Saskatoon still on its original site.

July Programs 2010

Thursday, July 1 1:00 - 4:30 p.m.

Dominion Day Celebration

Young and old alike are invited to the Marr Residence for an old fashioned Dominion Day Celebration. Stop by for a fabulous afternoon of games, entertainment and refreshments.

Saturday, July 3 1:00 - 4:00 p.m.

Trust and Loyalty: Saskatoon During the Northwest Resistance 1885

Exhibit Opening

Official Program begins at 2:00 p.m.

Join special guests for the official unveiling of the exhibit at 2:00 p.m. A presentation on the making of the exhibit will follow. Cake and refreshments will be available. The exhibit tells the story of Saskatoon and the Marr Residence Field Hospital during the Northwest Resistance through the eyes and words of some of those who were present during the events of 1885.

Sunday, July 4 Noon to 5 p.m.

Field Hospital Re-enactment

As the events of 1885 came to an end, so too did the need for the Saskatoon Field Hospital. This special re-enactment event marks the day the Field Hospital was decommissioned, July 4, 1885. The event will feature field hospital (bell) tents, soldiers and nurses in uniform and costumed interpreters playing the part of the Marr family returning to their home. The afternoon will also include fiddle music and children's activities with refreshments available.

Sunday, July 11 1:00 - 4:30 p.m.

Open House and Century Houses Tour

Enjoy a tour of the historic Marr house and enjoy the ambience of the Marr Garden. A walking tour of Century homes in the Marr neighbourhood, with guide Dianne Wilson will begin at 2 p.m. Wear proper outdoor attire as the tour is about 1¼ - 1½ hours in length. We will also construct paper models of the Marr House.

Sunday, July 18 1:00 - 4:30 p.m.

Prairie Child's Life.

We will hear excerpt readings from Mary Ann Caswell's Pioneer Girl before making crafts, trying recipes, and discussing fun in Saskatoon in the 1880's. The 1884 Marr Residence offers the perfect setting to discover a pioneer child's life.

Sunday, July 25 1:00 - 4:30 p.m.

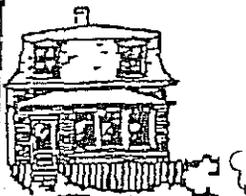
Happy Birthday Ice Cream Cone - July 23, 1904 St. Louis World Fair.

Help us celebrate this 116 year old sweetie we cherished when we were younger, that soothed us when we scraped our knees, and made us cry when it fell on the sidewalk.

******* Coming up: Sunday, August 1, Monday, August 2 1:00 - 4:30 p.m.**

8th Annual Rhubarb Festival

For additional information and to pre-register
please phone 652-1201



The Marr Residence

326 11th Street East

This 1884 home is the oldest house in Saskatoon still on its original site.

July/August Programs 2010

Saturday, July 31 1:00-4:30 p.m. Open House

Join us for a tour of the house and enjoy the ambience of the lovely Marr Garden.

Sunday, August 1, Monday, August 2 1:00 - 4:30 p.m. 8th Annual Rhubarb Festival

Join us in celebrating this hardy plant that played a prominent role in pioneer gardens and whose functional versatility continues to charm us. The Marr Residence and Garden will be open both afternoons for lore, recipes, entertainment and refreshments.

Sunday, August 8 1:00 - 4:30 p.m. Children's Pioneer Activities.

Play like it's 1884. Children can participate in hands-on pioneer activities.

Sunday, August 15 1:00 - 4:30 p.m. Open House and Garden Concert.

Anna Bekolay will present a violin program in the Garden at 2:00 and 3:00, and the house will be open for tours.

Sunday, August 22 1:00 - 4:30 p.m. Open House and River Walk

Saskatoon has always had a close relationship with the South Saskatchewan River. At 2 p.m. walk the river with guide Dianne Wilson and learn about the ups and downs of living with such a partner. Walk is approximately 1 1/2 hours. Wear comfortable shoes and appropriate clothing. There will also be house tours and river-related activities during the afternoon.

Sunday, August 29 1:00 - 4:30 p.m. Open House and Presentation: Flowers and Herbs of the Prairies

Pat Christensen will present a program on this popular topic at 2 p.m. The house will also be open for tours.

Saturday, September 4 1:00 - 4:30 p.m. Family Treasures.

Do you have a family Treasure? Bring it to the Marr Residence and have local antiques appraiser John McGowan tell you more about it.

Limit 2 items per person, \$5. per item.

Sunday, September 5 1:00 - 4:30 p.m. Batoche 1885 - 2010.

The Marr Residence commemorates the 125th anniversary of the Northwest Resistance and the history of the Metis community of Batoche. There will be a short program at 2:15, followed by cake, tea, and entertainment in the Marr Garden.

Monday, September 6 1:00 - 4:30 p.m. Marr Harvest Fair.

Relive the tradition of a pioneer harvest fair. Contests, demonstrations of heritage crafts, and old-fashioned races for the young and the young-at-heart. Bring your entries of best jams, jellies, pickles, flowers, garden produce, baking and handiwork. This is a partnership program with the Meewasin Valley Centre.

For additional information and to pre-register
please phone 652-1201



The Marr Residence

(326 11th Street East)

This 1884 home is the oldest house in Saskatoon
still on its original site.

Autumn Programs 2010

Sunday, November 28 10:00 a.m. – 12:00 noon **Dreamcatchers Workshop.**

The traditional dreamcatcher was intended to protect the sleeping individual from negative dreams, while letting positive dreams pass through. Using a hoop and decorations you will make a dreamcatcher.

Fee is \$2.00 per person. Limited seating. Ages 10 and up. Pre-register by phoning 652-1201.

November 27 & 28 1:30 p.m. – 4:00 p.m. **“Proud Traditions: Sketches of Batoche”** viewing of the paintings.

An informal show opening will take place each day at 2:00 p.m. Paintings by Armand Paquette that were commissioned by Parks Canada will be on display. The series depicts scenes associated with the Metis and military history of Batoche.

This is a partnership program with the Marr Residence and Batoche National Historic Site, Parks Canada Agency.



For additional information and to
pre-register please phone

652-1201

**The Marr Residence
(326 11th Street East)**

*This 1884 home is the oldest home in
Saskatoon still on its original site*



**Christmas
2010**



Friday, December 3

An Evening of Storytelling and Music

7:30 p.m.

Join us for a cozy evening of storytelling with Kathy Bennett and music with Lorne Deighton and friends.

Saturday, December 4

Children's Crafts

1-3:30 p.m.

Pioneer families worked together to create gifts and decorations for the season using simple materials. Children aged 5 to 10 years may join us for an afternoon of fun and creativity. Pre-registration is required.

Sunday, December 5

A Pioneer Gathering at the Marr Residence

1 - 4 p.m.

The Marr will be decorated for the holidays and open for an afternoon of visiting and old-time activities for all ages. Everyone is encouraged to dress in period costume to put yourself into the spirit of the late 1880's.



For additional information to pre-register please
phone
652-1201

Clip and Save

Couture, Suzanne (Clerks)

175-1 AA)

From: CityCouncilWebForm
Sent: February 24, 2011 2:40 PM
To: City Council
Subject: Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Nikita Rathwell
5-1009 9th St. E

Saskatoon
Saskatchewan
S7H 0N3

EMAIL ADDRESS:

nikitarathwell@wamsaskatoon.com

COMMENTS:

We Are Many Saskatoon, a youth run arts and environmental organization, would like to address Council regarding the creation of a Youth Advisory Council for Saskatoon.



December 16, 2010

His Worship the Mayor
The City of Saskatoon
City Hall
222 Third Avenue North
Saskatoon, SK S7K 0J5

Dear Mayor Atchison:

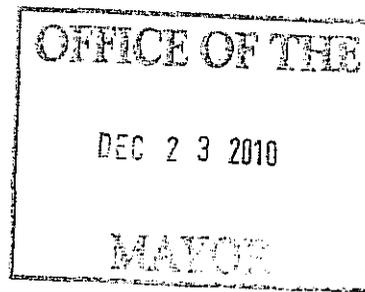
**Re: Saskatoon Airport Authority
Members Nominated By The City of Saskatoon
Expiration of Term**

As you are aware, the Saskatoon Airport Authority (the "Corporation") is a not-for-profit corporation pursuant to the provisions of the *Canada Corporations Act*, and is charged with the management, operation and development of the Saskatoon John G. Diefenbaker International Airport.

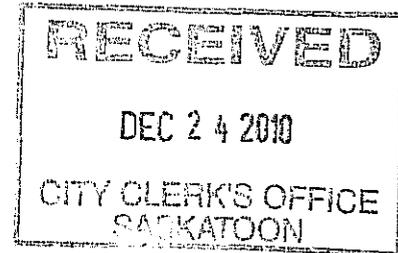
The City of Saskatoon is a Nominator of the Corporation, and in this regard, has nominated the following six persons to be Members and Directors of the Corporation for the terms of office indicated:

1. Daphne Arnason, throughout a term expiring at the conclusion of the 2011 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2011;
2. Andrew Turnbull, throughout a term expiring at the conclusion of the 2011 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2011;
3. Dr. Karim W. Nasser, throughout a term expiring at the conclusion of the 2012 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2012;
4. Nancy Hopkins, Q.C., throughout a term expiring at the conclusion of the 2012 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2012;
5. Peter MacKinnon, Q.C., throughout a term expiring at the conclusion of the 2012 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2012; and
6. Ben Robb, throughout a term expiring at the conclusion of the 2013 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2013.

... /2



175-75
B1)



As can be seen, the terms of office of Mr. Turnbull and Ms. Arnason will expire at the conclusion of the 2011 Public Annual Meeting of the Corporation, which is scheduled for Wednesday, May 4, 2011. Both Mr. Turnbull and Ms. Arnason are eligible to be nominated for a further three-year term of office to expire at the conclusion of the 2014 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2014. Mr. Turnbull and Ms. Arnason have both been contacted and have both indicated an interest in serving an additional term.

Pursuant to Section 4.7 of Bylaw No. 1 of the Saskatoon Airport Authority, the Secretary of the Corporation is required to give each Nominator 60 days' notice of the expiration of the term of office of any Member/Director nominated by such Nominator. Upon receipt of such notice, and at least 15 days prior to the expiration of the term(s) of office in question, each Nominator is to make such further nominations as are required.

The Corporation is pleased to recommend: That the Council of the City of Saskatoon nominate the following individuals to be Members of the Saskatoon Airport Authority, in the capacity and for the terms indicated:

1. Andrew Turnbull throughout a term expiring at the conclusion of the 2014 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2014; and
2. Daphne Arnason throughout a term expiring at the conclusion of the 2014 Public Annual Meeting of the Corporation, which will be held prior to May 15, 2014.

Should it not be your wish to nominate Mr. Turnbull and/or Ms. Arnason for an extended term, please contact the writer. As you may know, the Bylaws of the Corporation require that any individual nominated as a Member/Director must have experience and demonstrated capacity in such disciplines as air transportation, industry, aviation, business, commerce, finance, administration, law, government, engineering, organization of workers and tourism; may not be an elected official of, or employed by, any federal, provincial, or municipal government. The Board of the Saskatoon Airport Authority has a robust process to identify the skills, background, knowledge and expertise required on our Board, and an extensive assessment and evaluation process to identify Board Members who can contribute to the effective function of our Board and hence the Saskatoon Airport.

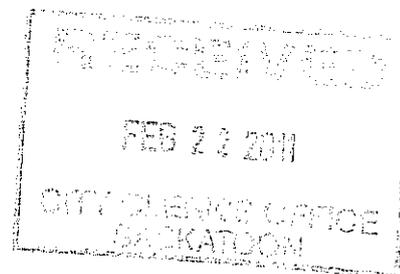
I would be pleased to discuss this matter with your officials at their convenience. I may be reached at 665-5440.

Sincerely,



Nancy Hopkins, Q.C., Chair
Saskatoon Airport Authority

cc: Mr. William Restall, President and CEO, Saskatoon Airport Authority



February 16, 2011

To: His Worship the Mayor and City Council,
Office of the City Clerk
Dr. Art Knight, Chair
Jason Aebig
Herta Barron
Robert Christie
Carol Cisecki
Councillor Charlie Clark
Danielle Favreau
John Hampton
Jack Hillson
Linda Langille
Keitha McClocklin
Councillor Tiffany Paulsen, Q.C.
Alexander Sokalski
Dennis Yee
Laurel Rossnagel, Board Member Designate
Vincent Varga, Executive Director & CEO
Shari Sokochoff, Director, Finance & Operations
PricewaterhouseCoopers LLP, Corporate Auditors
MacPherson Leslie & Tyerman LLP, Corporate Solicitors

From: Judy Koutecky, Administrative Assistant

**NOTICE OF ANNUAL GENERAL MEETING
THE SASKATOON GALLERY AND CONSERVATORY CORPORATION**

The Annual General Meeting of the Members of The Saskatoon Gallery and Conservatory Corporation will take place on **Tuesday, March 15, 2011, at 7:00 p.m.** The meeting will be held at the Saskatoon Club, 417 - 21st Street East, Saskatoon. The agenda is attached.

Please confirm your attendance with Judy Koutecky by email jkoutecky@mendel.ca, phone 975-7669 or fax 975-7670.

Thank you.

AGENDA

**ANNUAL GENERAL MEETING OF THE MEMBERS
THE SASKATOON GALLERY AND CONSERVATORY CORPORATION
Saskatoon Club, 417 – 21st Street East, Saskatoon, SK
Tuesday, March 15, 2011, at 7:00 p.m.**

- I. ROLL CALL
- II. APPOINTMENT OF SECRETARY
- III. NOTICE OF WAIVER OF IRREGULARITIES
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
 - Annual General Meeting – March 23, 2010
 - Special General Meeting – January 18, 2011
- VI. INSTRUMENT OF PROXY
- VII. ANNUAL REPORTS
 1. Annual Report of the Chair & President
 2. Annual Report of the Executive Director & CEO
 3. Annual Report of the Treasurer
- VIII. ELECTION OF MEMBERS
- IX. APPOINTMENT TO BOARD OF TRUSTEES
- X. ELECTION OF TRUSTEES BY THE MEMBERSHIP
- XI. APPOINTMENT OF AUDITORS
- XII. RECOGNITION OF RETIRING TRUSTEES
- XIII. VOTE OF THANKS
- XIV. ADJOURNMENT

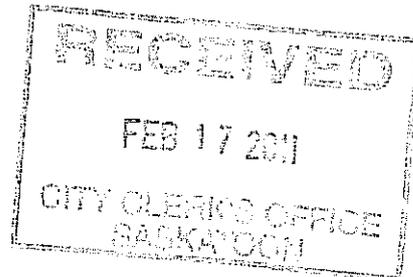
B3)

From: CityCouncilWebForm
Sent: February 17, 2011 11:26 AM
To: City Council
Subject: Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Pat Hackett
609 Ave R N.
Saskatoon
Saskatchewan
S7L2Z1



EMAIL ADDRESS:

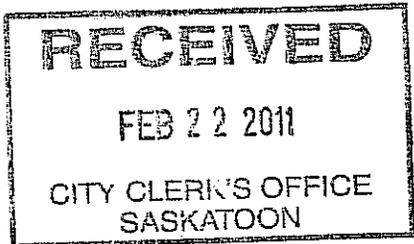
pghackett@sasktel.net

COMMENTS:

I am very disappointed that I have yet to receive an answer to my problem that was emailed to you almost 1 week ago !! I did take pictures of the mess that was left at the end of my driveway. Now it has all froze. And is impossible to keep clear for pedestrians. There is ice that people will fall on as they are walking their dogs or just going for a leisurely stroll. Not to mention the mailman !! As I mentioned before I refuse to be responsible for anyone falling & injuring themselves on the mess left by one of your departments.

277-1 B4)

From: CityCouncilWebForm
Sent: February 21, 2011 10:56 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:
Scott Hanson
245 cockburn cres
saskatoon
Saskatchewan
s7l 5s1

EMAIL ADDRESS:

COMMENTS:

Dear Elected Officials.

Since Remembrance Day is not just a Poppy. We remember they gave their lives for us and why!
1/4 of our world is suffering a transition to freedom now, today!
What is the "value" of remembering if we don't act on that knowledge?

I have:

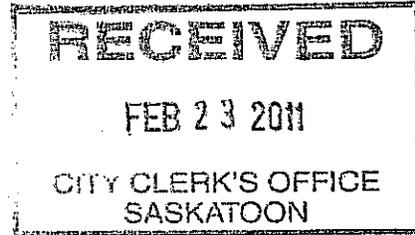
- Contacted embassies of countries which may send mercenaries to Libya.
- Asking that the history about to be recorded "about them" have positive long term consequences.
- Emailed CBC, CNN, Al Jazeera, Reuters and many other media asking for more coverage of the Libyan and middle east protests.
- Petitioned the United Nations at www.PetitionOnline.com
- By signing this petition you are urging the United Nations to intervene.

As a Canadian I have been empowered and inspired by peace.
Growing up in Saskatoon I have memories like participation with a sister city and performing at the first telemiracle.
As current leaders of a free people empowering us is your duty, "especially" at the local and most applicable level.

I'm asking for a clear and present voice from Saskatoon supporting freedom and peace in Libya and the Middle east
and awareness of to tools for support.

185-9 B5)

From: CityCouncilWebForm
Sent: February 23, 2011 4:10 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Maggie Lens
300-506 25th Street East
Saskatoon
Saskatchewan
S7K 4A7

EMAIL ADDRESS:

raceforrecovery@hotmail.com

COMMENTS:

The 16th Annual Race for Recovery has been approved by the Allocations Office for Sunday May 1st, 2011 in Kiwanis Memorial Greenspace South. This event is an annual walk/run fundraiser for the HOPE Cancer Help Centre's programs and services. The times for the event are:

Registration and Entertainment at 12:00pm

Race Start at 2:00pm

Therefore we will be out of the Noise Bylaw Hours and request permission for an extension. In addition we have rented the showmobile and will be having test runs earlier that morning at about 10:30am as well.

Thank you,
Maggie Lens
Race Coordinator
HOPE Cancer Help Centre

1970 - 1
B6)

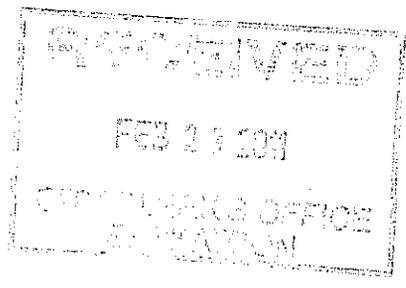
From: Web Master Mailbox
Sent: February 23, 2011 1:16 PM
To: Web E-mail - City Clerks
Subject: FW: [SPAM] - - Bayesian Filter detected spam

Please see email below regarding City Council.

Thanks,

-----Original Message-----

From: sam69russell@live.com [mailto:sam69russell@live.com]
Sent: February 18, 2011 6:21 PM
To: Web Master Mailbox
Subject: [SPAM] - - Bayesian Filter detected spam



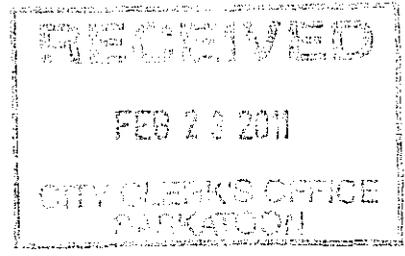
I don't think Bev and Tiffany's expense account should be so hi they should be the same as the males, I think they are taking advantage of there position as aldermen
Sent from my BlackBerry® powered by Virgin Mobile.

Sam Russell
424 Avenue L North
Saskatoon SK S7L 2P7

185-9 B1

Subject: FW: Noise Bylaw Extension

From: Craig Lytle [mailto:ckl395@mail.usask.ca]
Sent: February 22, 2011 10:05 PM
To: Web Master Mailbox
Subject: Noise Bylaw Extension



Members of Council,

I am writing you on behalf of the High Voltage Classic (HVC) planning committee. This year, we would like to hold an outdoor cabaret with local bands. We would like to run the show from approximately 6 PM until 12 PM, and amplification equipment will be used throughout. Therefore, we are asking council to grant a temporary extension of the noise bylaw from 10 PM until 12 PM. Let me assure council that the noise generated by the show will be well within a reasonable limit as prescribed by Bylan No. 8244, the noise bylaw.

First of all, I would like to give a small amount of background information on the event itself. The HVC is the largest student run charity in Western Canada. It is a charity road hockey tournament held by electrical engineering students from the U of S, taking place in front of City Hall (including Civic Square and 23rd Street). HVC takes place over 32 hours, on March 19th and 20th 2011 and accommodate up to 64 teams. This year, the funds raised by HVC will go towards helping the Big Brothers Big Sisters of Saskatoon.

Lastly, I would like to thank you for your consideration of this matter. If you have any questions or concerns, please feel free to contact me by email (hvc@ieee.usask.ca) or telephone (227-9923). For more information on the High Voltage Classic, please visit www.highvoltageclassic.com.

Sincerely,

Craig Lytle
HVC Coordinator 2011

*c/o IEEE, Box 41
57 Campus Drive
U of S
Saskatoon S7N 5A9*

From: Web Master Mailbox
Sent: February 23, 2011 1:10 PM
To: Arnold, Heather (Clerks)
Subject: FW: Small correction to previous email

Further to the last email.

Thanks,

From: Craig Lytle [<mailto:ckl395@mail.usask.ca>]
Sent: February 22, 2011 10:11 PM
To: Web Master Mailbox
Subject: Small correction to previous email

Sorry for the double email, but the money raised at this year's HVC will be going towards the Crohn's and Colitis Foundation of Canada, not the Big Brothers Big Sisters of Saskatoon. Sorry for the mistake.

Regards,

Craig Lytle

HVC Coordinator 2011

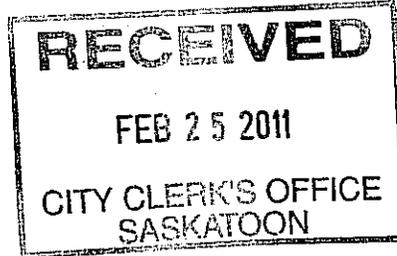


414 AVE B SOUTH
SASKATOON SK S7M 1M8 CANADA
PHONE: (306) 384-6262
FAX: (306) 384-4850
STOON.FARMERS.MKT@SASKTEL.NET
WWW.SASKATOONFARMERSMARKET.COM

2057
38)



Phone: (306)653-2002
Fax: (306)653-2013
phyllis@saskatoonideas.com
www.saskatoonideas.com



February 24, 2011

Dear Mayor Atchison and Members of City Council

Re: Closure of Sonnenschein Way

On behalf of the Saskatoon Farmers' Market and Ideas Inc., we are requesting permission to close Sonnenschein Way on Saturdays only from 6 a.m. – 3 p.m. starting May 14 to October 1, 2011 to operate a Market.

If you have any questions or concerns please contact our office. We look forward to your decision.

Regards

Debby Claude
SFM Manager of Operations

Phyllis Lodoen
Executive Director, Ideas inc

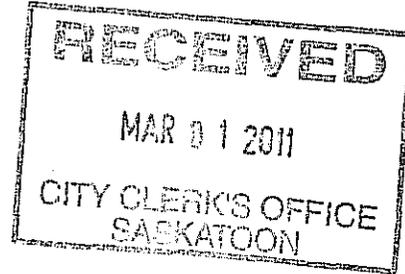
Frill Crest Lofts

933 DUDLEY STREET • SASKATOON, SASKATCHEWAN S7M 1K6

151-2
39)

1 March 2011

The Mayor and City Council
c/o The City Clerk, City Clerk's Office
City Hall
222-3rd Avenue North
Saskatoon, SK
S7K 0J5



Dear Members of City Council:

> re Proposal to Amend the Animal Control Bylaw: Possible Limit to Number of Birds and Proposal For an Annual License Fee;

Proposal to Amend Animal Control Bylaw No. 7860: Location of Pigeon Lofts or Flight Pens
(FILE NO.: CK. 151-2)

What began as a simple neighbourhood dispute between two city residents has escalated and endured over a ridiculous, expensive, and time-consuming ten-month ordeal. There is no doubt that this entire issue, in my opinion, could have been successfully dealt with by the Saskatoon Animal Control Agency when problems initially developed in April 2010. Unfortunately this did not occur and a mess resulted.

What subsequently occurred since then has been a shameful and outright travesty to common sense and an apparent abuse of power by one or two individuals who have succeeded in hi-jacking a faulty legislative process which, as we see today, has been grossly manipulated to suit certain individual's ends. It is truly unfortunate that bylaw-abiding, responsible pigeon-owners in Saskatoon have had to endure the continual harassment from city residents, certain members of the city's administration, and one or two members of the Advisory Committee on Animal Control. I personally find this offensive and, as someone who has owned and properly maintained racing pigeons for almost fifty years (and a family who has had racing pigeons since 1948), untoward and unreasonable.

LIMIT OF NUMBER OF BIRDS AMENDMENT

The Advisory Committee on Animal Control, along with the Animal Services Programme Co-ordinator, seem somewhat confused as this amendment related to the possible limit of birds through a requirement that:

...pigeon lofts provide at least square feet of floor space for each pigeon housed therein....

This proposal was not within their mandate and dramatically changes the intent of previous discussions with pigeon-owners.

On 18 August 2010 (Clause 5, Report No. 11-2010 of the Administration and Finance Committee), it was resolved that the Advisory Committee

on Animal Control report further following an administrative review of "(b) possible limit to [the] number of young birds in a loft....".

This obvious major change alters the original mandate and also unfortunately also dramatically changes the scope affecting all pigeon-owners. The change, if deliberate, is a gross deviation.

This recommendation is illogical, unnecessary, and unsatisfactory. If the intent of the amendment relates to the welfare of pigeons being overcrowded, such a recommendation is puzzling. Responsible pigeon-owners are fully aware as to the control and maintenance issues as it relates to pigeons under their ownership. Over-crowding is not an issue.

Apparently the Advisory Committee and the Animal Services Programme Co-ordinator did not heed any advice provided by pigeon-owners; at least from the information provided at the two meetings I attended. Numbers of pigeons owned at any given time may fluctuate according to the breeding, training, and racing seasons (when racing pigeons are involved), and "over-wintering". I have never heard of any instances of individuals "hoarding" pigeons, so I question why this recommendation is even being considered?

However, if the intent of this recommendation is to somehow limit the number of pigeons owned by limiting floor space and ultimately the size of pigeon lofts and flight pens, this measure grossly contradicts and greatly alters the findings of the Animal Services Programme Co-ordinator in his report to City Council dated 17 June 2010.

The Animal Services Programme Co-ordinator stated in his report (File No. CS 151-6) that the number of pigeons owned was rarely an issue in the past (p.2), and also added that the "...numbers of pigeons owned was not considered a problem" (pp.2-3). He then went on to state that problems surrounding pigeons within the city had more to do with irresponsible pigeon ownership and "...do not relate to the number of pigeons owned" (p.3).

He then surmised that:

Limiting the numbers of pigeons will not necessarily lead to more responsible pigeon ownership. However, doing so may adversely affect responsible pet owners who own and maintain a larger number of pigeons (p.3).

He noted that "pigeon counting" would be difficult (p.4) and would "...draw Animal Control officers away from other enforcement efforts" (p.4). He concluded by maintaining that the Animal Control Bylaw No. 7860:

...has proven effective and the benefit from adding a limit on the number of pigeons a residence can possess is outweighed by extra burden it would add on existing enforcement resources (p.4).

In a letter dated 17 May 2010 to the Advisory Committee on Animal

Control, the owners of Frill Crest Lofts advocated a similar position and we concurred with the findings of his subsequent report.

So what has changed? I suspect that there has been undue influence and pressures exerted on the Animal Services Programme Co-ordinator (either by certain members of the Advisory Committee on Animal Control or members of the public) to alter his original opinion on the numbers of pigeons owned and kept at a residence in Saskatoon. I may be incorrect in this assumption but why else would this recommendation (which alters the original specific mandate) now come forward? Certainly this new position severely contradicts his previous findings. I find this change very curious indeed.

There are several obvious flaws to this proposed amendment which should have been recognized:

- 1) Despite the fact that the provision to provide "at least two square feet of floor space" for each mature pigeon is contained within the Canadian Racing Pigeon Union Inc.'s "Model By-Law" featured in its booklet Homing Pigeons: Perception vs. Reality [Section 2 (B)], the C.R.P.U. recognizes that this is only a "suggested guideline" (p.7). The measure is open to interpretation among pigeon-owners and its intent was not to be utilized as a strict rule for pigeon-owners or that municipalities should introduce and attempt to enforce. Therefore it is unfortunate that the Advisory Committee on Animal Control and the Animal Services Programme Co-ordinator failed to recognize this fact.
- 2) When it comes to the practicality of actual "pigeon counting", what has changed to alter the Animal Services Programme Co-ordinator's views on this issue? Surely the limited resources of the Saskatoon Animal Control Agency will be dramatically affected and "pigeon counting" will, according to the Co-ordinator, also take away valuable time and resources from the performance of its other (and more important) enforcement duties.

What will happen with S.A.C.A.'s ability to physically count pigeons upon arrival at an owner's loft and flight pen? What if some of the owner's birds are away on training excursions or races? Obviously any count will be dramatically different from visit to visit. What if the birds are outside, flying about, or outside on the owner's property? How will these counts ever be accurate? The whole idea is absurd and common sense, from both the Animal Services Programme Co-ordinator and members of the Advisory Committee on Animal Control, should have prevailed before passing this recommendation.

- 3) What will occur, as the Co-ordinator previously stated in his report, when a limit to the number of birds owned will "adversely affect responsible pet owners who own and maintain a larger number of pigeons"?

Racing or homing pigeons are not like dogs and cats which can be "adopted". If they are given away or sold and released, they will return to their original loft.

Another option would be to unfairly cage these birds and never allow them out to fly which would be cruel and inhumane. Racing pigeons are bred to fly, train, and race and to lock them up for the rest of their lives would be a senseless act. Domestic pigeons can often live for twenty or twenty-five years and to deny them the freedom of flight, simply because of an ill-thought and subjective limit of loft size and numbers of birds, would be tantamount to animal cruelty. How could anyone subscribe to this notion?

The only other solution to satisfy this amendment should it pass, is equally distasteful. Forcing owners to destroy the offending excess number of birds is something that may occur. I, and I am sure other responsible pigeon-owners, would never kill their healthy, vigorous birds under these circumstances simply to comply with a ridiculous subjective amendment to Bylaw 7860. However, I am not being overly-dramatic and the wanton destruction of birds may possibly occur. Why would City Councillors take that chance?

- 4) Something certainly does not "smell right" with this recommendation to Bylaw 7860. While I can only speculate the reasoning behind the Animal Services Programme Co-ordinator and the Advisory Committee on Animal Control's promotion of this faulty amendment, I find it especially suspicious and highly coincidental that a similar proposal was requested some ten months ago by two non-pigeon-owning city residents.

An email dated 23 April 2010 from two residents residing on Coy Avenue, living next door to a pigeon-owner, requested that the Mayor and City Council "...put a limit on the number of birds a city resident is allowed to have".

Despite the fact that this request was dismissed by the Animal Services Programme Co-ordinator in his report of 17 June 2010, for some of the reasons already noted in the previous text, it now appears that we have come full-circle with this proposed amendment under consideration! While not distinctly alluding to a restriction on the number of birds a pigeon-owner can own, the simple fact is that the limitation of a subjective distance of floor space per bird is essentially doing the same thing and will limit loft size, flight pens, and the number of birds per owner.

While I cannot ascribe any ulterior motives for this sudden and unexpected recommended amendment, it certainly gives the impression that something, perhaps quite odious, is at play here.

Could this measure have something to do with the previous recommendations by the City Solicitor's Office regarding the "Proposal to Amend the Animal Control Bylaw No. 7860 (Location of Pigeon Lofts or Flight Pens)"?

A report dated 20 October 2010 from the City Solicitor related to the proposal to amend the Animal Control Bylaw 7860 (Location

of Pigeon Lofts or Flight Pens; File No. CK 151-2) clearly stated:

The proposed amendment will not affect the location of existing lofts and flight pens.

Given this proper recognition of existing, and lawful, pigeon lofts and flight pens, and the situation with the residents on Coy Avenue, one would certainly hope that the introduction of the amendment related to the requirement of space per bird within lofts and flight pens is not somehow directly or indirectly related to this neighbour dispute. In effect, because the pigeon-owner is under no obligation legally to move or remove his loft and flight pen, is the proposed amendment to limit the number of pigeons per loft now intended to placate the non-pigeon-owners as per their email dated 23 April 2010 (and also thereby affecting all other pigeon-owners in Saskatoon and simply dismissing them as "collateral damage")?

While one can only speculate, from all appearances this certainly could be a logical assumption and interpretation. If indeed this was the intent (either intentional or unintentional), it would be incredulous and certainly highly unethical for any municipal government to resort to these methods and tactics. Citizens of Saskatoon would certainly find this unfair and offensive. Vindictive legislation has no place in government, and the promotion of this form of legislation would be ill-advised.

PROPOSAL FOR AN ANNUAL LICENSE FEE

Despite numerous requests from several pigeon-owners as to how many actual "complaint and nuisance calls and visits" the Saskatoon Animal Control Agency receives per year, the Animal Services Programme Co-ordinator has been deliberately evasive and has not provided these numbers. Obviously these numbers (which presumably are minimal) would clearly address the fact and prove beyond doubt that pigeon-ownership does not impact on the resources of S.A.C.A. to any great extent and that the majority of pigeon-owners within the city are responsible and obey the provisions of Bylaw 7860.

In his 15 June 2010 report, the Animal Services Programme Co-ordinator eluded to the fact that:

Over the last 20 years, there have been four convictions under The Animal Control Bylaw with respect to the control and regulation of pigeons (pp.1-2).

Recent information provided to me may increase that number to five.

It would be important to know if these convictions were to the same individual, individuals, or residence and if that is the case, it would further indicate that the majority of pigeon-owners do not present any burdensome problems for authorities in Saskatoon.

While S.A.C.A. may argue that it does receive complaints related to pigeons, I would argue that the majority of these complaints (however

minimal) are related to feral or wild pigeons rather than domestic birds owned and registered to pigeon-owners. I suspect that even these calls related to wild birds place only a minimal burden on S.A.C.A.'s resources.

Therefore any requirement for an annual license fee (or any fee) is unnecessary as there is no factual basis or justification for its implementation. Some would argue that an imposed fee would help reduce costs associated with feral pigeons but why would that be fair or reasonable for responsible pigeon-owners to bear?

Given the fact that the number of individuals keeping pigeons within the city limits will certainly decrease, rather than increase, an imposed fee would arguably cost more to implement, collect, and enforce. Common sense on this matter should prevail and any proposal to implement an annual (or any other) license fee should be heartily dismissed.

If the Animal Services Programme Co-ordinator, the Advisory Committee on Animal Control, S.A.C.A., and members of City Council are concerned about monies and public resources, they should best consider that this ongoing ten-month "pigeon saga" has literally cost taxpayers thousands of dollars unnecessarily.

This entire process has placed undue burdens on the fiscal resources (and time) of the Animal Services Programme Co-ordinator, the Advisory Committee on Animal Control and Administration and Finance Committee, the City Solicitor's office, the Office of the City Clerk, the City Planning Department, City Treasurer, the Corporate Services Department General Manager, S.A.C.A., the S.P.C.A., City Council, as well as pigeon-owners and other members of the public. For what? Simply because a few uncontrolled pigeons were perching and lingering on a neighbour's home, these neighbours could not come to a satisfactory agreement between themselves, and the improper following of procedures laid down within Bylaw 7860 (rather than the involvement of City Council and the Advisory Committee on Animal Control in the initial stages of this entire fiasco)?

So please, do not argue that the city's bylaw-abiding pigeon-owners are somehow to blame and are responsible for costs incurred by the city and its adjunct officials!

LOCATION OF PIGEON LOFTS OR FLIGHT PENS AMENDMENT

I was extremely disappointed in the manner in which this amendment was originally formulated and introduced.

In a report dated 30 June 2010 from the Advisory Committee on Animal Control (File No. CK 151-2), stemming from the meeting held on 24 June 2010, the Committee recommended that Section 20 (1) of the Animal Control Bylaw No. 7860 related to the location of pigeon lofts and flight pens on a property in Saskatoon, be altered to remove the word "built" and to provide an appropriate distance from the property line on the site where the loft or flight pen is located.

The report concluded that the Committee supported:

...a change in wording that would clarify the description for location of the loft on a property so as to include all lofts, and not just those built in the future (p. 2).

Owners of existing pigeon lofts and flight pens were shocked and outraged by such a ridiculous notion, as lofts permanently fixed on sites would be costly and nearly impossible to move.

I recall that this proposal was promoted by a single Committee member who failed due diligence, in my opinion, by not consulting the City Solicitor prior to making this odious recommendation. In any event the Committee adopted the recommendation.

What followed was a good deal of understandable concern by bylaw-abiding, responsible pigeon-owners, until it was publicly revealed by a member of the City Solicitor's office that the inclusion of all "existing lofts and flight pens" was ill-advised and not within the City of Saskatoon's legal jurisdiction (at the following "A & F" meeting).

It was quite clear to me that the Committee, by the adoption of this recommendation, deliberately set out to ignore and contravene City Council's long-standing tradition of allowing certain "grandfather clauses" within any specific legislation which comes before it (and recognizing those who have legal standing who may be affected by the passage of this legislation).

It is unfortunate that this omission by the Advisory Committee on Animal Control resulted in creating unnecessary angst among pigeon-owners, and a further waste of time, energy, and resources. It was an ill-thought, "knee-jerk reaction", and an effort to create illogical legislation "on the fly". Thankfully it was stopped before any real damage was done.

One can speculate the reasons behind this original amendment. From all appearances it was meant to forcibly remove, through newly-created legislation, an existing pigeon loft and flight pen from its present location in order to satisfy and placate another resident who was involved in a neighbour dispute with a pigeon-owner.

While I have no way of knowing the various reasons behind the Committee members' ill-advised and foolhardy actions, and without casting any aspersions, from appearances some might think that the proposed amendment in this original form may have come very close to crossing the line of the City of Saskatoon's Code of Conduct for Members of Civic Boards, Commissions, Authorities, and Committees in effect:

3. Ethical Guidelines

3.2 Preferential Treatment

Members must not act in their official role to assist organizations or persons in their dealings with the Civic Board, Commission, Authority or Committee or The City of Saskatoon if this may result in preferential treatment to that organization or person.

While the preceding observations may now be considered "ancient history" which did not affect the current legislation and amendments to Bylaw 7860, it illustrates some of the many injustices and unwarranted attacks upon pigeon-owners and indicates what they have had to endure throughout these past ten-months of this issue.

The "revised" proposal to amend Bylaw 7860 related to the location of pigeon lofts or flight pens still presents many shortcomings and needlessly creates bureaucratic duplication for those interested in building lofts or flight pens in the future.

There seemed to be a good deal of paranoia and hand-wringing on the part of the Advisory Committee on Animal Control, the Animal Services Programme Co-ordinator, and the City Solicitor which caused a frenzied rush to replace Section 20 (1) of Bylaw 7860 simply because of one isolated incident. Certainly problems were not a result from any lack of direction within Bylaw 7860's existing Section 20 (1), only some residents' failure to fully comprehend its intent. Most pigeon-owners would argue that such a waste of time to amend Section 20 (1) was unnecessary as there will, in all probability, not be a cause for concern in the future. Pigeon-owners do not see a mad rush of new pigeon fanciers in the sport and hobby, and existing pigeon-owners are usually not mobile simply because of the nature of their birds' homing skills (birds will return to their old home as it is very difficult to "settle" mature birds). Once again, common sense did not prevail and any advice from experienced, knowledgeable pigeon-owners was ignored.

CONCLUSION

I am extremely disappointed in the manner in which this entire issue was handled by city officials. Clearly pigeon-owners have been exasperated and it is extremely unfortunate that many of their concerns and search for a fair and reasonable solution to many of these issues were either ignored or dismissed. Many of these issues were so trivial that it seemed a pointless waste of time.

There has been, in my opinion, a great deal of obstinacy on the part of city officials and committee members. This has also resulted in issues which were previously discussed and resolved, to suddenly reappear in different forms. The curious contradictions and "flip-flop" of previous findings is suspicious and leads one to believe that some other agenda is going on. This is the result of a rush to push through faulty legislation and amendments, an intransigent position on issues which are indefensible, and a complete misunderstanding of what is fair and reasonable.

Therefore, I would urge members of City Council to defeat both of these amendments to Bylaw 7860, The Animal Control Bylaw, but especially the amendments related to the limit of the number of birds per residence and the proposal for an annual license fee for the reasons stated herein.

Thank you for your consideration of the above.

Dean Mario

Dean Mario, Co-owner Frill Crest Lofts

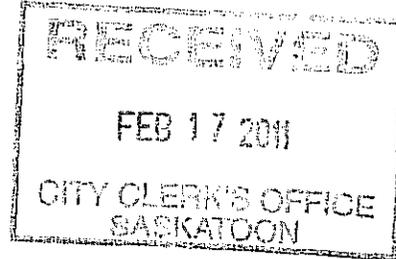
72211
(C1)

From: CityCouncilWebForm
Sent: February 17, 2011 9:55 AM
To: City Council
Subject: Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Pallav Jhala
DMV Business and Market Research, E Park Plot No.1 Kondapur
Hyderabad - India
Other
500081



EMAIL ADDRESS:

pjhala@globaldata.com

COMMENTS:

I am looking to discuss following points with you:

What are the major drivers of the wastewater treatment market in Canada?

What are the major policies that are playing critical role in shaping up of the wastewater treatment market?

Historical numbers of wastewater treatment sludge generation in MT for 2006 to 2010.

What is the split between industrial and municipal (% share) for wastewater treatment sludge generated in Canada for 2010?

What is the split of wastewater treatment sludge disposal in Canada, 2010. Agriculture -? Incineration -? Landfill - ? Land Reclamation - ?, Others - ?

How much primary energy is generated from wastewater treatment sludge in Canada? 2006-2010

How much power is generated from wastewater treatment sludge? 2006-2010

Regards,
Pallav Jhala

150-1 (2)

From: Doug Terry [d.terry@sasktel.net]
Sent: February 19, 2011 8:13 AM
To: admin@comfortcab.ca
Cc: Web E-mail - City Clerks
Subject: Displeased - Comfort Cabs

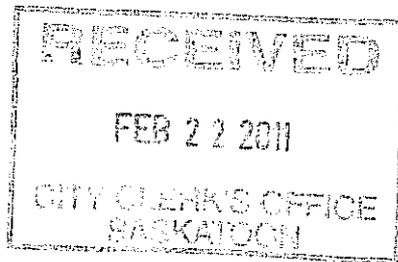
I recently returned to the Saskatoon Airport in a group of four late Thursday evening (11:45 pm) we departed two weeks earlier having stayed at the Heritage hotel on a park and fly package. We were transported to the airport by your cab and we tipped the driver despite having a voucher. The hotel had also provided us transportation voucher for a return ride to the hotel on the 17th. Upon arriving at the airport after a 6 hour flight we learned we had to call for a cab as Comfort did not service the airport. I did and a pleasant lady said a van was on the way for our group of four. We waited outside as the airport was congested and when the van arrived we started getting in and the driver began to load our luggage but when he learned we had a voucher for the heritage he seemed displeased and removed our luggage and said this was the wrong taxi and another was coming and left us standing in the cold and our luggage on the road!. My wife had to exit the van. He drove away empty. We were surprised. A few minutes later another van came but parked further up the road near departures so we waived it but it would not come. My friend approached it and learned it was the same driver and van. He drove away again empty. We were frozen and the airport lady who was cueing the yellow cabs noticed this and put us in a yellow cab. Upon arriving at the hotel we told our storey to the clerk who said this has happened before. He called the Comfort dispatch for me to speak to them but there was no answer. He said he would follow up. Our experience with your company will not ever have us use your service again and will advise others of our experience. I am not certain but think the cab # was 141 and the driver was foreign. Our experience is certainly not one the City desires for visitors.

D. Terry

Doug Terry

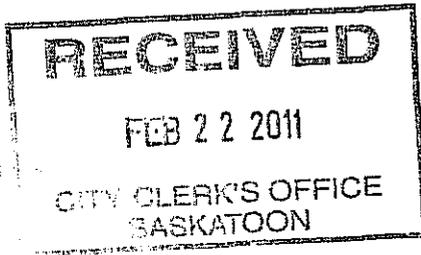
P.O. Box 295

McHardy, SK S0E 1A0



7920 C3

From: CityCouncilWebForm
Sent: February 20, 2011 12:29 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Joanne Yanke
225 Taylor St E
Saskatoon
Saskatchewan
S7H 1V2

EMAIL ADDRESS:

joannefitness@gmail.com

COMMENTS:

Dear City Council,

I am one of the leaders of the petition against the City asking for the Fluoridation of our municipal tap water to be stopped. I listened to Dr.Uswak- Dean of Dentistry's interview on CBC radio and I utmost agree with him that we need to reimplemented a provincial dental coverage plan for children. From the statistics included in the Star Phoenix last week, I asked him would it be possible that Saskatoon has a lower incidence of caries because of the services the dental college provides? The college provides access to care at reduces rates giving Saskatoon low income residents better access to care therefore giving lower incidents of cavities. I asked him if he could not agree? I propose that we take the \$200,000 that is to be used to replace/upgrade the water fluoridation system and the \$150,000 a year the city spends on fluoridation and use it to subsidized dental care for children rather than fluoridation. It makes much more sense and I am certain that the citizens of this city would approve given the controversies over fluoridation. Especially since Calgary voted to stop, I think it is 8 other Canadian cities have stopped and almost all of Europe have stopped fluoridating due to the fact it is a violation of our rights and fluoride is a toxic poison. It says so right on your toothpaste! I asked the Dean to please answer this question- Why do you see it so important to fluoridate via the water supply when we get fluoridation through toothpaste and treatments at the dental office? In the 1950s when fluoridation began we didn't have fluoridated toothpaste and now we are being over exposed.

We also asked the Dean and you to consider that we are more than just teeth and fluoride effects more than just our teeth. I do not want to consume the fluoride because I have taken the time to look at research and have seen how damaging fluoride is to our brain, our pineal, thyroid and all our glands, our bones and joints. It effects every cell of us. Plus we cannot overlook that the biggest concern is that the medication of our water supply without our informed consent is a violation of our human rights. If a Doctor was to prescribe you a medication he cannot force you to take it. How can we force a medication on an entire population without any consideration of sensitivities or control of dosage? It just isn't right. Morally and ethically.

I have sought the support the Dental and Medical professionals like the Dean of Dentistry to win this fight for our rights. I asked the Dean as one of the biggest supporters of water fluoridation to look at the information we have seen and give us his feedback on why it is wrongfully scaring us and provide us with his data to see if you can console our fears of it. City council can you PLEASE take the time to look at some of this information from Dental and Chemist professionals who have looked at the research and were previously supporters of Fluoridation who were shocked at the facts that are there and have become activists against it. Fluoride is extremely harmful when ingested. It says so on the bag of silicafluoride. I can show you numerous studies to show the benefits of fluoride to our teeth is shown to be negligible and that topical use is more effective than digesting it. Topical use not forced mass medication. I asked the Dean to support us and our right to ingest water that is free of medication.

The council, Please review the following:

From Dr. Paul Connett Professor of Chemistry St. Lawrence University, NY 13617 315-229-5853
ggvideo@northnet.org

An interview on the chemical effects of fluoride on the body:
<http://www.youtube.com/watch?v=zo6SnmMP9k>

Dr. Connett's article " 50 reasons to oppose fluoridation which includes numerous citations and statistics <http://www.slweb.org/50reasons.html>

An interview between Dr. Mercola HolisticMD with US Dentist Dr. Bill Osmunson,
<http://articles.mercola.com/sites/articles/archive/2009/07/23/Whos-Really-Guarding-Your-Water-Supply.aspx> and mercola.com has numerous other articles to review on the effects of fluoride. And another video of Dr. Osmunson aimed towards educating other Dentists of the risks of fluoridation http://www.youtube.com/watch?v=_Ys9q1cvKGk

See the difference between fluoridated Ontario and unfluoridated Quebec:
<http://www.theglobeandmail.com/life/health/ontario-fluoride-may-make-minor-difference/article1535873/>

BBC reporter Christopher Bryson's findings on the history of how fluoride was introduced into the water supply in the first place and how it is an industrial toxin:
<http://www.youtube.com/watch?v=Q3y8uwtxrHo>

I asked the Dean to do right by the Citizens of Saskatoon and review this information for himself and either support our cause or gives us substantial proof that we have been misled.

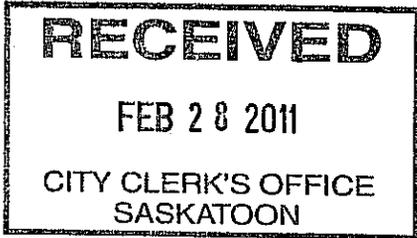
I will let the council know when the Dean has gotten back to us on this debate and I trust that you too will do what is right and look at the information I have provide to you. You could also follow up with the Dean on his opinion of his review of this information
gerry.uswak@usask.ca
Thank you for your consideration,

Joanne Yanke

7920-4 C4)

From: CityCouncilWebForm
Sent: February 26, 2011 11:11 PM
To: City Council
Subject: Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL



FROM:
Thomas Schoene
1302A, 12th Street East
Saskatoon
Saskatchewan
S7H0E6

EMAIL ADDRESS:
ths299@mail.usask.ca

COMMENTS:

Dear his Worship the Mayor and Members of City Council,

First of all I would like to thank you for your excellent service towards Saskatoon and its people.

As you might have heard, the Canadian cities of Waterloo and Calgary recently stopped the fluoridation of tap water.

I and more than 85% of my friends in Saskatoon are against water fluoridation due to the following reasons:

1. 150000 Canadian Dollar are spend annually on fluoridation of tap water [1], a dangerous, outdated, inefficient, and ineffective public health measure reputedly fighting cavities.
2. A study showed that bottled water users with significantly lower fluoride intake showed no significant difference in permanent tooth caries and primary second molar caries [6].
3. The cavity rates in Ontario (where fluoridation is wide spread) are similar to those in Quebec (were fluoridation is uncommon) [23].
4. Cavities can be fought effectively by brushing and flossing teeth, ingesting important nutrients (vitamins and minerals) in adequate amounts, and by avoiding artificially sugared food [18, 19] .
5. Studies linked fluoridated tap water to increased dental fluorosis [2,7].
6. Studies showed that fluoride accumulates in bones and decreases their density [8,9]. Ultimately, making them easier to break.
7. Medicating people without their consent, like fluoridation via Saskatoon's tap water, is unethical.
8. Research showed that fluoride causes oxidative stress [12,13]. Oxidative stress is linked to aging.
9. Animal studies showed alteration and increased oxidation in brains caused by fluoridated water [4,5].
10. Studies suggest that fluoride exposure via drinking water lowers the IQ of children [2,3].
11. Research showed that fluoride accumulates in the Pineal Gland [14], an important part of the brain.
12. Studies showed that fluoride negatively effects the Thyroid Gland [15, 16].

13. Studies showed that certain people, such as people with kidney diseases, are more vulnerable to fluoride than other people [10]. Therefore, there is no save level for adding fluoride to the tap water.
14. Studies showed that fluoride can destroy kidney cells and negatively effect their health [11] .
15. Animal studies showed that fluoride can cause sperm damage [17].
16. Some plants are sensitive to fluoride [21]. Further, most plants accumulate fluoride. Fluoride can cause burned leaves, referred to as fluoride burn [25].
17. It is difficult to remove fluoride from water. The waste water treatment facility of Saskatoon, to my best knowledge, does not remove fluoride. Therefore, large parts of the added fluoride are released into the South Saskatchewan River, that is the environment via one of Canada's major rivers.
18. Fluoride is a toxic substance that unnecessarily endangers the safety of our water treatment system employees [20].
19. An ongoing petition against water fluoridation in Saskatoon [26] as well as recent events such as "Know your Food and Water: Fluoride Awareness Event" [27] show the movement calling for the end of tap water fluoridation in Saskatoon.
20. Ending fluoridation in Saskatoon will sharpen Saskatoon's profile, lead to positive media exposure, and attract local and global talents towards Saskatoon.

There are other reasons, studies, and sources that show that the practice of fluoridating tap water should be ended.

Me, my friends, and many other Saskatonians would like to see a referendum and discussion of the issue of fluoridation of tab water in Saskatoon. This would manifest the leading role of Saskatoon, and might lead to Saskatoon being the third major city in Canada that stops water fluoridation based on scientific knowledge and common sense.

Thank you for looking into this issue.

Kind regards,
Thomas Schoene

Sources include:

- [1] <http://www.thestarphoenix.com/health/Fluoride+system+replaced/4263354/story.html>, 21.02.2011
- [2] The relationships between low levels of urine fluoride on children's intelligence, dental fluorosis in endemic fluorosis areas in Hulunbuir, Inner Mongolia, China Yunpeng Dinga, YanhuiGaoa, Huixin Suna, Hepeng Hana, Wei Wang, Xiaohong Ji a, Xuehui Liub, Dianjun Suna, Journal of Hazardous Materials 186 (2011) 1942-1946
- [3] Effect of high Fluoride Concentration in Drinking Water on Children's Intelligence, Seraj B., , Shahrabi M., Falahzade M., Falahzade F., Akhoundi N, Journal of Dental Medicine, Summer 2006; 19(2 (47)):80-86.
- [4] Chronic administration of aluminum-fluoride or sodium-fluoride to rats in drinking water: alterations in neuronal and cerebrovascular integrity. Julie A. Varner, Karl F. Jensen, William Horvath, Robert L. Isaacson, Brain Research 784 1998. 284-298, 1997
- [5] Decreased nicotinic receptors in PC12 cells and rat brains influenced by fluoride toxicity-a mechanism relating to a damage at the level in post-transcription of the receptor genes, Ke-Ren Shana, Xiao-Lan Qia, Yi-Guo Longb, Agneta Nordbergc and Zhi-Zhong Guan, Toxicology, Volume 200, Issues 2-3, 5 August 2004, Pages 169-177
- [6] An Investigation of Bottled Water Use and Caries in the Mixed Dentition, Barbara Broffitt , Steven M. Levy, John J. Warren, Joseph E. Cavanaugh, J Public Health Dent. 2007 Summer;67(3):151-8.

- [7] Prevalence of Dental Fluorosis in Fluoridated and Nonfluoridated Communities-a Preliminary Investigation, Dennis Leverett, Journal of Public Health Dentistry, Volume 46, Issue 4, pages 184-187, September 1986
- [8] A Prospective Study of Bone Mineral Content and Fracture in Communities with Differential Fluoride Exposure, MaryFran R. Sowers, Kathleen M. Clerk, Mary L. Jannausch, and Robert B. Wallace, 1. Am. J. Epidemiol. (1991) 133 (7): 649-660.
- [9] Fluoride accumulation and bone strength in wild black-crowned night-herons, C. J. Henny and P. M. Burke, Archives of Environmental Contamination and Toxicology, Volume 19, Number 1, 132-137, DOI: 10.1007/BF01059821
- [10] Neuro-radiology of skeletal fluorosis. Reddy DR, Prasad VS, Reddy JJ, Prasad BC. Ann Acad Med Singapore. 1993 May;22(3 Suppl):493-500.
- [11] Fluoride Ion Toxicity in Human Kidney Collecting Duct Cells, Cittanova, Marie-Laure MD; Lelongt, Brigitte PhD; Verpont, Marie-Christine; Geniteau-Legendre, Monique; Wahbe, Fayez MD; Prie, Dominique MD; Coriat, Pierre MD; Ronco, Pierre M. MD, Anesthesiology: February 1996 - Volume 84 - Issue 2 - pp 428-435
- [12] Proteomic analysis of kidney in fluoride-treated rat, Hui Xua, Lin-Sen Hub, Ming Changb, Ling Jinga, Xiu-Yun Zhanga and Guang Sheng Li, Toxicology Letters Volume 160, Issue 1, 30 December 2005, Pages 69-75
- [13] Effect of long term fluoride exposure on lipid composition in rat liver, Ya-Nan Wang, Kai-Qi Xiao, Jia-Liu Liu, Gustav Dallner, Zhi-Zhong Guan, Toxicology 146 (2000) 161-169
- [14] Fluoride Deposition in the Aged Human Pineal Gland, Jennifer Luke, Caries Res 2991;35:125-128
- [15] Elevation of Cyclic Guanosine 3',5'-Monophosphate Levels in Dog Thyroid Slices Caused by Acetylcholine and Sodium Fluoride, Kamejiro Yamashita and James B. Field, November 10, 1972 The Journal of Biological Chemistry, 247, 7062-7066.
- [16] Human Thyroid Adenylate Cyclase in non-toxic Goitre: sensitivity to TSH, Fluoride and Thyroid stimulating Immunoglobulins, Karine Bech and Stig Nistrup Madsen, Clinical Endocrinology (1978) 8,457466.
- [17] Suppression of male reproduction in rats after exposure to sodium fluoride during early stages of development. Reddy PS. Naturwissenschaften 94(7):607-11.
- [18] Good Teeth Birth to Death. Glendale: Research Publications, 1997. Judd, Gerard. Page 18
- [19] <http://www.westonaprice.org/>, 21.02.2011
- [20] <http://www.sciencelab.com/msds.php?msdsId=9925037>, 21.02.2011
- [21] <http://www.freedrinkingwater.com/water-education3/3-water-plants.htm>, 21.02.2011
- [23] <http://www.theglobeandmail.com/life/health/ontario-fluoride-may-make-minor-difference/article1535873/>, 21.02.2011
- [25] <http://www.flowershopnetwork.com/blog/flower-plant-care/plant-care/caring-for-lucky-bamboo-dracaena-sanderiana/>, 21.02.2011
- [26] <http://www.gopetition.com/petitions/ban-fluoride-saskatoon.html>, 26.02.2011
- [27] <http://www.kuruk.de/index.php?id=69>, 26.02.2011

1905-2
X7518

CS)

From: Kanak, Diane (Clerks)
Sent: February 22, 2011 9:08 AM
To: 'joancivica@sasktel.net'
Subject: Letter to City Council

This is to confirm that your letter will be forwarded to City Council, as requested.

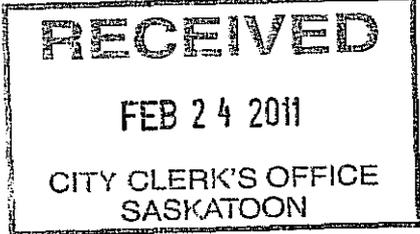
From: joancivica@sasktel.net [<mailto:joancivica@sasktel.net>]
Sent: February 16, 2011 8:18 AM
To: Web E-mail - Treasurers; joancivica@sasktel.net
Subject: Other Inquiries

I am very pleased to see that the government is continuing the subsidized bus passes for those on some form of assistance. I request that our city lobby the province, or that we choose to also subsidize passes for all low income. There are many citizens who are lower income than our university students, and actually some people receiving CPP benefits, or working low wage jobs have less income than those on welfare assistance. Thankyou for your consideration.

Joan Stephens
374-9087
455 2nd Ave N.
S7K 2C2

7830-5
C6

From: CityCouncilWebForm
Sent: February 24, 2011 11:09 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Margi Corbett
420 10th St East

Saskatoon
Saskatchewan
S7N 0C9

EMAIL ADDRESS:

mejcorbett@shaw.ca

COMMENTS:

I am concerned about the future of curbside recycling in Saskatoon. I think that a large, non-local company such as Loraas will offer their service at a very low price, drive Saskatoon Curbside Recycling out of business, and then raise their price once they have established a monopoly. This is exactly what happened in my school division a few years ago, when First Bus assured us that they would keep our busing service inexpensive. Two years later, their price had doubled. I also fear that Loraas has no intention of working in partnership with Cosmo paper recycling. I have been a loyal customer of SRC for years, since well before City Council recognized the importance of the service this local business has provided. I think it would be very poor form to recognize the value of SRC's service by putting them out of business.

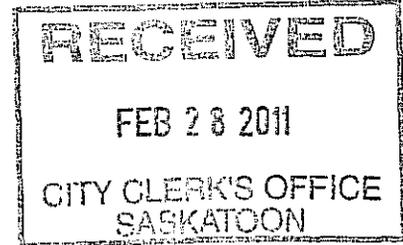
Sincerely,
Margi Corbett

5500-1
C7)

Meadowgreen Community Association
c/o 311 Avenue X South, Saskatoon, SK S7M 3H5

February 25, 2011

Lynne Lacroix, Manager
Community Development
City of Saskatoon
City Hall, 222- 3rd Avenue North
Saskatoon, SK S7K 0J5



Dear Lynne,

In regards to your letter emailed to the Meadowgreen Community Association on January 24, 2011, we wonder what was the intent of the letter? If the intent was to belittle and demean the individuals and their skills on the Association then indeed you have been successful! However, as you are publicly employed community developers – trying to build Saskatoon's community capacity – we find this approach quite difficult to deal with.

Perhaps we might put into perspective who the ten Executive members of the MCA are: we are housewives, business owners, educators, retired individuals, and sales people, but what we are NOT is trained recreational programmers.

We joined the MCA to share our enthusiasm for our community and improve the quality of our lives and those of our neighbors by sharing our skills. What we have to offer are based on what we see are the priorities of our community based on our collective 175+ years of living in Meadowgreen (and in Pleasant Hill West prior to 1977). Really our Executive spends our time on what we determine are our community needs as we live, visit with our neighbors and walk in Meadowgreen.

Knowing who we are and what we are not is how the Meadowgreen Community Association has operated for over a decade. In 2000 many of us joined the Executive after rallying against the Circle Drive Overpass making our community a thoroughfare. For years Brian LePoudre, our Community Consultant offered his advice on programs and creating a Constitution and Marnie Carlson, the W.P. Bate Community ran most of the community programs with our MCA Community Programmer, Sandra Gilecki. In some cases MCA took over programs that the W.P. Bate School Council didn't want to run.

When Marnie left W.P. Bate School, the new Community Coordinator arrived who had a different approach and the Meadowgreen Community Association dealt only with the

School Principal, which is the present situation. Trudy Capes, the W.P. Bate Principal helps us recruit children for soccer and ensures that forms are filled out and she also arranges the entertainment for our Community Events.

MCA programs thus are organized by a MCA volunteer who goes to the City programmers meeting and then is left to fend for him/herself in finding programs that people in the community might like to attend and then they need to find qualified instructors (which the Community Development has been trying to recruit for years).

Over the years we have as a committee brainstormed program ideas and looked for instructors, and had pathetic results. One fall MCA offered: Jigging, Children's Cooking, Adult Ethnic Cooking, Tae Kwon Do, Children's Basketball, Adult knitting, Adult Floor Hockey and Adult Aerobics – the only program we ended up offering was Children's basketball as there were not enough registrants to run the other classes. The following year we had a City Recreational Programmer volunteer on the MCA Program Committee, Kristen Christenson (as she lives in the community). In the fall of 2009 she organized Mommy and me fitness, Children's basketball, Tai Chi, Youth Yoga. The only program that had enough participants to run was Children's basketball. So with a volunteer programmer or a trained City programmer our results have been the same – we might get one, two or at most three programs running out of the many we offer. Where we have always been successful is organizing outdoor soccer in the spring.

As a Community Association we have been required to report all of this information to our Community Consultant in April. This means our Community Consultant has all the information as to what programs we have been successful with and which didn't run. In May or June we receive a cheque stating we have completed ALL the paper work and the retroactive funding for the completed Community Association year. What that means, and what we took it as meaning, is that if we have received funding for each year just passed, we have met ALL the City's REQUIREMENTS because if we didn't meet the requirements why would we receive funding or why wouldn't we receive a letter stating we hadn't met the requirements. Clearly our programming dollars received from the City of Saskatoon were properly expended and accounted for, according to the established and accepted procedures in place up to the current year, and no unspent program money remains on our books.

The one time that Community Development asked for money back was Dec. 18, 2009 regarding the failed Youth Yoga program. Kristen Christenson applied for a grant to run the program so when we were asked we returned the \$125, which is what was asked for by Marieke Knight, Recreation Programmer.

What we can underline is that the MCA Executive members are not paid recreational programmers nor have we joined the MCA to be recreational programmers. What we have done is put together program schedules based on availability of instructors and what we believe are in the interests of our community members, and when that hasn't worked out we have tried again. What we consider most important is encouraging our youth to be physically active, and we capitalize on their natural enjoyment of ice skating and soccer.

The necessary investment of time and money exhausts both our program dollars and our roster of volunteers, but the benefit to our community is considerable. Thus when last year was deemed a failure and not payable by City officials because we had 93 "countable" program hours, 7 short of the magical 100, we are indeed discouraged.

What MCA is successful with is that we can successfully organize over 100 individuals to push out the prostitutes (child sexual exploitation) and 'johns' out of our community but we can't get anyone to show up for recreational volleyball. We can get 50 people to use our two ice rinks daily but we can't get more than two kids to sign up for children's skating lessons. We can put together a Community Event that draws 500 people to join in a community celebration but we can't get 10 people to volunteer to coach soccer.

As community members who have put in 100s of volunteer hours for the betterment of our community and the City of Saskatoon. We do what we can do to make this a great place to live. We have attended City Council meetings to lobby in the best interests of our community, we sit on the City of Saskatoon Police Committee to represent Meadowgreen's interest and we work with other Community Associations to raise awareness of infill issues through our own experience with this issue. Through it all the Meadowgreen Community Executive members can say that we do the best we can with the resources and skills that we have for our Community.

Now we see your new focus on purely recreational and cultural programming as an impossible imposition that has little to do with the actual needs of the community residents. If you believe building Meadowgreen's community capacity is best served by using paid programmers, that is the City's Community Consultant and other staff accessed from the Saskatoon Open Door Society, The Ebenezer Baptist Church and the W.P. Bate Community Coordinator, reducing fees to a fraction of the actual program costs, and you are satisfied with importing participants from other communities to fill the program spots, we, as volunteers, do not see ourselves able to compete.

Yours Sincerely,

Meadowgreen Community Association

Pat Tymchatyn,
President

c.c. City Council
MCA
Mayor Atchison

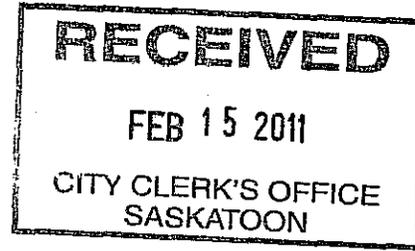
750-4 C8

From: CityCouncilWebForm
Sent: February 14, 2011 5:19 PM
To: City Council
Subject: Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Mark Jonnson
12886 196th Avenue
Surrey
British Columbia
V6P 5X9



EMAIL ADDRESS:

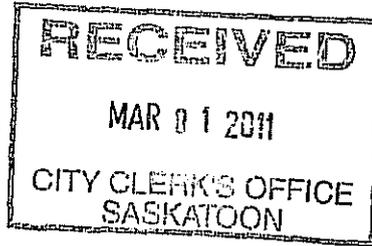
mj3925@hotmail.com

COMMENTS:

Being an ex Saskatonn resident its nice to see the city growing but I'm not a fan of the city getting involved to help people get down payments as this will only make the issue of high home prices worse. The problem is supply versus demand. The prices are out of control because there is not enough homes coming to market. Unlike us in Metro Vancouver which has land issues, Saskatoon does not have 3 million in a metro area or is locked in my rivers, ocean and the mountains. The city needs to approve more hosuing developments as well as a plan to put more people int he downtown core like Vancouver has. Condo living downtown is the "cool" place to be regardless of income status. But all this concern about sprawl is nice but quaint for a city of just 250,000 people. Unless you increase the amount of homes being approved, the market will explode like here on the west coast (but not to the same extent obviously) Build your downtown core UP and the peoplw will come. Just look at Yaletown district out here for a prime example of turning a crappy area into a super desirable one.

255-1 (C9)

933 Dudley Street
Saskatoon, SK
S7M 1K8
1 March 2011



The Mayor and City Council
c/o The City Clerk, City Clerk's Office
City Hall
222-3rd Avenue North
Saskatoon, SK
S7K 0J5

Dear Members of City Council:

re Committee Recommendations and Legislative Timetable

I am deeply concerned that the City of Saskatoon's method of how it conducts its legislative business is fundamentally flawed and needs to be re-examined and improved. This is especially poignant with respect to the committee system and how recommendations are made to City Council.

There is often an inadequate time allowed for the citizens of Saskatoon to respond to important issues which arise in committees and which are destined to appear before City Council. This, in my opinion, is an odious affront to the democratic process (one in which Councillors often pride themselves in promoting).

A particular example has arisen recently which reflects the flawed nature of Saskatoon's legislative framework. There have been many examples in the past where citizens have become frustrated with the business of City Council and often argue that there was an inadequate and insufficient time to respond on issues and items important to them.

Specifically, the Administration and Finance Committee met on 28 February 2011 at 11:30 a.m. Some of the items which the Committee dealt with were scheduled for the next City Council meeting to be held on 7 March 2011. Apparently, any letters or submissions on these issues had to be received by the City Clerk's Office by 1 March 2011 at 5:00 p.m. Why do City Councillors feel that this is sufficient time for citizens to act and participate in the business of City Council? How does this process fairly allow the people of Saskatoon to voice their concerns before their elected representatives and to fully realize their democratic rights as citizens of Canada?

One would certainly hope that it is not City Council's wish to limit debate on all issues which comes before it, or to push through (often) flawed and ill-thought legislation affecting the citizens of Saskatoon. It has been seen recently, and in the past, where certain City Councillors have used this system to their advantage to enact legislation and civic business and stifle opposition and legitimate debate.

I would therefore urge City Council to request that the City Clerk examine the entire process which is currently entertained by the city's legislative framework, and to examine how this process can be altered to allow citizens greater time to be adequately informed and participate within a much-needed improvement of Saskatoon's legislative timetable.

There are necessary changes to be made, certainly, in order to allow citizens to participate in the municipal government process. One might suggest an expansion of time before any business emanating from the numerous city committees can be brought forward for City Council's attention (perhaps the next Council meeting but one). This would enable citizens an ample opportunity to be informed and participate in the process. There would also be time for "sober second thought", on both the citizenry and City Councillors' part, rather than the often "rushed through" legislation we've seen in the past.

Thank you for your consideration of the above.

Sincerely yours,

Dean W. Mario

Dean W. Mario

cc The Hon. Darryl Hickie, Minister of Municipal Affairs



City of
Saskatoon

Office of the City Clerk

222 - 3rd Avenue North
Saskatoon, SK S7K 0J5

ph 306•975•3240
fx 306•975•2784

March 1, 2011

Mr. Dean W. Mario
933 Dudley Street
Saskatoon, Saskatchewan
S7M 1K8

Dear Mr. Mario:

**Re: Committee Recommendation sand Legislative Timetable
(File No. CK. 255-1)**

Thank you for your letter of March 1, 2011, regarding the above. Your letter will be submitted to City Council on March 7.

The deadline for letters to City Council on new issues is 5:00 p.m. on the Tuesday preceding the Council meeting. However the deadline for letters on issues that are already on the agenda is 10:00 a.m. on the day of the Council meeting. Thus, citizens who wish to write to City Council regarding an issue being reported on by the Administration and Finance Committee or the Planning and Operations Committee have over six days and five days respectively in order to prepare their letters.

Please be assured that neither City Council nor the Administration wish to stifle opposition or limit debate. The goal of our current process is to enable City Council to conduct its business in an expeditious manner while allowing adequate time for citizens to review and respond to issues. We have done in the past, and will continue to hold off submitting reports on contentious issues that are of significant public interest in order to provide more time for the public to be notified and to respond.

Once again, thank you for writing. Please do not hesitate to contact me at 975-3240 if you wish to discuss this further.

Yours truly,

Janice Mann
City Clerk

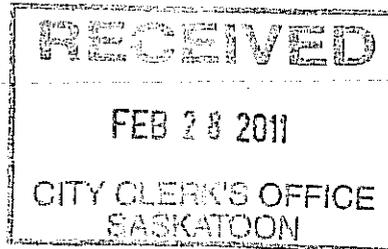
→ cc: His Worship the Mayor
Councillors



205-5

DI)

February 28th, 2011



City of Saskatoon
222 – 3rd Avenue North
Saskatoon SK S7K 0J5

Attention: Mayor Atchison / City Councilors

Dear Your Worship Mayor Atchison and City Councilors;

Re: Declaration of September 5th - 10th, 2011 as "REALTOR® Community Safety Week"

The Saskatoon Region Association of REALTORS® asks council's declaration of September 5th – 10th, 2011 as "REALTOR® Community Safety Week". REALTOR® and community safety are of greater importance than ever before. Our association thanks you for your support of our 2010 REALTOR® Community Safety Week activity including Mayor Atchison's presentation at our REALTOR® Community Safety Week kickoff breakfast. In anticipation of your declaration approval we invite the Mayor to bring city greetings again at this year's kick off breakfast.

REALTOR® Community Safety Week will draw attention to prevention of unsafe practices while conducting business. Awareness flagged by this week's activity will prove beneficial for other businesses and industries as well as provide public awareness of unsafe practices in our daily lives.

We trust council will find "REALTOR® Community Safety Week" a worthy cause for declaration.

Thank you for your consideration of our request.

Yours Sincerely,

Harry H. Janzen, CAE
Executive Officer, Saskatoon Region Association of REALTORS®

Saskatoon Region Association of REALTORS® Inc

1149-8th Street East, Saskatoon, Sk S7H 0S3 TEL: (306) 244-4453 FAX: (306) 343-1420

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