

ORDER OF BUSINESS

REGULAR MEETING OF CITY COUNCIL

MONDAY, JANUARY 16, 2012 AT 6:00 P.M.

1. **Approval of Minutes** of meeting held on December 19, 2011.

2. **Public Acknowledgements**

3. **Hearings (6:00 p.m.)**
 - a) **Proposed Rezoning from RM4 to RM3**
3718 – 8th Street East – Wildwood Neighbourhood
Applicant: J.A.R. & Sons Enterprises Ltd.
Proposed Bylaw No. 9000
(File No. CK. 4351-011-11)

The purpose of this hearing is to consider proposed Bylaw No. 9000.

Attached is a copy of the following material:

- Proposed Bylaw No. 9000;
 - Report of the General Manager, Community Services Department dated November 21, 2011, recommending that the proposal to rezone Block AA, Plan No. 101317485 (3718 8th Street) from an RM4 District to an RM3 District be approved;
 - Letter dated December 12, 2011, from the Secretary of the Municipal Planning Commission advising that the Commission supports the above-noted recommendation;
 - Notice that appeared in the local press on December 17, 2011.
-
- b) **Cost Recovery for Development and Sign Applications**
Planning and Development Branch
Proposed Bylaw No. 9001
(File No. CK. 4350-1 x1720-1)

The purpose of this hearing is to consider proposed Bylaw No. 9001.

Attached is a copy of the following material:

- Proposed Bylaw No. 9001;
- Report of the General Manager, Community Services Department dated November 21, 2011, recommending that the proposed fee changes, as outlined in the attached October 31, 2011 report of the General Manager, Community Services Department, be approved;
- Letter dated December 12, 2011, from the Secretary of the Municipal Planning Commission advising the Commission supports the above noted recommendation;
- Notice that appeared in the local press on December 31, 2011.

c) **Proposed Changes to the Subdivision Application Fees
Planning and Development Branch
Proposed Bylaw No. 9002
(File No. CK. 4350-13 x1720-1)**

The purpose of this hearing is to consider proposed Bylaw No. 9002.

Attached is a copy of the following material:

- Proposed Bylaw No. 9002;
- Report of the General Manager, Community Services Department dated November 21, 2011, recommending that the proposed fee changes, as outlined in the attached October 31, 2011 report of the General Manager, Community Services Department, be approved (**See Attachment 3b**);
- Letter dated December 12, 2011, from the Secretary of the Municipal Planning Commission advising the Commission supports the above noted recommendation (**See Attachment 3b**);
- Notice that appeared in the local press on December 31, 2011.

4. Matters Requiring Public Notice

5. Unfinished Business

6. Reports of Administration and Committees:

- a) Report No. 1-2012 of the Municipal Planning Commission;
- b) Administrative Report No. 1-2012;
- c) Legislative Report No. 1-2012; and
- d) Report No. 1-2011 of the Planning and Operations 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. 8995 - The Underground Encroachment and Sidewalk Safety Bylaw, 2012
- Bylaw No. 9000 - The Zoning Amendment Bylaw, 2012
- Bylaw No. 9001 - The Zoning Amendment Bylaw, 2012 (No. 2)
- Bylaw No. 9002 - The Subdivision Amendment Bylaw, 2012

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

3a)

BYLAW NO. 9000

The Zoning Amendment Bylaw, 2012

The Council of The City of Saskatoon enacts:

Short Title

- 1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012.

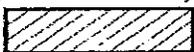
Purpose

- 2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an RM4 District to an RM3 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 RM4 District to an RM3 District:

- (a) Civic address: 3718 – 8th Street East
 Surface Parcel No. 147204491
 Reference Land Description: Blk/Par AA, Plan 101317485 Ext 0.

Coming into Force

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

Read a first time this _____ day of _____, 2012.

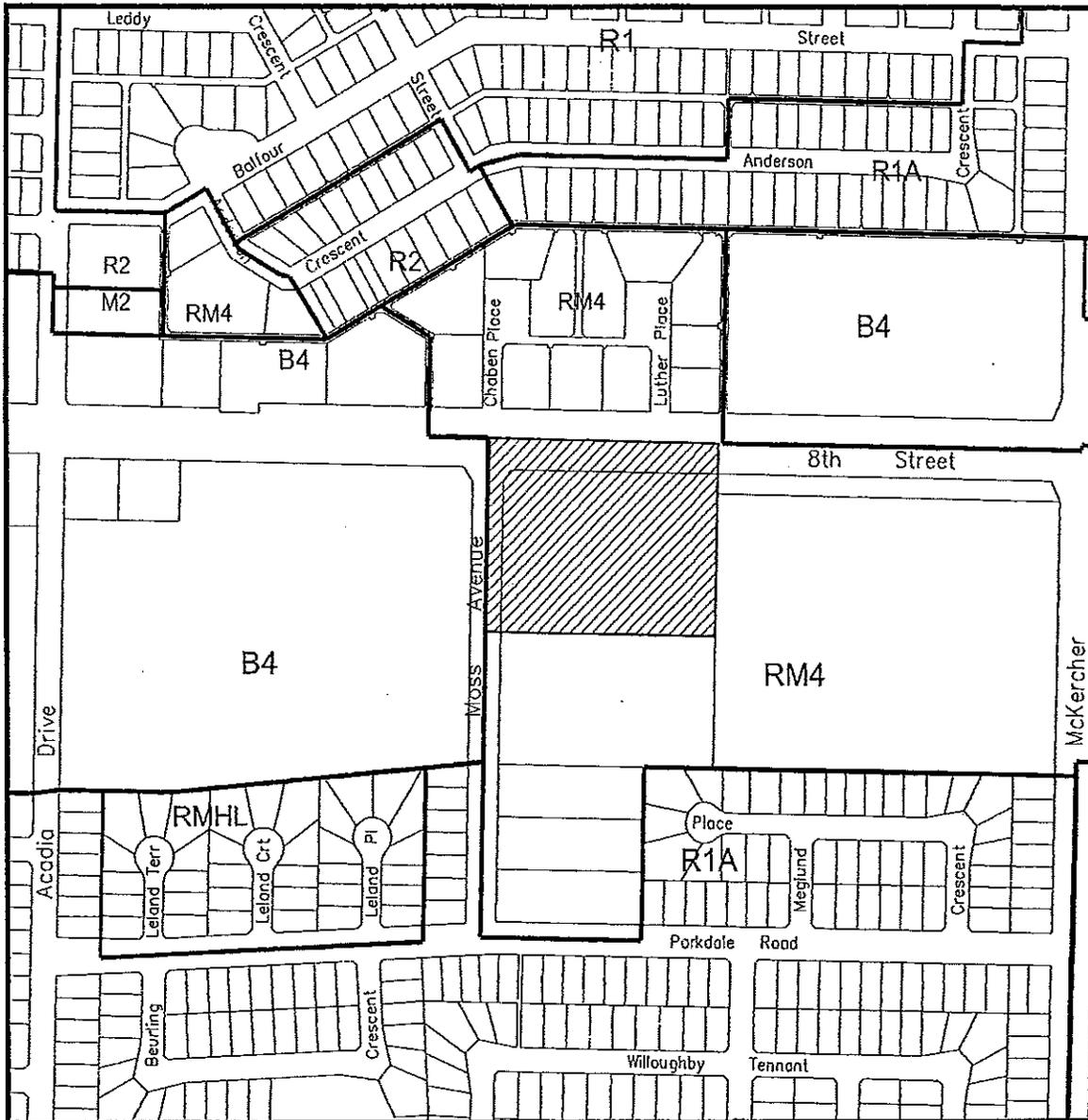
Read a second time this _____ day of _____, 2012.

Read a third time and passed this _____ day of _____, 2012.

Mayor

City Clerk

Schedule "A" to Bylaw No. 9000



REZONING

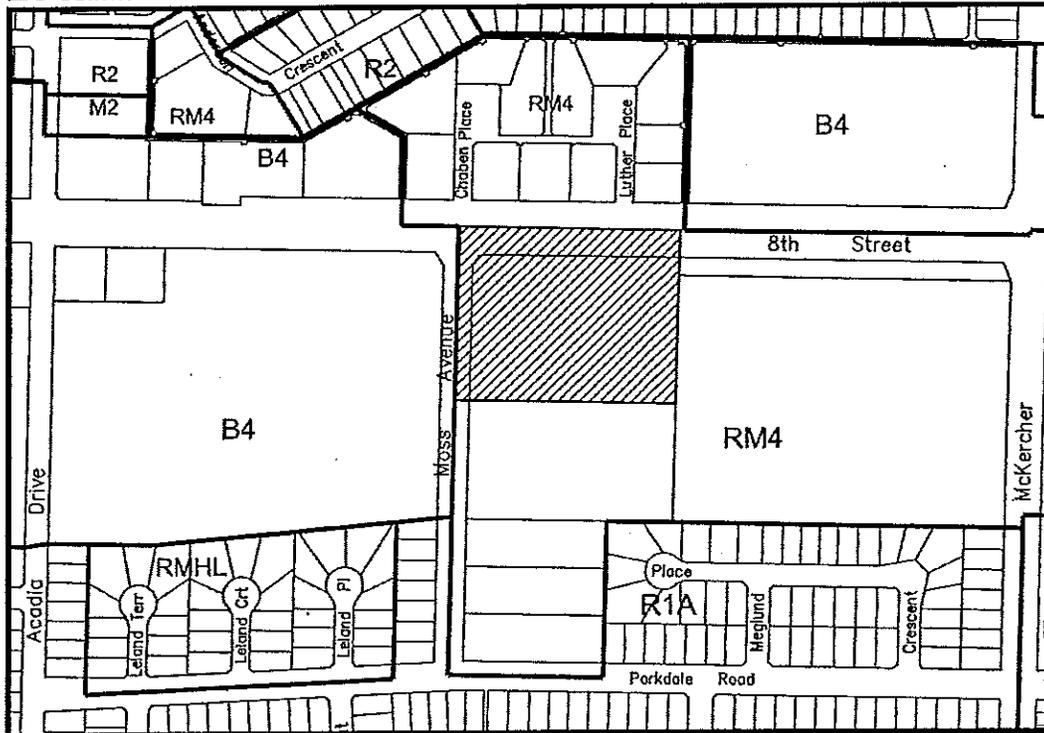
From RM4 to RM3



COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z5/11	PROPOSAL Proposed Rezoning from RM4 to RM3 <div style="text-align: center; border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">RECEIVED</div>	EXISTING ZONING RM4
LEGAL DESCRIPTION Block AA, Plan 101317485	NOV 24 2011 CITY CLERK'S OFFICE SASKATOON	CIVIC ADDRESS 3718 8 th Street East NEIGHBOURHOOD Wildwood
DATE November 21, 2011	APPLICANT J.A.R. & Sons Enterprises Ltd. 2402 Millar Avenue Saskatoon SK S7K 3V2	OWNER Elim Pentecostal Tabernacle Inc.

LOCATION PLAN



PROPOSED REZONING

From RM4 to RM3

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 Block AA, Plan No. 101317485 (3718 8th Street) from an RM4 District to an RM3 District be approved.

B. PROPOSAL

An application has been submitted by J.A.R. & Sons Enterprises Ltd. requesting that 3718 8th Street East be rezoned from an RM4 District to an RM3 District. The applicant proposes to remove the existing church building and replace it with 4 three-storey condominium buildings, with a total of approximately 240 dwelling units.

C. REASON FOR PROPOSAL (Submitted by Applicant)

RM3 zoning facilitates the development of three-storey apartment condominium buildings overtop underground parkades. The lower building height maximum of the RM3 zoning district, compared to RM4, would provide greater compatibility with the existing residential developments to the south and east of the property.

D. BACKGROUND INFORMATION

An application has been submitted to redevelop a 20,842 m² (5.15 acre) site at the corner of 8th Street East and Moss Avenue for multi-unit condominium dwellings. The existing Elim Tabernacle Church will be removed to allow for redevelopment of this site.

The property is currently zoned RM4, which does permit multi-unit dwelling groups; however, the developer is proposing to rezone to RM3 to benefit from the higher Gross Floor Space Ratio permitted in that district. A Gross Floor Space Ratio of 1.5:1 is permitted in the RM3 zone, compared to a Gross Floor Space Ratio of 1:1 in the RM4 zone.

E. JUSTIFICATION

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769

The proposed development is consistent with the objectives and policies in the Official Community Plan Bylaw No. 8769 related to infill housing development.

“5.2.1 – Objective:

To encourage infill residential development that:

- i. helps to meet the housing needs of a diverse population;
- ii. makes efficient use of civic and community infrastructure; and
- iii. recognizes the interests of local residents and the impact of development on neighbourhood character and infrastructure.”

b) Development Review Section Comments

The purpose of the RM3 zone is to provide for a variety of residential developments in a medium density form, as well as related community uses. The current RM4 zoning on the property similarly provides for medium density residential housing development; variations in development standards accommodate slightly different housing forms. In this case, the development is seeking rezoning to RM3, to take advantage of the provision of a higher Gross Floor Space Ratio of 1.5:1.

The RM3 District has more restrictive development standards with respect to building height, side, and rear yard setbacks requirements, as outlined in the table below.

Development Standard	RM4 (current zoning)	RM3 (proposed zoning)
Front yard setback	6 m	6 m
Side yard setback	1.5 m	3 m
Rear yard setback	4.5 m	6 m
Building height	15 m	12 m

The Zoning Bylaw No. 8770 also specifies landscaping requirements. A landscaped strip of 1.5 m must be maintained where an RM3 site abuts any R District, which would include, in this case, the rear yard abutting the Wildwood Village Condominium Corporation, and the side yard abutting Elim Lodge. In addition, landscaping of a 4.5 m strip along the front site line, and the whole of the side yard abutting 8th Street East is required.

As noted above the RM4 District has a maximum building height of 15 m (four storeys) while the RM3 District has a maximum building height of 12 m (three

storeys). This reduction in building height should minimize potential impacts related to shading and privacy. All development standards will be confirmed for conformity with the Zoning Bylaw No. 8770 as part of the development permit process.

It is the Administration's view that the subject site is well suited for this proposed development. It is located at the corner of a major arterial and minor collector roadway with good transit access. It is consistent in scale and height to surrounding residential development and can accommodate required landscaping as well as onsite amenities, including underground parking. Access to the site is provided from Moss Avenue, with a right-in/right-out access also provided to 8th Street East.

c) Compatibility with Adjacent Land Uses

The subject property is located in an area developed with multi-unit residential dwellings to the north, south and east. A shopping centre (The Centre Mall) is located directly to the west, across Moss Avenue. It is felt that the proposed development is compatible with the surrounding land uses.

d) Neighbourhood Planning Section Comments

The Neighbourhood Planning Section has reviewed the information provided respecting the rezoning application for 3718 8th Street East and has no objections.

e) Building Standards Branch Comments

The Building Standards Branch of the Community Services Department has no objection to the proposed rezoning application. The site plans submitted have not been reviewed for code compliance. Building permits are required to be obtained before the demolition of the existing building occurs and proposed new construction begins on this parcel.

4. Comments by Others

a) Infrastructure Services Department

The proposed Zoning Bylaw No. 9770 amendment is acceptable to the Infrastructure Services Department with the following comments:

- i. Any new driveways will require a crossing application and permit.

- ii. The driveway at 8th Street East will not receive a median opening because it is within the left turn bay of an existing opening.
- iii. 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:

- i) the development will generate over 100 vehicles per hour in the peak direction of travel;
- ii) the development results in safety, operational, or design issues that required mitigation through study; and
- iii) 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 vph in the peak direction of travel. A letter addressed to the Transportation Branch stating the anticipated trip generation will typically be sufficient; however, please provide the following:

- i) trip generation category;
- ii) predictor variable and value; and
- iii) peak hour trip rate used.

Comment – In follow-up to the request for further information regarding requirements for a TIS, an e-mail from the Infrastructure Services Branch dated August 9, 2011, indicates the following:

“the developer has submitted information to us regarding the TIS which has been accepted. Therefore, we will not require a TIS be completed for this development.”

Confirmation has also been received from the Transportation Branch confirming that the access/egress points, which include a single access point onto Moss Avenue, and a right-in/right-out onto 8th Street East is acceptable.

b) Transit Services Branch

At present Saskatoon Transit's closest bus stop is adjacent to the property on the south side of Moss Avenue, east of 8th Street. This falls within Transit's 450 m walking distance service standard for one-unit dwellings and town homes. Bus services is at 30 minute intervals Monday through Saturday, and at 60 minute intervals during evenings, early Saturday mornings, Sundays and statutory holidays.

F. COMMUNICATION PLAN

The Planning and Development Branch, Community Services Department, sent notification letters to assessed property owners within 150 m radius of the site, to inform residents of the proposal and to request feedback regarding the proposed development. A total of 340 notices were circulated.

A public meeting was held on Wednesday, September 14, 2011, at Good Shepherd Lutheran Church. Approximately 35 people attended the meeting. Questions and concerns were expressed regarding the proximity of the proposed buildings to the property line, restriction of view and additional light into yards, build out time, noise and dust over the construction period. There was acknowledgement that the current zoning would permit development of multi-unit residential development to a height of 15 m, and people appeared to be supportive of the concept of a development with the lower (12 m) building height that would be prescribed by the RM3 zoning.

In addition it was noted that 8th Street East has become much busier and noisier, and a request was made that this area be considered for a sound attenuation wall.

Much of the discussion at the meeting centred around the closure of an access/egress onto Moss Avenue which is used currently by both residents of Elim Lodge and the church. Concerns were expressed that parking and vehicle access within the Elim Lodge site would become more restricted. Closure of this access, which is located almost entirely on the site on which the church is located, is necessary to allow development of the site, and does not impact the designated access point for the Elim Lodge property which is located further south on Moss Avenue. It was noted that this issue was being addressed by the administrative staff of Elim Lodge.

To date one written comment has been received by e-mail, indicating support for the proposal, but identifying the need to accommodate pedestrian traffic going to the mall.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set and it will be advertised in accordance with Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the date of the public hearing. Notice of the public hearing will also be sent to all assessed property owners within 150 m radius of the site, to any other people who signed the attendance sheet at the Public Information Meeting, and to the Wildwood Community Association.

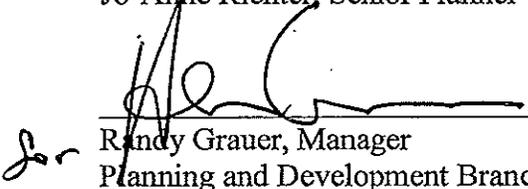
G. ENVIRONMENTAL IMPLICATIONS

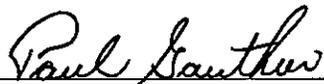
There are no environmental and/or greenhouse gas implications.

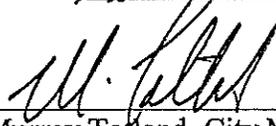
H. ATTACHMENTS

1. Fact Summary Sheet
2. Community Engagement Summary

Written by: Jo-Anne Richter, Senior Planner

Reviewed by: 
Randy Grauer, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: November 23, 2011

Approved by: 
Murray Tolland, City Manager
Dated: Nov 25/11

FACT SUMMARY SHEET	
A. Location Facts	
1. Municipal Address	3718 8 th Street East
2. Legal Description	Block AA, Plan No. 101317485
3. Neighbourhood	Wildwood
4. Ward	9
B. Site Characteristics	
1. Existing Use of Property	Institutional (church)
2. Proposed Use of Property	Multi-unit residential
3. Adjacent Land Uses and Zoning	
North	Multi-unit residential – RM4
South	Multi-unit residential – RM4
East	Multi-unit residential – RM4
West	Commercial (The Centre Mall) – B4
4. No. of Existing Off-Street Parking Spaces	NA
5. No. of Off-Street Parking Spaces Required	390
6. No. of Off-Street Parking Spaces Provided	421
7. Site Frontage	132.932 m
8. Site Area	20,842.015 m ²
9. Street Classification	8 th Street East – major arterial with access Moss Avenue – minor collector
C. Development Plan Policy	
1. Existing Development Plan Designation	Residential
2. Proposed Development Plan Designation	No Change
3. Existing Zoning District	RM4
4. Proposed Zoning District	RM3

Project Name: Public Information Meeting for Rezoning –
Proposed Multi-Unit Residential Development in Wildwood
3718 – 8th Street East (former Elim Tabernace Site)

Applicant: J.A.R. & Sons Enterprises Ltd.

Community Engagement Project Summary

Project Description

A public information meeting regarding a proposed rezoning of the property on which the Elim Tabernacle Church is currently located. The developer has requested rezoning from RM4 (Medium/High Density Multiple Unit Dwelling) to an RM3 (Medium Density Multiple-Unit Dwelling) District, to accommodate a proposed development comprising four 3-storey condominium buildings, with a total of approximately 230 dwelling units. The meeting provided residents of Wildwood the opportunity to comment on the proposal and ask any questions that they may have.

Meeting held at Good Shepherd Lutheran Church (1215 McKercher Drive), on Wednesday, September 14, 2011, starting at 7 p.m.

Community Engagement Strategy

- Purpose: To inform and consult. Developer gave overview of development proposal and provided opportunity to ask questions and provide comments. Written comments will be accepted for the next few weeks.
- What form of community engagement was used: Public Information meeting, with opportunity to view display panels and speak directly with the proponents and/or City staff prior to and following a more formal presentation by the Developer. City staff also provided overview of the rezoning process, noting further opportunities to provide comments and input. Proposed zoning will limit height of buildings to 12 metres, although it does allow for a greater floor space ratio (1.5:1 rather than 1:1).
- Level of input or decision making required from the public – comments and suggestions sought from public. Community input will be summarized and incorporated into Planning Report to the Municipal Planning Commission and Council.
- Who was involved
 - Internal stakeholders: Standard referral process was implemented. The following Departments were contacted for comments: Building Standards Branch, Neighbourhood Planning Section, Transit Services, Infrastructure Services Department, and Infrastructure Services - Land Development Section. Councillor Paulsen and Community Consultant contacted.
 - External stakeholders: Wildwood Community Association contacted in addition to mailouts to residents in proximity to the site. 340 Notices mailed.

Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input.
As an initial stage in the planning process, this community engagement initiative provided interested parties with an opportunity early in the process to learn more about the proposed development and to provide perspective, comments and suggestions which will be considered by both the proponent and municipal staff in further analysis of this proposal.
- Timing of notification to the public including dates of mailouts, psa's, newspaper advertisements, number of flyers delivered, who was targeted/invited.

Notification Processes

Notification Method/ Date Issued	Details	Target Audience/Attendance	Attendance
Public Information Meeting Notice August 23, 2011	340 Notices delivered by direct mail	Wildwood and College Park residents in proximity to the proposed developments	35 people attended in addition to the Developer, City staff and Councillor Paulsen

- Analysis of the feedback received; provide a brief summary of the comments to capture the flavour of the feedback received.
Many of the people attending the meeting indicated they lived at Elim Lodge (located directly south of the subject property) or at the Wildwood Village (located directly east of the subject property). Questions regarding proximity of the proposed buildings to the property lines, with concerns noted that the buildings may restrict view/light to backyards located directly east of the property. Landscaping and other buffers may assist in minimizing this impact. Much discussion regarding the proposed closure of the access point currently shared by Elim Lodge and the Elim Tabernacle property, with concerns noted that parking and vehicle access within the Elim Lodge property would become more restricted. It was noted that this was an issue being addressed by the Elim Lodge administration, and not directly impacted by the proposed development. Closure of the access point is necessary to facilitate development of the site. Pedestrian access to mall identified as important. Questions regarding build out time, and concern noted that construction may extend over a number of years, with resultant noise/dust. There was recognition that the current zoning would allow for a multi-unit residential development, to a height of 15 metres. Residents noted that 8th Street has become much busier and noisier in the past few years, and requested reconsideration of timing for construction of a sound wall.
- Impact of community engagement on the project/issue
Input received from the community will be evaluated and incorporated as appropriate within the development proposal. It is noted that under the current zoning, multi-unit residential dwelling groups are a permitted use on this site, with less restrictive development standards with respect to building setback distances from side and rear property lines, and height.

- How will input be used to inform the project/issue
As a result of the public information meeting the Developer gained additional awareness of the concerns of neighbouring property owners, and can take this input into consideration in site planning and landscaping considerations.
- Any follow up or reporting back to the public/stakeholders
Participants at the meeting were advised that they will receive direct notice of future meetings, including the Public Hearing, if they signed in and provided their name and mailing address. All property owners within a 150 metre radius will be provided notice of Public Hearing.

Next Steps

Action	Anticipated Timing
Internal Review to be completed with municipal departments	October 2011
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	December 2011
Public Notice - draft bylaw prepared and Public Hearing date set. Wildwood Community Association as well as all participants at Public Meeting will be provided with direct notice of Public Hearing. Newspaper ad placed in paper and onsite notification poster placed on site.	December 2011
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	January 2012
Council Decision - may approve or deny bylaw.	January 2012

Attachments

Notice of Public Information Meeting
Attendance Sheet

Completed by: Jo-Anne Richter, Senior Planner, 975-7621
Date: Sept. 20, 2011

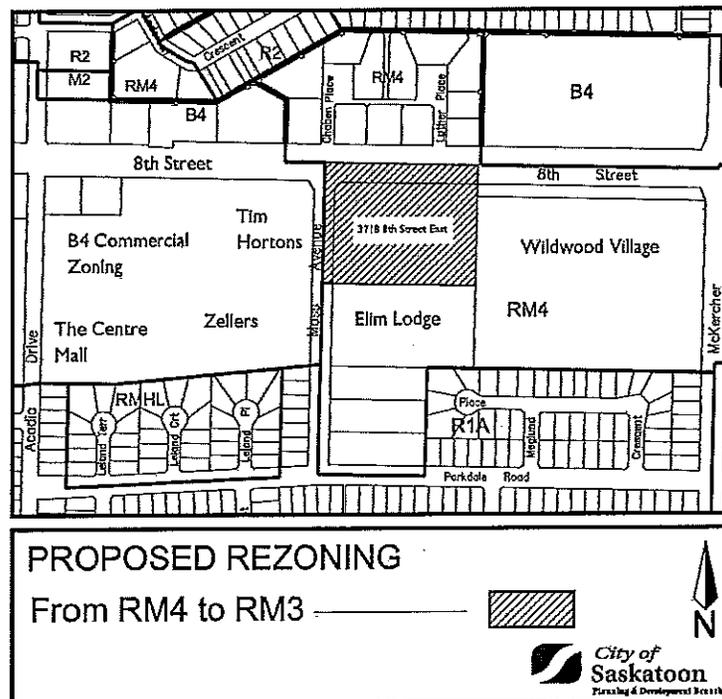
Please return a copy of this summary to
Lisa Thibodeau, Community Engagement Consultant
Communications Branch, City Manager's Office
Phone: 975-3690 Fax: 975-3048 Email: lisa.thibodeau@saskatoon.ca

PUBLIC INFORMATION MEETING

A meeting will be held:
Wednesday, September 14th, 2011
Location: Good Shepherd Lutheran Church
(1215 McKercher Drive)
starting at 7:00 p.m.

Residents are invited to review a rezoning proposal in the Wildwood Neighbourhood. J.A.R. & Sons Enterprises has applied to the City to amend the zoning at 3718 8th Street East (former Elim Tabernacle Church) as shown below from RM4 – Medium/High Density Multiple-Unit Dwelling District to an RM3 – Medium Density Multiple-Unit Dwelling District. Their proposal is to build four 3-storey apartment style condominiums consisting of approximately 230 dwelling units.

The purpose of the meeting is to provide neighbouring residents the opportunity to find out the details of the proposal, and for the applicant to obtain public input on this matter. The City of Saskatoon will also be in attendance to provide details on the rezoning process.



For more information, please contact:
Planning and Development Branch
City of Saskatoon, Community Services Department
Phone: 975-7723 or email: shall.iam@saskatoon.ca

ATTENDANCE SHEET

Name (please print)	Address (include Postal Code)
Clement COLLARD	Wildwood Village
Maura COLLARD	Wildwood Village
Winifred Smit	Wildwood Village
Jan Kennedy	Wildwood Village
Frank & Alma Markland	144-1127 Moss Ave.
Charlotte Spence	54-1128 McKenken Dr.
Barry & Jean Borshen	151-1127 Moss Ave
Tom ANDERSON	1123 Moss Ave
Tiffany Paulsen	City Councillor.
Linda Luk	Wildwood Village
Murielle Champagne	186-1128 McKenken Drive. Wildwood Village.
Ray and Rita Coulma	313-1123 Moss Ave.
Mania Parales-Bachwerner	188 McKenken Dr.
Frank Devine	331-1127 Moss Ave
Paul Fries	60-1128 McKenken Dr.
GREG FOLEY	ELIM LODGE 1123 Moss Ave.
Charles & Hilda Fiero	173-1128 McKenken Dr. S7H4Y7

Please provide your name and address if you wish to be contacted with more information about tonight's Public Information Meeting. Any information you provide is voluntary and will not be disclosed to outside organizations.

ATTENDANCE SHEET

Name (please print)	Address (include Postal Code)
Bill JANZEN	# Apt 1123 MOSS Ave
IRENE SELK	240-1127 MOSS Ave
Walter & Annette Heise	# 121-1127 MOSS Ave
ISOBEL HARTWICK & JANE MORRIS	354-1127 MOSS AVE S7H 5R1
JOHN & MARTHA EDGAR	232-1127 MOSS AVE. S7H 5R1.
KAYE SMID	154-1127 MOSS AVE. S7H 5R1
NAIDA ROSS	250-1127 MOSS AVE S7H 5R1
IRIS BECKETT	149 1127 MOSS AVE S7H 5R1
Eleanor ROSS	234-1127 Moss Ave
Albert LEBASTARD	171-1128 Mc Kercher S7H 4Y7.

Please provide your name and address if you wish to be contacted with more information about tonight's Public Information Meeting. Any information you provide is voluntary and will not be disclosed to outside organizations.



City of
Saskatoon
Office of the City Clerk

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

December 12, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
 Proposed Rezoning from RM4 to RM3
 3718 8th Street East – Wildwood Neighbourhood
 Applicant: J.A.R. & Sons Enterprises Ltd.
 (File No. CK. 4351-011-11)**

The Municipal Planning Commission, at its meeting held on December 6, 2011, considered a report of the General Manager, Community Services Department dated November 21, 2011, with respect to the above proposed rezoning.

The Commission has reviewed the report with the Administration and Mr. Barry Remai, the Applicant's representative. The following is a summary of further clarification provided and issues reviewed:

- Both underground and surface parking are being provided. The parking areas have been designed to meet the requirements of the Zoning Bylaw, with 1.5 spaces per unit plus visitors parking. 390 parking spaces have been provided for 240 units.
- Access to the site is provided from Moss Avenue, with right-in/right-out access also provided to 8th Street East.
- 8th Street westbound traffic would use the exit on Moss Avenue. There are traffic lights at the intersection of Moss Avenue and 8th Street. There is no left-hand turn signal but there is very little southbound traffic from Chaben Place.
- Based on information provided by the developer on anticipated traffic, which included a projection of not more than 100 vehicles per hour at peak times, the Infrastructure Services Department is not requiring a traffic impact study.
- Access/egress for residents of Elim Lodge is located on Moss St, south of the subject property. Another access point, also used by Elim Lodge residents, is mainly located on the property owned by Remai. This access needs to be closed. The property manager of Elim Lodge is working to address any issues with respect to this.
- Access to Wildwood Village is not impacted by the proposed development as access points are located along 8th Street and McKercher Drive.
- With respect to whether this development is intended for seniors, it is being developed as condominiums and the Condominium Act does not permit age restrictions. It is expected though that seniors would be interested in this location.

December 15, 2011

Page 2

- The applicant noted that while the RM4 District would have allowed four-storeys above the underground parking, their application for RM3 limits development to three storeys. Although the building height is reduced, with the increase in the gross floor ratio, they are able to achieve the same density. This was proposed with respect to consideration for neighbouring residential properties and suits their purposes as well. There are limitations within the RM4 zoning district and they would prefer RM3.
- With respect to whether zoning that would allow increased building heights was considered, the Applicant noted that they did not consider other rezoning options.
- There was discussion with respect to opportunities for increased building heights in general along 8th Street.

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

“that the proposal to rezone Block AA, Plan No. 101317485 (3718 8th Street) from an RM4 District to an RM3 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
Deputy City Clerk

DK:sj

36)

BYLAW NO. 9001

The Zoning Amendment Bylaw, 2012 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 2).

Purpose

2. The purpose of this Bylaw is to amend The Zoning Bylaw to revise certain fees payable under the Bylaw.

Zoning Bylaw Amended

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

Clause 4.3.7(3)(a) Amended

4. Clause 4.3.7(3)(a) is amended by striking out "25" and substituting "30".

Clause 4.6(3) Amended

5. Clause 4.6(3) is amended by striking out "\$100" and substituting "150.00".

Clause 4.7.1(2)(a)(i) Amended

6. Clause 4.7.1(2)(a)(i) is amended by striking out "commencing June 8, 2004 –".

Clause 4.7.1(2)(b)(i) Amended

7. Clause 4.7.1(2)(b)(i) is amended by striking out "commencing June 8, 2004 - \$1,400.00" and substituting "\$1,500.00".

Clause 4.7.1(2)(c)(i) Amended

8. Clause 4.7.1(2)(c)(i) is amended by striking out “commencing June 8, 2004 - \$3,500.00” and substituting “4,000.00”.

Clause 4.8.1(1) Amended

9. Clause 4.8.1(1) is amended by striking out “\$2,000.00” and substituting “\$2,500.00”.

Clause 4.8.1(2) Amended

10. Clause 4.8.1(2) is amended by striking out “\$3,000.00” and substituting “\$3,500.00”.

Clause 4.8.1(3) Amended

11. Clause 4.8.1(3) is amended by striking out “\$2,000.00” and substituting “\$2,500.00”.

Clause 4.8.1(5) Amended

12. Clause 4.8.1(5) is repealed and the following substituted:

“(5) An additional application fee shall be applied to any rezoning application requiring a neighbourhood concept plan amendment as follows:

- (a) major amendment - \$1,500.00; and
- (b) minor amendment - \$500.00.”

Clause 4.10.1(1) Amended

13. Clause 4.10.1(1) is amended by striking out “\$1,500” and substituting “\$2,000.00”.

Clause 4.11 Amended

14. Clause 4.11 is amended by striking out “\$1,500.00” and substituting “\$2,000.00”.

Sign Regulations Amended

15. Clause 4.3.1 of The Sign Regulations is amended:

(a) by repealing subclause (a) and substituting the following:

“(a) permanent signs, including date and time digital signs – a permit fee of \$100.00 for signs in Signage Groups 1, 2 and 3 and a permit fee of \$225.00 for signs in Signage Groups 4 and 5 and for Billboards;”

(b) by striking out “\$20.00” in subclause (c) and substituting “\$30.00”; and

(c) by repealing subclause (d) and substituting the following:

“(d) digital signs, except for date and time digital signs – a permit fee of \$750.00.”.

Coming into Force

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

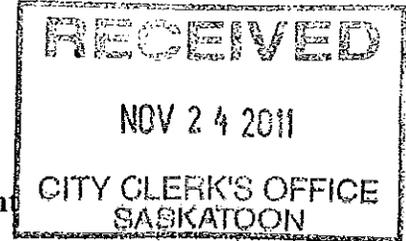
Read a first time this _____ day of _____, 2012.

Read a second time this _____ day of _____, 2012.

Read a third time and passed this _____ day of _____, 2012.

Mayor

City Clerk



TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: November 21, 2011
SUBJECT: Planning and Development Branch - Cost Recovery for Development and Sign Applications
FILE NO: PL 1704-2 and CK 1720-1

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that at the time of the public hearing, City Council be asked to consider the approval of the Administration's recommendation for the proposed fee changes, as outlined in the attached report.

B. BACKGROUND

During its Tuesday, November 15, 2011 meeting, the Planning and Operations Committee considered a report by the General Manager, Community Services Department dated October 31, 2011, with respect to proposed cost recovery objectives for development and sign applications and resolved:

“that a report be submitted to City Council recommending:

- 1) that the proposed 80 percent cost recovery objective for development applications and the proposed 100 percent cost recovery objective for sign applications be confirmed;
- 2) that the Administration bring forward the proposed fee changes, as outlined in the October 31, 2011, report of the General Manager, Community Services Department, through reports, bylaws, and advertising, as necessary, to implement the cost recovery objectives; and
- 3) that the development and sign industry be appropriately updated on the proposed fee changes and policy amendments, and advised as to when they will be considered by City Council.”

C. REPORT

In 2004, City Council established a cost recovery objective of 60 percent for development applications. From time to time, fees have been adjusted to maintain this objective including the last review in 2009.

Through the Civic Services Review process conducted earlier this year, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for development applications and a 100 percent cost recovery objective for sign applications.

The proposed fee adjustments are outlined in the attached report to the Planning and Operations Committee and are based on overall salary and non-salary costs to review applications, respond to enquiries related to applications, and to undertake follow-up and enforcement.

Sign fees are proposed to be a flat fee, rather than being based on construction value, in order to better reflect staff time to review applications, respond to enquiries, and undertake follow-up and enforcement.

D. POLICY IMPLICATIONS

As outlined in the attached report.

E. PUBLIC NOTICE

As outlined in the attached report.

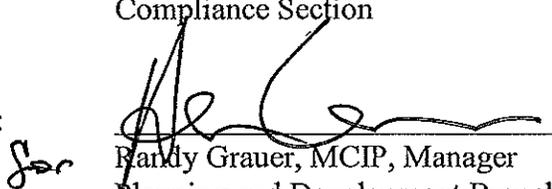
F. ENVIRONMENTAL IMPLICATIONS

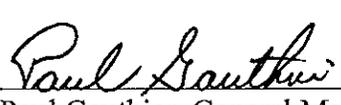
There are no environmental and/or greenhouse gas implications.

G. ATTACHMENT

1. Report to the Planning and Operations Committee: Planning and Development Branch - Cost Recovery for Development and Sign Applications

Written by: Tim Steuart, MCIP, Manager, Development Review Section; and
Darryl Dawson, MCIP, Manager, Business License and Zoning Compliance Section

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

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: November 23/2011

Approved by: 
Murray Totland, City Manager
Dated: Nov 25/11

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: October 31, 2011
SUBJECT: Planning and Development Branch - Cost Recovery for Development and Sign Applications
FILE NO: PL 1704-2 and CK 1720-1

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the proposed 80 percent cost recovery objective for development applications and the proposed 100 percent cost recovery objective for sign applications be confirmed;
- 2) that the Administration bring forward the proposed fee changes (as outlined in the report) through reports, bylaws, and advertising, as necessary, to implement the cost recovery objectives; and
- 3) that the development and sign industry be appropriately updated on the proposed fee changes and policy amendments, and advised as to when they will be considered by City Council.

BACKGROUND

In 2004, City Council established a cost recovery objective of 60 percent for development applications. From time to time, fees have since been adjusted to maintain this objective including the last review in 2009.

Through the Civic Services Review process conducted earlier this year, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for development applications and a 100 percent cost recovery objective for sign applications.

REPORT

Considerations for Cost Recovery

Setting a cost recovery objective for development and sign applications is important for several reasons:

1. Ensuring adequate financial resources are in place to provide for effective and efficient review of development applications - Appropriate development review facilitates the orderly use and development of property, in accordance with accepted community standards. These standards are primarily contained within Official Community Plan Policy No. 8769, Zoning Bylaw No. 8770, and Land Subdivision Bylaw No. 6537. Cost recovery through application fees provides a

source of funds apart from the mill rate, which diversifies financing, and improves the ability of the Administration to provide effective service to the development industry and the public.

2. Ensuring services are reasonably affordable and accessible - This issue comes in to play when individuals and organizations with limited budgets wish to make development applications. Examples include non-profit organizations and other community oriented uses.
3. Impact on broader municipal goals - When setting fees and charges, both the Administration and City Council will consider the impact of achieving a certain cost recovery objective on other broader goals such as attracting business, remaining competitive with other jurisdictions, keeping services affordable, and allowing the private sector to continue to flourish in our community. These considerations may cause City Council to set cost recovery targets that will complement those broader objectives.

Streamlining Development Review Processes

During consideration of the cost recovery issue, it is important to not only look at fees and funding sources, but to also look at process efficiencies and cost control. Faced with the challenges of a growing city and the ongoing expectation of increased public consultation in all development review processes, the Planning and Development Branch continues to work to streamline operations.

Looking forward, there are several initiatives underway to continue to make development review processes more effective and efficient:

1) Amendments to the Public Notice Policy No. C01-021

Under the provisions of the Public Notice Policy No. C01-021, public notices for the adoption, amendment, or repeal of a bylaw for Official Community Plan Bylaw No. 8769, or Zoning Bylaw No. 8770, or the passing of a resolution to adopt or amend a Concept Plan required that notice of the matter be published in two separate issues of The StarPhoenix.

The City of Saskatoon (City) has developed a significant community engagement process for matters that impact the citizens of Saskatoon. As an example, the public consultation process for a typical rezoning application involves:

- the provision of notices to the appropriate community association at the time the application is received;
- notices to nearby property owners and the community association of any public information meeting which may be held;

- the placement of notification posters on the subject property;
- notices sent to nearby property owners and individuals who attended public information meetings advising of the public hearing; and
- the provision of two notices in The StarPhoenix advertising the public hearing.

Given the extent and effectiveness of consultation undertaken in relation to the community engagement process and to lessen the financial impact of these fee increases, the Public Notice Policy No. C01-021 has been amended to provide for one notice in The StarPhoenix for Zoning Bylaw No. 8770 amendments. This amendment will result in a cost saving to applicants of approximately \$700 per application.

2) Technological Opportunities

The Community Services Department is currently developing an online process for subdivision applications, which will improve the effectiveness of customer services and reduce application processing times. It is expected that this process will be operational in the new year.

Proposed Development Fee Adjustments

The existing and proposed development and sign application fees are outlined in Attachments 1 and 2, as well as the process required to amend the noted fee. The current fees were last adjusted in 2009 to reflect a 60 percent cost recovery objective at that time. The proposed fee schedule is intended to achieve an average 80 percent cost recovery objective for development fees and a 100 percent cost recovery objective for sign applications through to the end of 2013.

The proposed fee adjustments are based on overall salary and non-salary costs to review applications, respond to enquiries related to applications, and to undertake follow-up and enforcement.

Sign fees are proposed to be a flat fee, rather than being based on construction value, in order to better reflect staff time to review applications, respond to enquiries, and undertake follow-up and enforcement.

OPTIONS

City Council may maintain the existing 60 percent cost recovery objective with the Administration reviewing fees periodically to keep up with cost increases as necessary.

POLICY IMPLICATIONS

In order to implement revised condominium approval fees, it will be necessary to amend Condominium Approvals Policy No. C09-004.

FINANCIAL IMPLICATIONS

These fee increases will provide additional revenues for development applications of approximately \$120,000 annually and for sign applications of approximately \$16,500 annually.

STAKEHOLDER INVOLVEMENT

If this report is recommended for approval to City Council, copies will be circulated in advance to the Saskatoon and Region Home Builders Association, the Saskatoon and Region Association of Realtors, the Saskatoon Regional Economic Development Authority, the Saskatoon and District Chamber of Commerce, the major sign companies, and members of the Developers Liaison Committee. The above noted organizations would also receive notice of any City Council hearing related to bylaw amendments necessary to implement fee changes.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

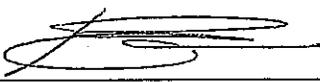
If City Council wishes to pursue the noted fee changes, a number of amendments to the Zoning Bylaw No. 8770 will be required. As per Public Notice Policy No. C01-021, a notice for the proposed amendments to the Zoning Bylaw No. 8770 will be placed in The StarPhoenix at least two weeks prior to the date on which the matter will be considered by Council.

ATTACHMENTS

1. Existing and Proposed Development Fees
2. Existing and Proposed Sign Application Fees

Written by: Tim Steuart, MCIP, Manager, Development Review Section; and
Darryl Dawson, MCIP, Manager, Business License and Zoning
Compliance Section

Reviewed by:

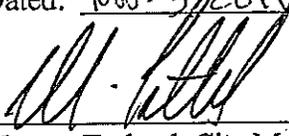


Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by:


✓ Paul Gauthier, General Manager
Community Services Department
Dated: Nov. 3/2011

Approved by:


Murray Totland, City Manager
Dated: Nov 4/11

ATTACHMENT 1

Existing and Proposed Development Application Fees – October 31, 2011

Type of Application	Current Fee	Proposed Fee	Method of Amendment
Subdivision	\$500, plus \$80 per lot (maximum \$3,200 lot fee)	\$550, plus \$90 per lot (maximum \$3,600 lot fee)	Subdivision Bylaw Amendment
Condominium - New	\$500 flat fee	\$550 flat fee	Condominium Approvals Policy Amendment
Condominium - Conversion	\$500, plus \$200 per unit (no maximum)	\$550, plus \$200 per unit (no maximum)	Condominium Approvals Policy Amendment
Development Permit - General	\$100 flat fee, plus 25 cents per \$1,000 of construction value	\$100 flat fee, plus 30 cents per \$1,000 of construction value	Zoning Bylaw Amendment
Development Permit – Infill OUD/TUD	\$100 per unit flat fee	No Change	N/A
Rezoning	Text Amendment - \$2,000 Low Density - \$2,000 Consistent with Approved Concept Plan - \$2,000 Med/High Density - \$3,000 Contract Zone – plus \$500 Concept Plan – plus \$500	Text Amendment - \$2,500 Low Density - \$2,500 Consistent with Approved Concept Plan - \$2,500 Med/High Density - \$3,500 Contract Zone – plus \$500 Concept Plan (Major) – plus \$1,500 Concept Plan (Minor) – plus \$500	Zoning Bylaw Amendment
Discretionary Use	Standard - \$800 Complex - \$1,400 Highly Complex - \$3,500	Standard - \$800 Complex - \$1,500 Highly Complex - \$4,000	Zoning Bylaw Amendment
Direct Control District	If City Council Approval is Required - \$1,500	If City Council Approval is Required - \$2,000	Zoning Bylaw Amendment
Architectural Control District	Major - \$1,500 Minor - \$500	Major - \$2,000 Minor - \$500	Zoning Bylaw Amendment
Neighbourhood Concept Plan Amendment (without a rezoning application)	Major - \$1,500 Minor - \$500	No Change	N/A
Zoning Bylaw Compliance Certificate	\$100	\$150	Zoning Bylaw Amendment
Liquor License Endorsement	\$100	\$150	Resolution of Council

ATTACHMENT 2

Existing and Proposed Sign Application Fees – October 31, 2011

Type of Application	Current Fee	Proposed Fee	Method of Amendment
Portable Signs	Annual License Fee of \$20 per sign	Annual License Fee of \$30 per sign	Zoning Bylaw Amendment
Permanent Signs	\$10 for each \$1,000 of retail value of the sign with a minimum fee of \$75	Billboards: \$225 Sign Groups 1, 2 and 3: \$100 Sign Groups 4 and 5: \$225	Zoning Bylaw Amendment
Overhanging Signs	Sign which overhangs public property by more than 0.30 metres is subject to a one-time, non-refundable fee of \$150 in addition to the fee for the sign permit	No Change	N/A
Digital Signs	\$10 for each \$1,000 of retail value of the sign with a maximum fee of \$650	\$750	Zoning Bylaw 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

December 12, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
 Planning and Development Branch
 Cost Recovery for Development and Sign Applications
 (File No. CK. 4350-1 x 1720-1)**

The Municipal Planning Commission, at its meeting held on December 6, 2011, considered reports of the General Manager, Community Services Department, dated October 31 and November 21, 2011, with respect to proposed fee changes for development and sign applications.

The Commission has reviewed the reports with the Commission and supports the following recommendation of the Community Services Department:

“that the proposed fee changes, as outlined in the October 31, 2011 report of the General Manager, Community Services Department, 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 matter.

Yours truly,

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

Diane Kanak
Deputy City Clerk

DK:sj



Zoning Notice

PROPOSED ZONING BYLAW TEXT AMENDMENT – BYLAW NO. 9001

PROPOSED CHANGES TO DEVELOPMENT APPLICATION AND SIGN APPLICATION FEES BYLAW

Saskatoon City Council is considering an amendment to the City's Zoning Bylaw (No.8770). The City's Zoning Bylaw prescribes the application fees for a variety of development applications. Bylaw No. 9001 is proposed to implement the following changes to development application and sign application fees:

Current and Proposed Development Application Fees

Type of Application	Current Fee	Proposed Fee
Development Permit - General	\$100 flat fee + 25 cents per \$1,000 of construction value	\$100 flat fee + 30 cents per \$1,000 of construction value
Rezoning	Text Amendment - \$2,000 Low Density - \$2,000 Consistent with Approved Concept Plan - \$2,000 Med/High Density - \$3,000 Contract Zone – plus \$500 Concept Plan – plus \$500	Text Amendment - \$2,500 Low Density - \$2,500 Consistent with Approved Concept Plan - \$2,500 Med/High Density - \$3,500 Contract Zone – plus \$500 Concept Plan (Major) – plus \$1,500 Concept Plan (Minor) – plus \$500
Discretionary Use	Standard - \$800 Complex - \$1,400 Highly Complex - \$3,500	Standard - \$800 Complex - \$1,500 Highly Complex - \$4,000
Direct Control District	If City Council Approval Is Required - \$1,500	If City Council Approval Is Required - \$2,000
Architectural Control District	Major - \$1,500 Minor - \$500	Major - \$2,000 Minor - \$500
Zoning Bylaw Compliance Certificate	Flat Fee: \$100	Flat Fee: \$150
Liquor License Endorsement	Flat Fee: \$100	Flat Fee: \$150
Portable Signs	Annual License Fee of \$20 per sign	Annual License Fee of \$30 per sign
Permanent Signs	\$10 for each \$1,000 of retail value of the sign with a minimum fee of \$75	Flat Fee: { Billboards: \$225 Sign Groups 1, 2 & 3: \$100 Sign Groups 4 & 5: \$225
Digital Signs	\$10 for each \$1,000 of retail value of the sign with a maximum fee of \$650	Flat Fee: \$750

REASON FOR THE AMENDMENT – Through the Civic Services Review process conducted in 2011, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for development applications and a 100 percent cost recovery objective for sign applications.

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
Phone: 975-7723 (Daniel Gray)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on Monday, January 16th, 2012, at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, January 16th, 2012, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

3c)

BYLAW NO. 9002

The Subdivision Amendment Bylaw, 2012

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Subdivision Amendment Bylaw, 2012.

Purpose

2. The purpose of this Bylaw is to amend The Subdivision Regulations to revise the fees payable under the Bylaw and to update the reference to *The Planning and Development Act, 2007*.

Subdivision Bylaw Amended

3. The Subdivision Regulations, being Appendix "A" to Bylaw No. 6537 and forming part of the Bylaw, are amended in the manner set forth in this Bylaw.

Subsection 2(a) Amended

4. Subsection 2(a) is amended by deleting "*The Planning and Development Act, 1983*" and substituting "*The Planning and Development Act, 2007*".

Section 8 Amended

5. Section 8 is amended:
 - (a) by striking out "\$500.00" in subsection (1) and substituting "\$550.00"; and
 - (b) by striking out "\$80.00" and "\$3,200.00" in subsection (2) and substituting "\$90.00" and "\$3,600.00" respectively.

Coming into Force

6. This Bylaw shall come into force upon receiving the approval of the Minister of Municipal Affairs.

Read a first time this	day of	, 2012.
Read a second time this	day of	, 2012.
Read a third time and passed this	day of	, 2012.

Mayor

City Clerk

SUBDIVISION REGULATIONS NOTICE

**PROPOSED CHANGES TO THE
SUBDIVISION APPLICATION FEES –
BYLAW NO. 9002**



Saskatoon City Council is considering an amendment to the City's subdivision regulations, being Appendix "A" to Bylaw No. 6537. The subdivision regulations prescribe the application fee and a fee for a certificate of approval. Bylaw No. 9002 is proposed to implement the following changes to the fees:

- The application for Subdivision will be \$550, plus \$90 per lot, with a maximum of a \$3,600 lot fee.

REASON FOR THE AMENDMENT – Through the Civic Services Review process conducted in 2011, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for subdivision applications.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw or the Subdivision Bylaw may be directed to the following without charge:

Community Services Department, Planning and Development Branch
Phone: 975-7723 (Daniel Gray)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, January 16th, 2012, at 6:00 p.m.** in **City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, January 16th, 2012, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

3a)

BYLAW NO. 9000

The Zoning Amendment Bylaw, 2012

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an RM4 District to an RM3 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 RM4 District to an RM3 District:

- (a) Civic address: 3718 – 8th Street East
Surface Parcel No. 147204491
Reference Land Description: Blk/Par AA, Plan 101317485 Ext 0.

Coming into Force

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

Read a first time this _____ day of _____, 2012.

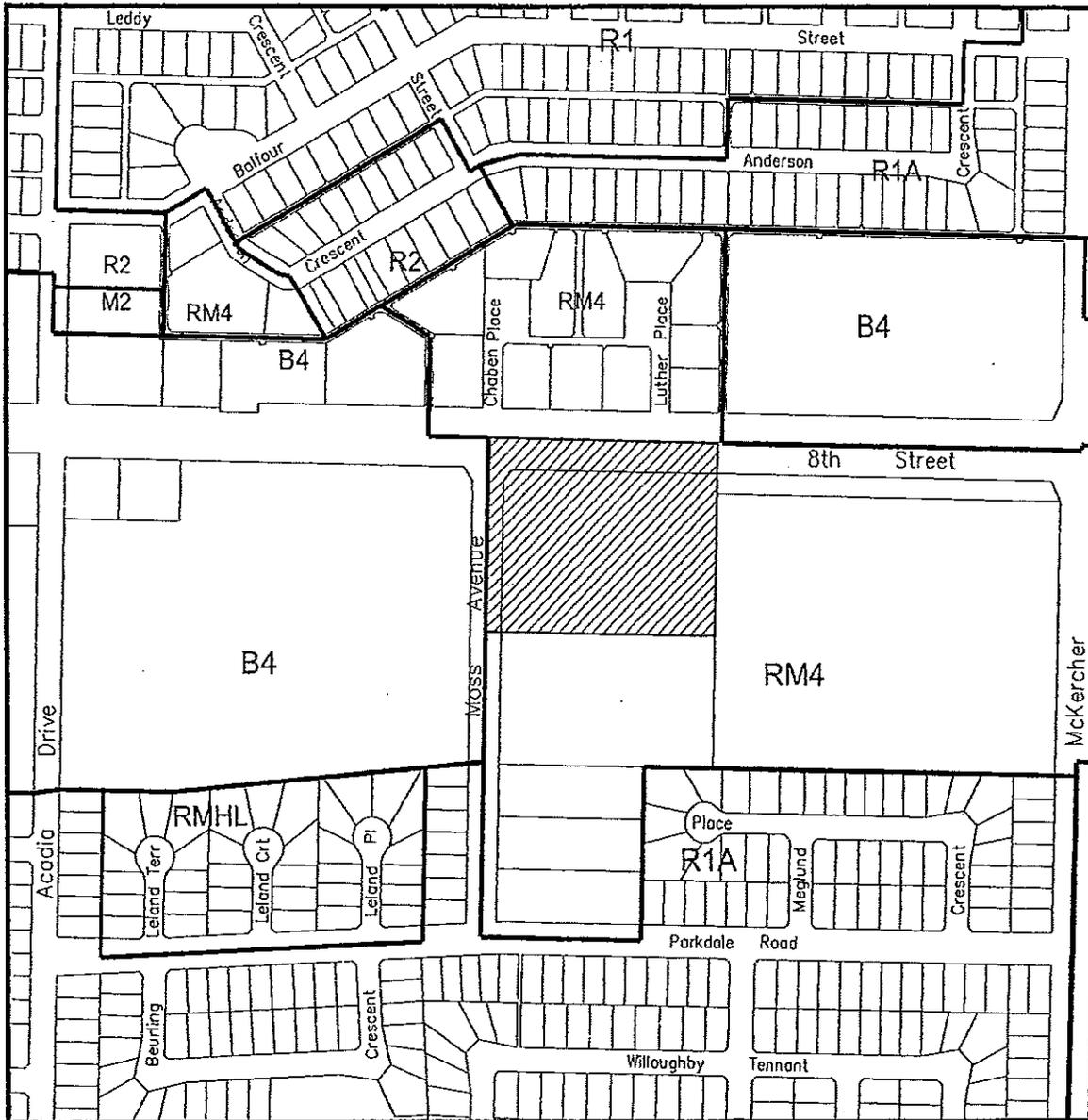
Read a second time this _____ day of _____, 2012.

Read a third time and passed this _____ day of _____, 2012.

Mayor

City Clerk

Schedule "A" to Bylaw No. 9000



REZONING

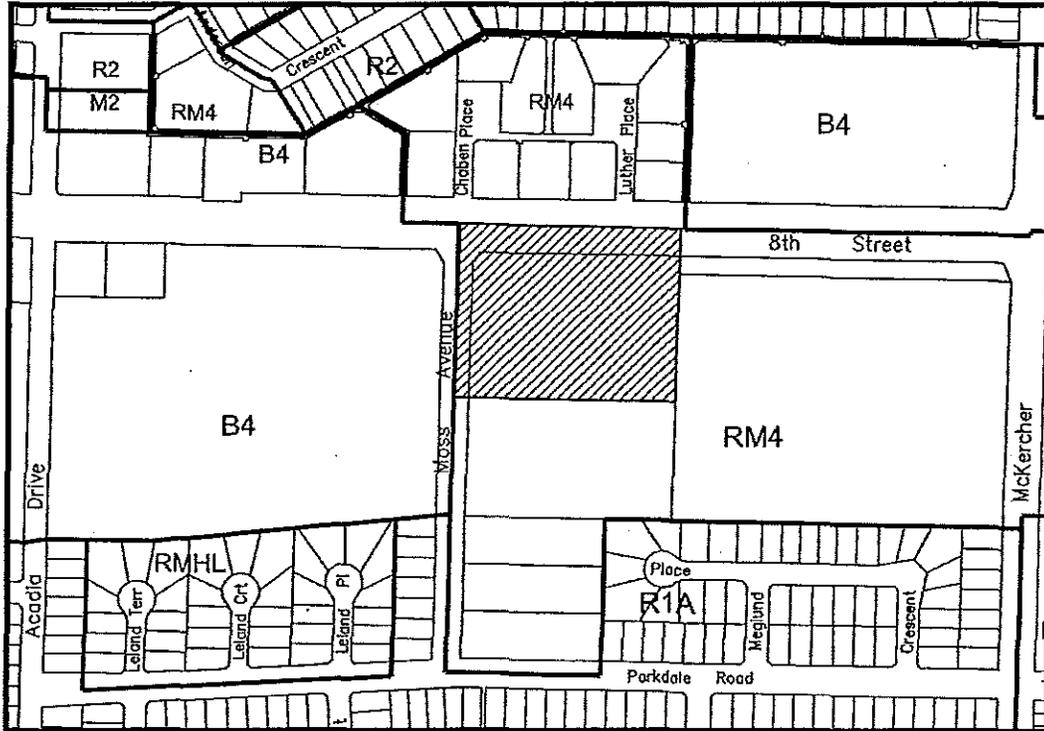
From RM4 to RM3



COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z5/11	PROPOSAL Proposed Rezoning from RM4 to RM3	EXISTING ZONING RM4
LEGAL DESCRIPTION Block AA, Plan 101317485		RECEIVED
		NOV 24 2011 CITY CLERK'S OFFICE SASKATOON
DATE November 21, 2011	APPLICANT J.A.R. & Sons Enterprises Ltd. 2402 Millar Avenue Saskatoon SK S7K 3V2	CIVIC ADDRESS 3718 8 th Street East NEIGHBOURHOOD Wildwood OWNER Elim Pentecostal Tabernacle Inc.

LOCATION PLAN



PROPOSED REZONING

From RM4 to RM3

**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 Block AA, Plan No. 101317485 (3718 8th Street) from an RM4 District to an RM3 District be approved.

B. PROPOSAL

An application has been submitted by J.A.R. & Sons Enterprises Ltd. requesting that 3718 8th Street East be rezoned from an RM4 District to an RM3 District. The applicant proposes to remove the existing church building and replace it with 4 three-storey condominium buildings, with a total of approximately 240 dwelling units.

C. REASON FOR PROPOSAL (Submitted by Applicant)

RM3 zoning facilitates the development of three-storey apartment condominium buildings overtop underground parkades. The lower building height maximum of the RM3 zoning district, compared to RM4, would provide greater compatibility with the existing residential developments to the south and east of the property.

D. BACKGROUND INFORMATION

An application has been submitted to redevelop a 20,842 m² (5.15 acre) site at the corner of 8th Street East and Moss Avenue for multi-unit condominium dwellings. The existing Elim Tabernacle Church will be removed to allow for redevelopment of this site.

The property is currently zoned RM4, which does permit multi-unit dwelling groups; however, the developer is proposing to rezone to RM3 to benefit from the higher Gross Floor Space Ratio permitted in that district. A Gross Floor Space Ratio of 1.5:1 is permitted in the RM3 zone, compared to a Gross Floor Space Ratio of 1:1 in the RM4 zone.

E. JUSTIFICATION

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769

The proposed development is consistent with the objectives and policies in the Official Community Plan Bylaw No. 8769 related to infill housing development.

“5.2.1 – Objective:

To encourage infill residential development that:

- i. helps to meet the housing needs of a diverse population;
- ii. makes efficient use of civic and community infrastructure; and
- iii. recognizes the interests of local residents and the impact of development on neighbourhood character and infrastructure.”

b) Development Review Section Comments

The purpose of the RM3 zone is to provide for a variety of residential developments in a medium density form, as well as related community uses. The current RM4 zoning on the property similarly provides for medium density residential housing development; variations in development standards accommodate slightly different housing forms. In this case, the development is seeking rezoning to RM3, to take advantage of the provision of a higher Gross Floor Space Ratio of 1.5:1.

The RM3 District has more restrictive development standards with respect to building height, side, and rear yard setbacks requirements, as outlined in the table below.

Development Standard	RM4 (current zoning)	RM3 (proposed zoning)
Front yard setback	6 m	6 m
Side yard setback	1.5 m	3 m
Rear yard setback	4.5 m	6 m
Building height	15 m	12 m

The Zoning Bylaw No. 8770 also specifies landscaping requirements. A landscaped strip of 1.5 m must be maintained where an RM3 site abuts any R District, which would include, in this case, the rear yard abutting the Wildwood Village Condominium Corporation, and the side yard abutting Elim Lodge. In addition, landscaping of a 4.5 m strip along the front site line, and the whole of the side yard abutting 8th Street East is required.

As noted above the RM4 District has a maximum building height of 15 m (four storeys) while the RM3 District has a maximum building height of 12 m (three

storeys). This reduction in building height should minimize potential impacts related to shading and privacy. All development standards will be confirmed for conformity with the Zoning Bylaw No. 8770 as part of the development permit process.

It is the Administration's view that the subject site is well suited for this proposed development. It is located at the corner of a major arterial and minor collector roadway with good transit access. It is consistent in scale and height to surrounding residential development and can accommodate required landscaping as well as onsite amenities, including underground parking. Access to the site is provided from Moss Avenue, with a right-in/right-out access also provided to 8th Street East.

c) Compatibility with Adjacent Land Uses

The subject property is located in an area developed with multi-unit residential dwellings to the north, south and east. A shopping centre (The Centre Mall) is located directly to the west, across Moss Avenue. It is felt that the proposed development is compatible with the surrounding land uses.

d) Neighbourhood Planning Section Comments

The Neighbourhood Planning Section has reviewed the information provided respecting the rezoning application for 3718 8th Street East and has no objections.

e) Building Standards Branch Comments

The Building Standards Branch of the Community Services Department has no objection to the proposed rezoning application. The site plans submitted have not been reviewed for code compliance. Building permits are required to be obtained before the demolition of the existing building occurs and proposed new construction begins on this parcel.

4. Comments by Others

a) Infrastructure Services Department

The proposed Zoning Bylaw No. 9770 amendment is acceptable to the Infrastructure Services Department with the following comments:

- i. Any new driveways will require a crossing application and permit.

- ii. The driveway at 8th Street East will not receive a median opening because it is within the left turn bay of an existing opening.
- iii. 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:

- i) the development will generate over 100 vehicles per hour in the peak direction of travel;
- ii) the development results in safety, operational, or design issues that required mitigation through study; and
- iii) 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 vph in the peak direction of travel. A letter addressed to the Transportation Branch stating the anticipated trip generation will typically be sufficient; however, please provide the following:

- i) trip generation category;
- ii) predictor variable and value; and
- iii) peak hour trip rate used.

Comment – In follow-up to the request for further information regarding requirements for a TIS, an e-mail from the Infrastructure Services Branch dated August 9, 2011, indicates the following:

“the developer has submitted information to us regarding the TIS which has been accepted. Therefore, we will not require a TIS be completed for this development.”

Confirmation has also been received from the Transportation Branch confirming that the access/egress points, which include a single access point onto Moss Avenue, and a right-in/right-out onto 8th Street East is acceptable.

b) Transit Services Branch

At present Saskatoon Transit's closest bus stop is adjacent to the property on the south side of Moss Avenue, east of 8th Street. This falls within Transit's 450 m walking distance service standard for one-unit dwellings and town homes. Bus services is at 30 minute intervals Monday through Saturday, and at 60 minute intervals during evenings, early Saturday mornings, Sundays and statutory holidays.

F. COMMUNICATION PLAN

The Planning and Development Branch, Community Services Department, sent notification letters to assessed property owners within 150 m radius of the site, to inform residents of the proposal and to request feedback regarding the proposed development. A total of 340 notices were circulated.

A public meeting was held on Wednesday, September 14, 2011, at Good Shepherd Lutheran Church. Approximately 35 people attended the meeting. Questions and concerns were expressed regarding the proximity of the proposed buildings to the property line, restriction of view and additional light into yards, build out time, noise and dust over the construction period. There was acknowledgement that the current zoning would permit development of multi-unit residential development to a height of 15 m, and people appeared to be supportive of the concept of a development with the lower (12 m) building height that would be prescribed by the RM3 zoning.

In addition it was noted that 8th Street East has become much busier and noisier, and a request was made that this area be considered for a sound attenuation wall.

Much of the discussion at the meeting centred around the closure of an access/egress onto Moss Avenue which is used currently by both residents of Elim Lodge and the church. Concerns were expressed that parking and vehicle access within the Elim Lodge site would become more restricted. Closure of this access, which is located almost entirely on the site on which the church is located, is necessary to allow development of the site, and does not impact the designated access point for the Elim Lodge property which is located further south on Moss Avenue. It was noted that this issue was being addressed by the administrative staff of Elim Lodge.

To date one written comment has been received by e-mail, indicating support for the proposal, but identifying the need to accommodate pedestrian traffic going to the mall.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set and it will be advertised in accordance with Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the date of the public hearing. Notice of the public hearing will also be sent to all assessed property owners within 150 m radius of the site, to any other people who signed the attendance sheet at the Public Information Meeting, and to the Wildwood Community Association.

G. ENVIRONMENTAL IMPLICATIONS

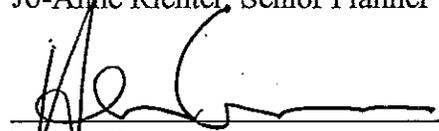
There are no environmental and/or greenhouse gas implications.

H. ATTACHMENTS

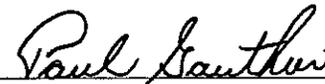
1. Fact Summary Sheet
2. Community Engagement Summary

Written by: Jo-Anne Richter, Senior Planner

Reviewed by:


Randy Grauer, Manager
Planning and Development Branch

Approved by:


Paul Gauthier, General Manager
Community Services Department
Dated: November 23, 2011

Approved by:


Murray Tolland, City Manager
Dated: Nov 25/11

FACT SUMMARY SHEET

A. Location Facts

1.	Municipal Address	3718 8 th Street East
2.	Legal Description	Block AA, Plan No. 101317485
3.	Neighbourhood	Wildwood
4.	Ward	9

B. Site Characteristics

1.	Existing Use of Property	Institutional (church)
2.	Proposed Use of Property	Multi-unit residential
3.	Adjacent Land Uses and Zoning	
	North	Multi-unit residential – RM4
	South	Multi-unit residential – RM4
	East	Multi-unit residential – RM4
	West	Commercial (The Centre Mall) – B4
4.	No. of Existing Off-Street Parking Spaces	NA
5.	No. of Off-Street Parking Spaces Required	390
6.	No. of Off-Street Parking Spaces Provided	421
7.	Site Frontage	132.932 m
8.	Site Area	20,842.015 m ²
9.	Street Classification	8 th Street East – major arterial with access Moss Avenue – minor collector

C. Development Plan Policy

1.	Existing Development Plan Designation	Residential
2.	Proposed Development Plan Designation	No Change
3.	Existing Zoning District	RM4
4.	Proposed Zoning District	RM3

Project Name: Public Information Meeting for Rezoning –
Proposed Multi-Unit Residential Development in Wildwood
3718 – 8th Street East (former Elim Tabernace Site)

Applicant: J.A.R. & Sons Enterprises Ltd.

Community Engagement Project Summary

Project Description

A public information meeting regarding a proposed rezoning of the property on which the Elim Tabernacle Church is currently located. The developer has requested rezoning from RM4 (Medium/High Density Multiple Unit Dwelling) to an RM3 (Medium Density Multiple-Unit Dwelling) District, to accommodate a proposed development comprising four 3-storey condominium buildings, with a total of approximately 230 dwelling units. The meeting provided residents of Wildwood the opportunity to comment on the proposal and ask any questions that they may have.

Meeting held at Good Shepherd Lutheran Church (1215 McKercher Drive), on Wednesday, September 14, 2011, starting at 7 p.m.

Community Engagement Strategy

- Purpose: To inform and consult. Developer gave overview of development proposal and provided opportunity to ask questions and provide comments. Written comments will be accepted for the next few weeks.
- What form of community engagement was used: Public Information meeting, with opportunity to view display panels and speak directly with the proponents and/or City staff prior to and following a more formal presentation by the Developer. City staff also provided overview of the rezoning process, noting further opportunities to provide comments and input. Proposed zoning will limit height of buildings to 12 metres, although it does allow for a greater floor space ratio (1.5:1 rather than 1:1).
- Level of input or decision making required from the public – comments and suggestions sought from public. Community input will be summarized and incorporated into Planning Report to the Municipal Planning Commission and Council.
- Who was involved
 - Internal stakeholders: Standard referral process was implemented. The following Departments were contacted for comments: Building Standards Branch, Neighbourhood Planning Section, Transit Services, Infrastructure Services Department, and Infrastructure Services - Land Development Section. Councillor Paulsen and Community Consultant contacted.
 - External stakeholders: Wildwood Community Association contacted in addition to mailouts to residents in proximity to the site. 340 Notices mailed.

Summary of Community Engagement Input

- Key milestones, significant events, stakeholder input.
As an initial stage in the planning process, this community engagement initiative provided interested parties with an opportunity early in the process to learn more about the proposed development and to provide perspective, comments and suggestions which will be considered by both the proponent and municipal staff in further analysis of this proposal.
- Timing of notification to the public including dates of mailouts, psa's, newspaper advertisements, number of flyers delivered, who was targeted/invited.

Notification Processes

Notification Method/ Date Issued	Details	Target Audience/Attendance	Attendance
Public Information Meeting Notice August 23, 2011	340 Notices delivered by direct mail	Wildwood and College Park residents in proximity to the proposed developments	35 people attended in addition to the Developer, City staff and Councillor Paulsen

- Analysis of the feedback received; provide a brief summary of the comments to capture the flavour of the feedback received.
Many of the people attending the meeting indicated they lived at Elim Lodge (located directly south of the subject property) or at the Wildwood Village (located directly east of the subject property). Questions regarding proximity of the proposed buildings to the property lines, with concerns noted that the buildings may restrict view/light to backyards located directly east of the property. Landscaping and other buffers may assist in minimizing this impact. Much discussion regarding the proposed closure of the access point currently shared by Elim Lodge and the Elim Tabernacle property, with concerns noted that parking and vehicle access within the Elim Lodge property would become more restricted. It was noted that this was an issue being addressed by the Elim Lodge administration, and not directly impacted by the proposed development. Closure of the access point is necessary to facilitate development of the site. Pedestrian access to mall identified as important. Questions regarding build out time, and concern noted that construction may extend over a number of years, with resultant noise/dust. There was recognition that the current zoning would allow for a multi-unit residential development, to a height of 15 metres. Residents noted that 8th Street has become much busier and noisier in the past few years, and requested reconsideration of timing for construction of a sound wall.
- Impact of community engagement on the project/issue
Input received from the community will be evaluated and incorporated as appropriate within the development proposal. It is noted that under the current zoning, multi-unit residential dwelling groups are a permitted use on this site, with less restrictive development standards with respect to building setback distances from side and rear property lines, and height.

- How will input be used to inform the project/issue
As a result of the public information meeting the Developer gained additional awareness of the concerns of neighbouring property owners, and can take this input into consideration in site planning and landscaping considerations.
- Any follow up or reporting back to the public/stakeholders
Participants at the meeting were advised that they will receive direct notice of future meetings, including the Public Hearing, if they signed in and provided their name and mailing address. All property owners within a 150 metre radius will be provided notice of Public Hearing.

Next Steps

Action	Anticipated Timing
Internal Review to be completed with municipal departments	October 2011
Planning and Development Report prepared and presented to Municipal Planning Commission. MPC reviews proposal and recommends approval or denial to City Council	December 2011
Public Notice - draft bylaw prepared and Public Hearing date set. Wildwood Community Association as well as all participants at Public Meeting will be provided with direct notice of Public Hearing. Newspaper ad placed in paper and onsite notification poster placed on site.	December 2011
Public Hearing – Public Hearing conducted by City Council, with opportunity provide for interested persons or groups to present. Proposal considered together with the reports of the Planning & Development Branch, Municipal Planning commission, and any written or verbal submissions received by City Council.	January 2012
Council Decision - may approve or deny bylaw.	January 2012

Attachments

Notice of Public Information Meeting
Attendance Sheet

Completed by: Jo-Anne Richter, Senior Planner, 975-7621
Date: Sept. 20, 2011

Please return a copy of this summary to
Lisa Thibodeau, Community Engagement Consultant
Communications Branch, City Manager's Office
Phone: 975-3690 Fax: 975-3048 Email: lisa.thibodeau@saskatoon.ca

PUBLIC INFORMATION MEETING

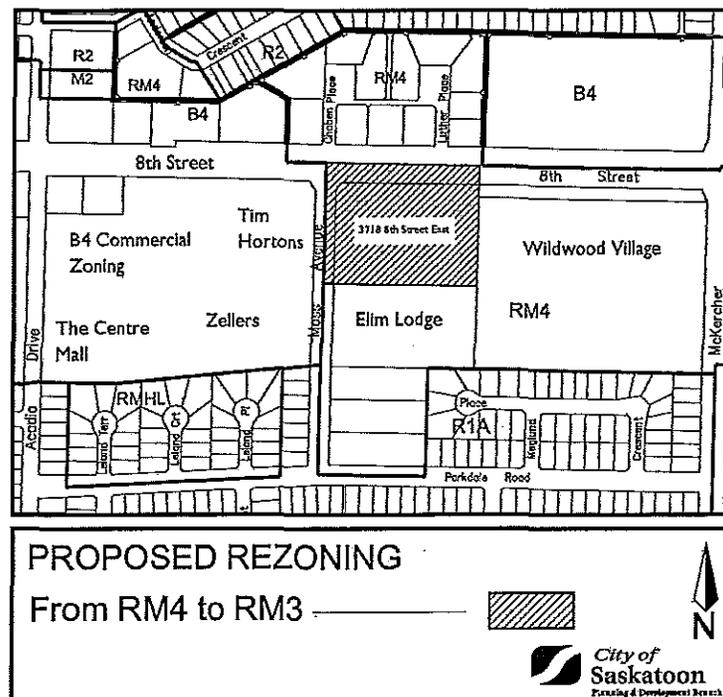
A meeting will be held:

Wednesday, September 14th, 2011

**Location: Good Shepherd Lutheran Church
(1215 McKercher Drive)
starting at 7:00 p.m.**

Residents are invited to review a rezoning proposal in the Wildwood Neighbourhood. J.A.R. & Sons Enterprises, has applied to the City to amend the zoning at 3718 8th Street East (former Elim Tabernacle Church) as shown below from RM4 – Medium/High Density Multiple-Unit Dwelling District to an RM3 – Medium Density Multiple-Unit Dwelling District. Their proposal is to build four 3-storey apartment style condominiums consisting of approximately 230 dwelling units.

The purpose of the meeting is to provide neighbouring residents the opportunity to find out the details of the proposal, and for the applicant to obtain public input on this matter. The City of Saskatoon will also be in attendance to provide details on the rezoning process.



For more information, please contact:
Planning and Development Branch
City of Saskatoon, Community Services Department
Phone: 975-7723 or email: shall.lam@saskatoon.ca

ATTENDANCE SHEET

Name (please print)	Address (include Postal Code)
Clement Colvard	Wildwood Village
Maura Colvard	Wildwood Village
Winifred Smit	Wildwood Village
Jan Kennedy	Wildwood Village
Frank & Alma Markland	144-1127 Moss Ave.
Charlotte Spence	54-1128 McKenken Dr.
Barry & Jean Borshen	151-1127 Moss Ave
Tom Anderson	1123 Moss Ave
Tiffany Paulsen	City Councillor.
Linda Luk	Wildwood Village
Myrielle Champagne	186-1128 McKenken Drive Wildwood Village
Roy and Rita Coulma	313-1123 Moss Ave.
Maria Pamela Backwerner	188 McKenken Dr.
Frank Devine	331-1127 Moss Ave
Randy Fran	60-1128 McKenken Dr.
GREG FOLEY	ELIM LODGE 1123 Moss Ave.
Charles & Hulda Fiero	173-1128 McKenken Dr. S7H4Y7

ATTENDANCE SHEET

Name (please print)	Address (include Postal Code)
Bill JANZEN	# Apt 1123 MOSS Ave
IRENE SELK	240-1127 MOSS Ave
Walter & Annette Heise	# 127-1127 MOSS Ave
ISOBEL HARTWICK & JANE MORRIS	354-1127 MOSS AVE S7H 5R1
JOHN & MARTHA EDGAR	232-1127 MOSS AVE. S7H 5R1.
KAYE SMID	154-1127 MOSS AVE. S7H 5R1
NAIDA ROSS	250-1127 MOSS AVE S7H 5R1
IRIS BECKETT	149 1127 MOSS AVE S7H 5R1
Eleanor ROSS	234-1127 Moss Ave
Albert LEBASTARD	171-1128 Mc Kercher S7H 4Y7.

Please provide your name and address if you wish to be contacted with more information about tonight's Public Information Meeting. Any information you provide is voluntary and will not be disclosed to outside organizations.



City of
Saskatoon
Office of the City Clerk

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

December 12, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
 Proposed Rezoning from RM4 to RM3
 3718 8th Street East – Wildwood Neighbourhood
 Applicant: J.A.R. & Sons Enterprises Ltd.
 (File No. CK. 4351-011-11)**

The Municipal Planning Commission, at its meeting held on December 6, 2011, considered a report of the General Manager, Community Services Department dated November 21, 2011, with respect to the above proposed rezoning.

The Commission has reviewed the report with the Administration and Mr. Barry Remai, the Applicant's representative. The following is a summary of further clarification provided and issues reviewed:

- Both underground and surface parking are being provided. The parking areas have been designed to meet the requirements of the Zoning Bylaw, with 1.5 spaces per unit plus visitors parking. 390 parking spaces have been provided for 240 units.
- Access to the site is provided from Moss Avenue, with right-in/right-out access also provided to 8th Street East.
- 8th Street westbound traffic would use the exit on Moss Avenue. There are traffic lights at the intersection of Moss Avenue and 8th Street. There is no left-hand turn signal but there is very little southbound traffic from Chaben Place.
- Based on information provided by the developer on anticipated traffic, which included a projection of not more than 100 vehicles per hour at peak times, the Infrastructure Services Department is not requiring a traffic impact study.
- Access/egress for residents of Elim Lodge is located on Moss St, south of the subject property. Another access point, also used by Elim Lodge residents, is mainly located on the property owned by Remai. This access needs to be closed. The property manager of Elim Lodge is working to address any issues with respect to this.
- Access to Wildwood Village is not impacted by the proposed development as access points are located along 8th Street and McKercher Drive.
- With respect to whether this development is intended for seniors, it is being developed as condominiums and the Condominium Act does not permit age restrictions. It is expected though that seniors would be interested in this location.

December 15, 2011

Page 2

- The applicant noted that while the RM4 District would have allowed four-storeys above the underground parking, their application for RM3 limits development to three storeys. Although the building height is reduced, with the increase in the gross floor ratio, they are able to achieve the same density. This was proposed with respect to consideration for neighbouring residential properties and suits their purposes as well. There are limitations within the RM4 zoning district and they would prefer RM3.
- With respect to whether zoning that would allow increased building heights was considered, the Applicant noted that they did not consider other rezoning options.
- There was discussion with respect to opportunities for increased building heights in general along 8th Street.

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

“that the proposal to rezone Block AA, Plan No. 101317485 (3718 8th Street) from an RM4 District to an RM3 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
Deputy City Clerk

DK:sj

36)

BYLAW NO. 9001

The Zoning Amendment Bylaw, 2012 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2012 (No. 2).

Purpose

2. The purpose of this Bylaw is to amend The Zoning Bylaw to revise certain fees payable under the Bylaw.

Zoning Bylaw Amended

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

Clause 4.3.7(3)(a) Amended

4. Clause 4.3.7(3)(a) is amended by striking out "25" and substituting "30".

Clause 4.6(3) Amended

5. Clause 4.6(3) is amended by striking out "\$100" and substituting "150.00".

Clause 4.7.1(2)(a)(i) Amended

6. Clause 4.7.1(2)(a)(i) is amended by striking out "commencing June 8, 2004 -".

Clause 4.7.1(2)(b)(i) Amended

7. Clause 4.7.1(2)(b)(i) is amended by striking out "commencing June 8, 2004 - \$1,400.00" and substituting "\$1,500.00".

Clause 4.7.1(2)(c)(i) Amended

8. Clause 4.7.1(2)(c)(i) is amended by striking out “commencing June 8, 2004 - \$3,500.00” and substituting “4,000.00”.

Clause 4.8.1(1) Amended

9. Clause 4.8.1(1) is amended by striking out “\$2,000.00” and substituting “\$2,500.00”.

Clause 4.8.1(2) Amended

10. Clause 4.8.1(2) is amended by striking out “\$3,000.00” and substituting “\$3,500.00”.

Clause 4.8.1(3) Amended

11. Clause 4.8.1(3) is amended by striking out “\$2,000.00” and substituting “\$2,500.00”.

Clause 4.8.1(5) Amended

12. Clause 4.8.1(5) is repealed and the following substituted:

“(5) An additional application fee shall be applied to any rezoning application requiring a neighbourhood concept plan amendment as follows:

- (a) major amendment - \$1,500.00; and
- (b) minor amendment - \$500.00.”

Clause 4.10.1(1) Amended

13. Clause 4.10.1(1) is amended by striking out “\$1,500” and substituting “\$2,000.00”.

Clause 4.11 Amended

14. Clause 4.11 is amended by striking out “\$1,500.00” and substituting “\$2,000.00”.

Sign Regulations Amended

15. Clause 4.3.1 of The Sign Regulations is amended:

(a) by repealing subclause (a) and substituting the following:

“(a) permanent signs, including date and time digital signs – a permit fee of \$100.00 for signs in Signage Groups 1, 2 and 3 and a permit fee of \$225.00 for signs in Signage Groups 4 and 5 and for Billboards;”

(b) by striking out “\$20.00” in subclause (c) and substituting “\$30.00”; and

(c) by repealing subclause (d) and substituting the following:

“(d) digital signs, except for date and time digital signs – a permit fee of \$750.00.”.

Coming into Force

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

Read a first time this _____ day of _____, 2012.

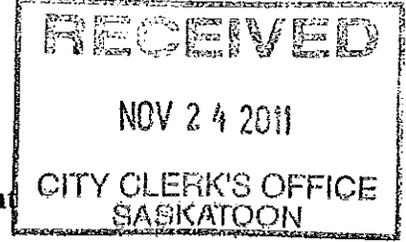
Read a second time this _____ day of _____, 2012.

Read a third time and passed this _____ day of _____, 2012.

Mayor

City Clerk

4350-1 x 1720-1



TO: Secretary, Municipal Planning Commission
FROM: General Manager, Community Services Department
DATE: November 21, 2011
SUBJECT: Planning and Development Branch - Cost Recovery for Development and Sign Applications
FILE NO: PL 1704-2 and CK 1720-1

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that at the time of the public hearing, City Council be asked to consider the approval of the Administration's recommendation for the proposed fee changes, as outlined in the attached report.

B. BACKGROUND

During its Tuesday, November 15, 2011 meeting, the Planning and Operations Committee considered a report by the General Manager, Community Services Department dated October 31, 2011, with respect to proposed cost recovery objectives for development and sign applications and resolved:

“that a report be submitted to City Council recommending:

- 1) that the proposed 80 percent cost recovery objective for development applications and the proposed 100 percent cost recovery objective for sign applications be confirmed;
- 2) that the Administration bring forward the proposed fee changes, as outlined in the October 31, 2011, report of the General Manager, Community Services Department, through reports, bylaws, and advertising, as necessary, to implement the cost recovery objectives; and
- 3) that the development and sign industry be appropriately updated on the proposed fee changes and policy amendments, and advised as to when they will be considered by City Council.”

C. REPORT

In 2004, City Council established a cost recovery objective of 60 percent for development applications. From time to time, fees have been adjusted to maintain this objective including the last review in 2009.

Through the Civic Services Review process conducted earlier this year, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for development applications and a 100 percent cost recovery objective for sign applications.

The proposed fee adjustments are outlined in the attached report to the Planning and Operations Committee and are based on overall salary and non-salary costs to review applications, respond to enquiries related to applications, and to undertake follow-up and enforcement.

Sign fees are proposed to be a flat fee, rather than being based on construction value, in order to better reflect staff time to review applications, respond to enquiries, and undertake follow-up and enforcement.

D. POLICY IMPLICATIONS

As outlined in the attached report.

E. PUBLIC NOTICE

As outlined in the attached report.

F. ENVIRONMENTAL IMPLICATIONS

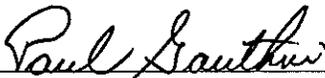
There are no environmental and/or greenhouse gas implications.

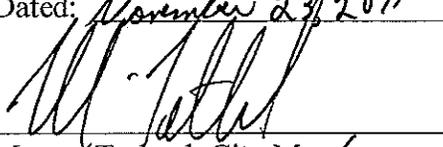
G. ATTACHMENT

1. Report to the Planning and Operations Committee: Planning and Development Branch - Cost Recovery for Development and Sign Applications

Written by: Tim Steuart, MCIP, Manager, Development Review Section; and
Darryl Dawson, MCIP, Manager, Business License and Zoning Compliance Section

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

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: November 23/2011

Approved by: 
Murray Totland, City Manager
Dated: Nov 25/11

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: October 31, 2011
SUBJECT: Planning and Development Branch - Cost Recovery for Development and Sign Applications
FILE NO: PL 1704-2 and CK 1720-1

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the proposed 80 percent cost recovery objective for development applications and the proposed 100 percent cost recovery objective for sign applications be confirmed;
- 2) that the Administration bring forward the proposed fee changes (as outlined in the report) through reports, bylaws, and advertising, as necessary, to implement the cost recovery objectives; and
- 3) that the development and sign industry be appropriately updated on the proposed fee changes and policy amendments, and advised as to when they will be considered by City Council.

BACKGROUND

In 2004, City Council established a cost recovery objective of 60 percent for development applications. From time to time, fees have since been adjusted to maintain this objective including the last review in 2009.

Through the Civic Services Review process conducted earlier this year, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for development applications and a 100 percent cost recovery objective for sign applications.

REPORT

Considerations for Cost Recovery

Setting a cost recovery objective for development and sign applications is important for several reasons:

1. Ensuring adequate financial resources are in place to provide for effective and efficient review of development applications - Appropriate development review facilitates the orderly use and development of property, in accordance with accepted community standards. These standards are primarily contained within Official Community Plan Policy No. 8769, Zoning Bylaw No. 8770, and Land Subdivision Bylaw No. 6537. Cost recovery through application fees provides a

source of funds apart from the mill rate, which diversifies financing, and improves the ability of the Administration to provide effective service to the development industry and the public.

2. Ensuring services are reasonably affordable and accessible - This issue comes in to play when individuals and organizations with limited budgets wish to make development applications. Examples include non-profit organizations and other community oriented uses.
3. Impact on broader municipal goals - When setting fees and charges, both the Administration and City Council will consider the impact of achieving a certain cost recovery objective on other broader goals such as attracting business, remaining competitive with other jurisdictions, keeping services affordable, and allowing the private sector to continue to flourish in our community. These considerations may cause City Council to set cost recovery targets that will complement those broader objectives.

Streamlining Development Review Processes

During consideration of the cost recovery issue, it is important to not only look at fees and funding sources, but to also look at process efficiencies and cost control. Faced with the challenges of a growing city and the ongoing expectation of increased public consultation in all development review processes, the Planning and Development Branch continues to work to streamline operations.

Looking forward, there are several initiatives underway to continue to make development review processes more effective and efficient:

1) Amendments to the Public Notice Policy No. C01-021

Under the provisions of the Public Notice Policy No. C01-021, public notices for the adoption, amendment, or repeal of a bylaw for Official Community Plan Bylaw No. 8769, or Zoning Bylaw No. 8770, or the passing of a resolution to adopt or amend a Concept Plan required that notice of the matter be published in two separate issues of The StarPhoenix.

The City of Saskatoon (City) has developed a significant community engagement process for matters that impact the citizens of Saskatoon. As an example, the public consultation process for a typical rezoning application involves:

- the provision of notices to the appropriate community association at the time the application is received;
- notices to nearby property owners and the community association of any public information meeting which may be held;

- the placement of notification posters on the subject property;
- notices sent to nearby property owners and individuals who attended public information meetings advising of the public hearing; and
- the provision of two notices in The StarPhoenix advertising the public hearing.

Given the extent and effectiveness of consultation undertaken in relation to the community engagement process and to lessen the financial impact of these fee increases, the Public Notice Policy No. C01-021 has been amended to provide for one notice in The StarPhoenix for Zoning Bylaw No. 8770 amendments. This amendment will result in a cost saving to applicants of approximately \$700 per application.

2) Technological Opportunities

The Community Services Department is currently developing an online process for subdivision applications, which will improve the effectiveness of customer services and reduce application processing times. It is expected that this process will be operational in the new year.

Proposed Development Fee Adjustments

The existing and proposed development and sign application fees are outlined in Attachments 1 and 2, as well as the process required to amend the noted fee. The current fees were last adjusted in 2009 to reflect a 60 percent cost recovery objective at that time. The proposed fee schedule is intended to achieve an average 80 percent cost recovery objective for development fees and a 100 percent cost recovery objective for sign applications through to the end of 2013.

The proposed fee adjustments are based on overall salary and non-salary costs to review applications, respond to enquiries related to applications, and to undertake follow-up and enforcement.

Sign fees are proposed to be a flat fee, rather than being based on construction value, in order to better reflect staff time to review applications, respond to enquiries, and undertake follow-up and enforcement.

OPTIONS

City Council may maintain the existing 60 percent cost recovery objective with the Administration reviewing fees periodically to keep up with cost increases as necessary.

POLICY IMPLICATIONS

In order to implement revised condominium approval fees, it will be necessary to amend Condominium Approvals Policy No. C09-004.

FINANCIAL IMPLICATIONS

These fee increases will provide additional revenues for development applications of approximately \$120,000 annually and for sign applications of approximately \$16,500 annually.

STAKEHOLDER INVOLVEMENT

If this report is recommended for approval to City Council, copies will be circulated in advance to the Saskatoon and Region Home Builders Association, the Saskatoon and Region Association of Realtors, the Saskatoon Regional Economic Development Authority, the Saskatoon and District Chamber of Commerce, the major sign companies, and members of the Developers Liaison Committee. The above noted organizations would also receive notice of any City Council hearing related to bylaw amendments necessary to implement fee changes.

ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

PUBLIC NOTICE

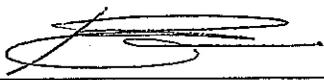
If City Council wishes to pursue the noted fee changes, a number of amendments to the Zoning Bylaw No. 8770 will be required. As per Public Notice Policy No. C01-021, a notice for the proposed amendments to the Zoning Bylaw No. 8770 will be placed in The StarPhoenix at least two weeks prior to the date on which the matter will be considered by Council.

ATTACHMENTS

1. Existing and Proposed Development Fees
2. Existing and Proposed Sign Application Fees

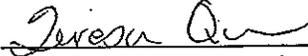
Written by: Tim Steuart, MCIP, Manager, Development Review Section; and
Darryl Dawson, MCIP, Manager, Business License and Zoning
Compliance Section

Reviewed by:

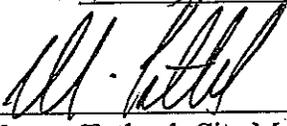


Randy Grauer, MCIP, Manager
Planning and Development Branch

Approved by:


CW ✓ Paul Gauthier, General Manager
Community Services Department
Dated: Nov. 3/2011

Approved by:


Murray Totland, City Manager
Dated: Nov 4/11

ATTACHMENT 1

Existing and Proposed Development Application Fees – October 31, 2011

Type of Application	Current Fee	Proposed Fee	Method of Amendment
Subdivision	\$500, plus \$80 per lot (maximum \$3,200 lot fee)	\$550, plus \$90 per lot (maximum \$3,600 lot fee)	Subdivision Bylaw Amendment
Condominium - New	\$500 flat fee	\$550 flat fee	Condominium Approvals Policy Amendment
Condominium - Conversion	\$500, plus \$200 per unit (no maximum)	\$550, plus \$200 per unit (no maximum)	Condominium Approvals Policy Amendment
Development Permit - General	\$100 flat fee, plus 25 cents per \$1,000 of construction value	\$100 flat fee, plus 30 cents per \$1,000 of construction value	Zoning Bylaw Amendment
Development Permit – Infill OUD/TUD	\$100 per unit flat fee	No Change	N/A
Rezoning	Text Amendment - \$2,000 Low Density - \$2,000 Consistent with Approved Concept Plan - \$2,000 Med/High Density - \$3,000 Contract Zone – plus \$500 Concept Plan – plus \$500	Text Amendment - \$2,500 Low Density - \$2,500 Consistent with Approved Concept Plan - \$2,500 Med/High Density - \$3,500 Contract Zone – plus \$500 Concept Plan (Major) – plus \$1,500 Concept Plan (Minor) – plus \$500	Zoning Bylaw Amendment
Discretionary Use	Standard - \$800 Complex - \$1,400 Highly Complex - \$3,500	Standard - \$800 Complex - \$1,500 Highly Complex - \$4,000	Zoning Bylaw Amendment
Direct Control District	If City Council Approval is Required - \$1,500	If City Council Approval is Required - \$2,000	Zoning Bylaw Amendment
Architectural Control District	Major - \$1,500 Minor - \$500	Major - \$2,000 Minor - \$500	Zoning Bylaw Amendment
Neighbourhood Concept Plan Amendment (without a rezoning application)	Major - \$1,500 Minor - \$500	No Change	N/A
Zoning Bylaw Compliance Certificate	\$100	\$150	Zoning Bylaw Amendment
Liquor License Endorsement	\$100	\$150	Resolution of Council

ATTACHMENT 2

Existing and Proposed Sign Application Fees – October 31, 2011

Type of Application	Current Fee	Proposed Fee	Method of Amendment
Portable Signs	Annual License Fee of \$20 per sign	Annual License Fee of \$30 per sign	Zoning Bylaw Amendment
Permanent Signs	\$10 for each \$1,000 of retail value of the sign with a minimum fee of \$75	Billboards: \$225 Sign Groups 1, 2 and 3: \$100 Sign Groups 4 and 5: \$225	Zoning Bylaw Amendment
Overhanging Signs	Sign which overhangs public property by more than 0.30 metres is subject to a one-time, non-refundable fee of \$150 in addition to the fee for the sign permit	No Change	N/A
Digital Signs	\$10 for each \$1,000 of retail value of the sign with a maximum fee of \$650	\$750	Zoning Bylaw 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

December 12, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing
Planning and Development Branch
Cost Recovery for Development and Sign Applications
(File No. CK. 4350-1 x 1720-1)**

The Municipal Planning Commission, at its meeting held on December 6, 2011, considered reports of the General Manager, Community Services Department, dated October 31 and November 21, 2011, with respect to proposed fee changes for development and sign applications.

The Commission has reviewed the reports with the Commission and supports the following recommendation of the Community Services Department:

“that the proposed fee changes, as outlined in the October 31, 2011 report of the General Manager, Community Services Department, 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 matter.

Yours truly,

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

Diane Kanak
Deputy City Clerk

DK:sj



Zoning Notice

PROPOSED ZONING BYLAW TEXT AMENDMENT – BYLAW NO. 9001

PROPOSED CHANGES TO DEVELOPMENT APPLICATION AND SIGN APPLICATION FEES BYLAW

Saskatoon City Council is considering an amendment to the City's Zoning Bylaw (No.8770). The City's Zoning Bylaw prescribes the application fees for a variety of development applications. Bylaw No. 9001 is proposed to implement the following changes to development application and sign application fees:

Current and Proposed Development Application Fees

Type of Application	Current Fee	Proposed Fee
Development Permit - General	\$100 flat fee + 25 cents per \$1,000 of construction value	\$100 flat fee + 30 cents per \$1,000 of construction value
Rezoning	Text Amendment - \$2,000 Low Density - \$2,000 Consistent with Approved Concept Plan - \$2,000 Med/High Density - \$3,000 Contract Zone – plus \$500 Concept Plan – plus \$500	Text Amendment - \$2,500 Low Density - \$2,500 Consistent with Approved Concept Plan - \$2,500 Med/High Density - \$3,500 Contract Zone – plus \$500 Concept Plan (Major) – plus \$1,500 Concept Plan (Minor) – plus \$500
Discretionary Use	Standard - \$800 Complex - \$1,400 Highly Complex - \$3,500	Standard - \$800 Complex - \$1,500 Highly Complex - \$4,000
Direct Control District	If City Council Approval is Required - \$1,500	If City Council Approval is Required - \$2,000
Architectural Control District	Major - \$1,500 Minor - \$500	Major - \$2,000 Minor - \$500
Zoning Bylaw Compliance Certificate	Flat Fee: \$100	Flat Fee: \$150
Liquor License Endorsement	Flat Fee: \$100	Flat Fee: \$150
Portable Signs	Annual License Fee of \$20 per sign	Annual License Fee of \$30 per sign
Permanent Signs	\$10 for each \$1,000 of retail value of the sign with a minimum fee of \$75	Flat Fee: { Billboards: \$225 Sign Groups 1, 2 & 3: \$100 Sign Groups 4 & 5: \$225
Digital Signs	\$10 for each \$1,000 of retail value of the sign with a maximum fee of \$650	Flat Fee: \$750

REASON FOR THE AMENDMENT – Through the Civic Services Review process conducted in 2011, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for development applications and a 100 percent cost recovery objective for sign applications.

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
Phone: 975-7723 (Daniel Gray)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on Monday, January 16th, 2012, at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, January 16th, 2012, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

3c)

BYLAW NO. 9002

The Subdivision Amendment Bylaw, 2012

The Council of The City of Saskatoon enacts:

Short Title

- 1. This Bylaw may be cited as The Subdivision Amendment Bylaw, 2012.

Purpose

- 2. The purpose of this Bylaw is to amend The Subdivision Regulations to revise the fees payable under the Bylaw and to update the reference to *The Planning and Development Act, 2007*.

Subdivision Bylaw Amended

- 3. The Subdivision Regulations, being Appendix "A" to Bylaw No. 6537 and forming part of the Bylaw, are amended in the manner set forth in this Bylaw.

Subsection 2(a) Amended

- 4. Subsection 2(a) is amended by deleting "*The Planning and Development Act, 1983*" and substituting "*The Planning and Development Act, 2007*".

Section 8 Amended

- 5. Section 8 is amended:
 - (a) by striking out "\$500.00" in subsection (1) and substituting "\$550.00"; and
 - (b) by striking out "\$80.00" and "\$3,200.00" in subsection (2) and substituting "\$90.00" and "\$3,600.00" respectively.

Coming into Force

- 6. This Bylaw shall come into force upon receiving the approval of the Minister of Municipal Affairs.

Read a first time this	day of	, 2012.
Read a second time this	day of	, 2012.
Read a third time and passed this	day of	, 2012.

Mayor

City Clerk

SUBDIVISION REGULATIONS NOTICE

**PROPOSED CHANGES TO THE
SUBDIVISION APPLICATION FEES –
BYLAW NO. 9002**



Saskatoon City Council is considering an amendment to the City's subdivision regulations, being Appendix "A" to Bylaw No. 6537. The subdivision regulations prescribe the application fee and a fee for a certificate of approval. Bylaw No. 9002 is proposed to implement the following changes to the fees:

- The application for Subdivision will be \$550, plus \$90 per lot, with a maximum of a \$3,600 lot fee.

REASON FOR THE AMENDMENT – Through the Civic Services Review process conducted in 2011, City Council directed the Administration to undertake fee adjustments that will establish an 80 percent cost recovery objective for subdivision applications.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw or the Subdivision Bylaw may be directed to the following without charge:

Community Services Department, Planning and Development Branch
Phone: 975-7723 (Daniel Gray)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, January 16th, 2012, at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, January 16th, 2012, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

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 Charlie Clark
Ms. Carole Beitel
Mr. Laurier Langlois
Mr. Aditya Garg
Mr. Al Douma
Mr. Stan Laba
Ms. Debbie Marcoux
Mr. Bruce Waldron
Ms. Kathy Weber
Mr. James Yachyshen
Ms. Janice Braden

1. **Application for Direct Control District Approval –
Remai Art Gallery of Saskatchewan
102 Spadina Crescent East – Central Business District
Applicant: Grant Van Iderstine, Smith Carter Architects & Engineers Incorporated
(File No. CK. 4129-15)**
-

- RECOMMENDATION:**
- 1) that the overall development plan for the proposed building at 102 Spadina Crescent East, as outlined in Attachment 2 to the report of the General Manager, Community Services Department dated December 7, 2011, be approved; and
 - 2) that the General Manager, Community Services Department be authorized to issue Development Permits, which are in substantial conformance with the approved plans, including the approval, with conditions under the Architectural Control District.

Attached is a copy of a report of the General Manager, Community Services Department, dated December 7, 2011, with respect to the above application.

Your Commission has reviewed the application with the Administration, including issues relating to the overhangs and measures taken to mitigate the impact of snow and ice melting on the outdoor spaces below; construction of the parkade and factors taken into consideration with respect to shoring and construction of the walls to accommodate this structure; construction timeline; green roof structural requirements; and environmental efficiency aspects, including LEED certification.

Following review of this matter, the Commission is supporting the above recommendations.

**2. Proposed Rezoning from R1A to RMTN
615 Rosewood Boulevard West and Parcel H
Rosewood Neighbourhood
Applicant: City of Saskatoon, Land Branch
(File No. CK. 4351-011-12)**

- RECOMMENDATION:**
- 1) that City Council approve the required advertising to amend Zoning Bylaw No. 8770 to rezone 615 Rosewood Boulevard West and Parcel H from R1A – One-Unit Residential District to RMTN – Townhouse Residential District, as outlined in the report of the General Manager, Community Services dated December 7, 2011;
 - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendment;
 - 3) that the City Solicitor be requested to prepare the required Bylaw; and
 - 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission's recommendation that the above proposed amendment to Zoning Bylaw No. 8770 be approved.

Your Commission, at its meeting held on December 20, 2011, considered the attached report of the General Manager, Community Services Department dated December 7, 2011, with respect to the above proposed rezoning.

Your Commission has reviewed the matter with the Administration, as summarized below:

- The proposed density is estimated to be 15 units/acre. 615 Rosewood Boulevard West is 2.09 ha (5.16 acres) and Parcel H is 1.94 ha (4.79 acres).
- The area to the west of 615 Rosewood Boulevard has not yet been subdivided.
- The areas to the north of 615 Rosewood Boulevard and west of Parcel H are part of the City's Phase II development area, and have not been sold. Some lots in Phase I have been sold but have not been constructed. These lots are not immediately adjacent to either site.
- The concept plan of the area would have identified the proposed uses for these parcels.
- The proposals are consistent with what was proposed in the concept plan.

Following review of this matter, your Commission is supporting the above recommendations of the Community Services Department:

Respectfully submitted,

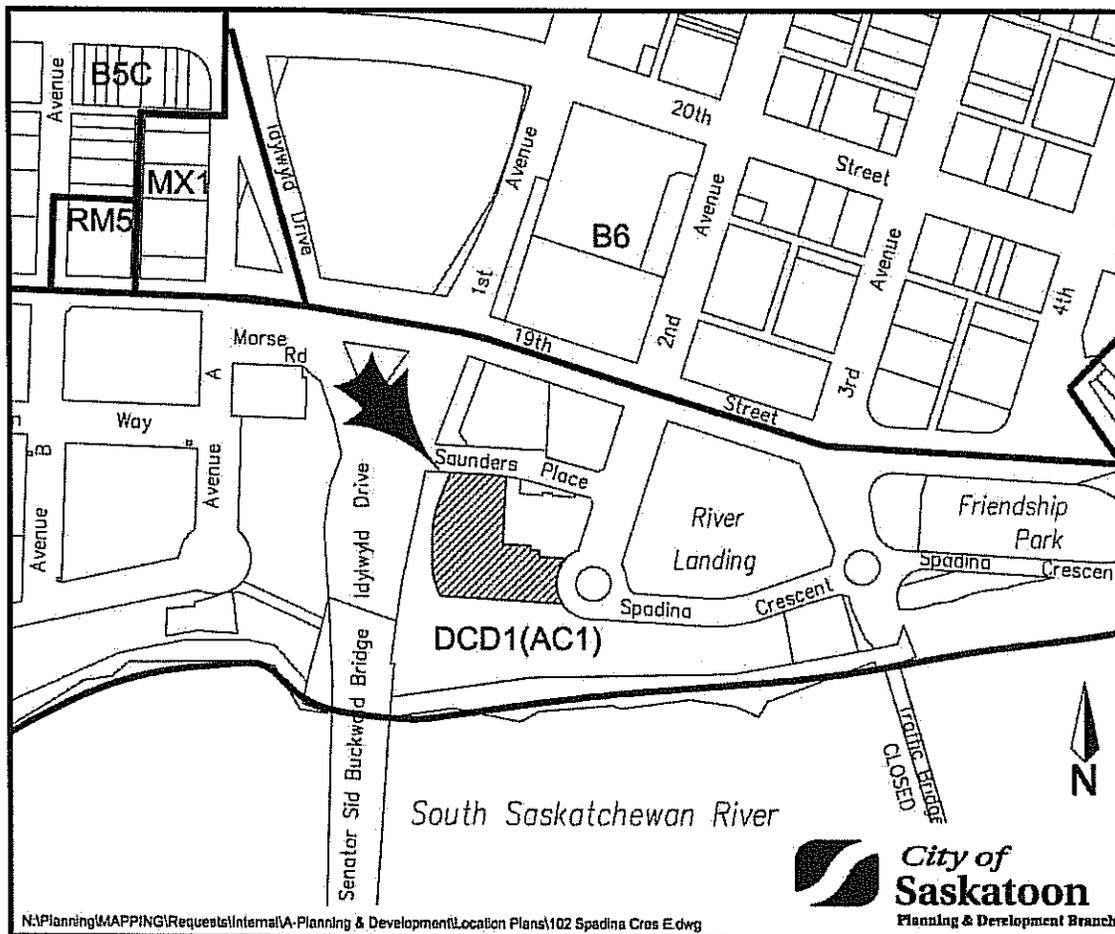
Mr. Kurt Soucy, Chair

Revised

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. PL 4129-11	PROPOSAL Application for Direct Control District Approval – Remai Art Gallery of Saskatchewan	EXISTING ZONING DCD1
LEGAL DESCRIPTION Parcel X, Plan No. 101856427		CIVIC ADDRESS 102 Spadina Crescent East
		NEIGHBOURHOOD Central Business District
DATE December 7, 2011	APPLICANT Grant Van Iderstine Smith Carter Architects & Engineers Incorporated 1600 Buffalo Place Winnipeg MB R3T 6B8	OWNER City of Saskatoon

LOCATION PLAN



A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

- 1) that the overall development plan for the proposed building at 102 Spadina Crescent East, as outlined in Attachment 2, be approved; and
- 2) that the General Manager, Community Services Department, be authorized to issue Development Permits, which are in substantial conformance with the approved plans, including the approval, with conditions under the Architectural Control District.

B. PROPOSAL

An application has been submitted by Smith Carter Architects and Engineers Incorporated on behalf of the City of Saskatoon (City) to construct an art gallery on part of the lands commonly referred to as "River Landing" (see Attachment 2 – Application for Development Permit in River Landing – 102 Spadina Crescent East, and the Location Plan on the cover page).

This proposal also involves a small addition and linkage to the Remail Arts Centre, located on the adjacent site. A consequential subdivision application will be undertaken, in due course, to realign the property boundaries.

C. REASON FOR PROPOSAL

Please refer to Attachment 2 – Application for Development Permit in River Landing – 102 Spadina Crescent East.

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 the 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 Direct Control District 1 (DCD1) provisions contained in Zoning Bylaw No. 8770.

E. JUSTIFICATION

1. Community Services Department Comments

a) Objectives of the DCD1

The subject property is zoned DCD1 in Zoning Bylaw No. 8770. Section 13.1.2 of Zoning Bylaw No. 8770 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 that 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 the overall intent of these policies.

b) Land Use

The DCD1 guidelines provide a list of uses that are appropriate for the South Downtown. Specifically, art galleries are listed as a permitted use. The proposal conforms to this requirement.

c) Linkage

Developments are encouraged to integrate and link development features to adjacent developments. In this respect, the proposed art gallery is located directly adjacent to the Remai Arts Centre. The two buildings are linked with an indoor, at-grade connection, and share an indoor access to the underground

parking facility. The design and orientation of the art gallery's main entrance onto 2nd Avenue has views of both Downtown and the River. The cafe and outdoor patio, located on the south side of the building, integrates very well with the existing landscaped area at River Landing.

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. A satisfactory review has been done by the CPTED Review Committee.

e) Building Form and Massing

The DCD1 guidelines specify requirements for building form and massing. In this location, a maximum building height of 27 metres and a maximum floor area ratio of 4:1 is specified. The art gallery has a maximum building height of 24.6 metres and a floor space ratio of 2:46:1.

The development will be four storeys in height, and building setbacks are in compliance with the DCD1 requirements.

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 uses, and beautify open spaces. Detailed landscaping plans will be submitted at the time of the Building Permit Application, and will be reviewed by your Administration to ensure that both the above noted goal and detailed Zoning Bylaw No. 8770 standards are met. It should be noted that the applicant has been working with your Administration and the Meewasin Valley Authority to ensure that the landscaping and vegetation selected complements the existing hard and soft landscaping which has been done at River Landing.

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 applied to the nearby B6 Commercial areas. Specific sign applications will be evaluated by your 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 specifically require the provision of on-site parking for this use. However, this building will contain 166 underground parking spaces, which will be quite satisfactory to serve the needs of both the gallery and the Remai Arts Centre. Access to the underground parking is off Saunders Place.

h) Approval Process

City Council is the approving authority for overall developments in the DCD1 District. Your Administration is recommending approval of this project and the delegated approval 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 regulate building form 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 a review by the Design Review Committee (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 Committee reviewed this project on December 1, 2011, and advised as follows:

The Committee is of the opinion that this development is well designed. It was noted by the Committee that this site is challenging due to the shape of the site and the limited frontage onto 2nd Avenue South. On this basis, the Committee recommends approval of the Concept Plan for the Art Gallery of Saskatchewan subject the following conditions:

1. The submission of a wind study and plans for landscaping, architectural, or other features, which may be required to mitigate any wind effects.
2. Amendments to the design of the building to eliminate the grade level encroachment onto the 2nd Avenue South right-of-way.
3. The submission of details regarding roofing materials, including the green roof and wooden decking, and roof drainage.
4. The submission of renderings, which accurately represent the sample materials, as they were provided on the material board and clarification of the materials to be used on the north building elevation.
5. The submission, in due course, of an appropriate application and detailed drawings for building signage.
6. The submission of additional information regarding the impact and possible mitigation measures related to headlights from vehicles exiting the parking structure or services vehicles parked at the open-air loading dock on residential units in Clinkskill Manor.
7. The submission of additional information and possible mitigation measures related to the impact of noise generated by the rooftop mechanical systems on nearby residential and hotel developments.

The Committee also had a number of suggestions that they feel will improve the development:

1. The landscape plan shows distinctive (new) paving on the east frontage of the building along the edge of the roundabout at the termination of 2nd Avenue South. Distinctive pavers could be restricted to the area leading to the front entrance, directing pedestrians to the entrance to the art gallery.
2. There is no glazing facing Saunders Avenue. The lack of glazing limits "eyes on the street" on Saunders Avenue. It is recognized that this is the back house of the gallery and the

loading area, so there may be limited opportunities for glazing on this facade of the building.

3. The landscaping plan proposes the use of perennials. These plants require significant maintenance. Consideration should be given to using hardy, drought tolerant shrubs as they require little maintenance beyond the establishment phase. Consideration should also be given to installing an automated sprinkler system at least during the establishment of the plantings.

The Planning and Development Branch has approved this proposal under the above noted terms of the Architectural Control District.

2. Comments by Others

a) Infrastructure Services Department

Any future driveway crossings will require a separate application and permit. Prior to construction, meetings with the Transportation Branch, Infrastructure Services Department, will need to take place to discuss right-of-way usage and preservation during site development. A right-of-way permit will be required for any aspect of the project that is to take place on a City right-of-way.

b) Transit Services Branch – Utility Services Department

Transit Services Branch (Transit) has no easement requirements at this location.

At present the closest bus stop is adjacent to this property on the south side of 19th Street, west of 2nd Avenue. This falls within Transit's 150 metre walking distance service standard for high usage areas such as shopping malls and schools.

Bus service is at 30 minute intervals Monday through Saturday, and at 60 minute intervals evenings, early Saturday mornings, Sundays, and statutory holidays.

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. C10-021 is not required.

G. ENVIRONMENTAL IMPLICATIONS

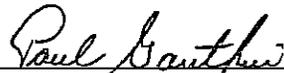
It is the intention of the developer to have this building officially LEED standard certified.

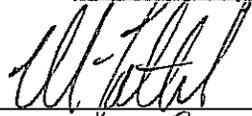
H. ATTACHMENTS

1. Location Facts
2. Application for Development Permit in River Landing- 102 Spadina Crescent East
3. East View and Site Plan

Written by: Paula Kotasek, MCIP, Heritage and Design Coordinator
Development Review Section

Reviewed by: 
Randy Grauer, Manager
Planning and Development Branch

Approved by: 
Paul Gauthier, General Manager
Community Services Department
Dated: December 9/2011

Approved by: 
Murray Totland, City Manager
Dated: Dec 12/11

ATTACHMENT 1

FACT SUMMARY SHEET	
A. Location Facts	
1. Municipal Address	102 Spadina Crescent East
2. Legal Description	Parcel X, Plan No. 101856427
3. Neighbourhood	Central Business District
4. Ward	1
B. Site Characteristics	
1. Existing Use of Property	Vacant (Surface Parking Lot)
2. Proposed Use of Property	Art Gallery
3. Adjacent Land Uses and Zoning	
North	DCD1 – Special Needs Housing
South	DCD1 – River Landing
East	DCD1 - Persephone Theatre and Parcel YY
West	DCD1 – Idywyld Drive
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	166
7. Site Frontage	30.94 metres
8. Site Area	0.263 hectares
9. Street Classification	Local
C. Development Plan Policy	
1. Existing Official Community Plan Designation	Direct Control District 1
2. Proposed Official Community Designation	
3. Existing Zoning District	DCD1 (AC1)
4. Proposed Zoning District	

SMITH CARTER ARCHITECTS AND ENGINEERS INCORPORATED
1600 Buffalo Place Winnipeg, MB R3T 6B8
TEL 204.477.1260 FAX 204.477.6346

KUWABARA PAYNE MCKENNA BLUMBERG ARCHITECTS
322 King Street West 3rd Floor Toronto, ON M5V 1J2
TEL 416.977.5104 FAX 416.598.9840

Smith Carter | KPMB

Project No. 10060
Date October 17, 2011

Mr. Tim Steuart, MCIP
Manager, Development Review Section
Planning and Development Branch
Community Services Department
City of Saskatoon
222-3rd Avenue North
Saskatoon, SK S7K-OJ5
Tel. (306)975-8103
Fax. (306)975-7712

Application for Development Permit in River Landing

Project:

Remai Art Gallery of Saskatchewan

Contact Information:

Applicant

Smith Carter Architects and Engineers Incorporated
1600 Buffalo Place
Winnipeg, MB R3T 6B8
Phone (204) 477-1260
Attention Grant Van Iderstine
gvaniderstine@smithcarter.com

Owner:

City of Saskatoon
c/o Bruce Wilson, P. Eng.
Project/Mechanical Engineer
Infrastructure Services Department, Facilities Branch
1101 Ave. P North, City of Saskatoon, S7K-OJ5
tel : 306-975-3188, cell : 222-7046
fax: 306-975-3034
Bruce.Wilson@Saskatoon.ca

cont'd\...

Legal Description of Property:

Parcel X

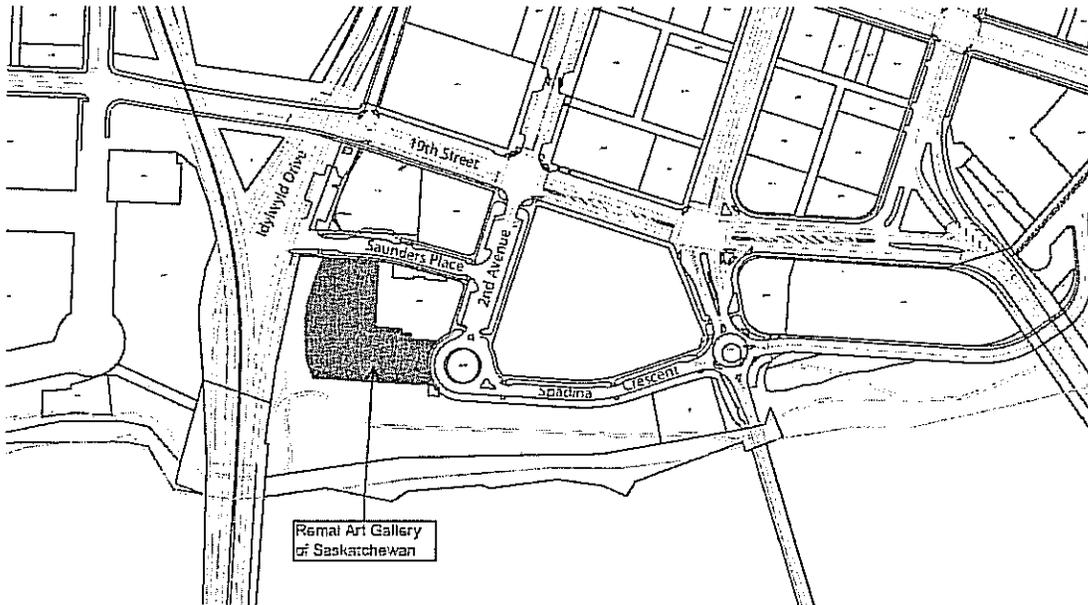
Plan No. 101856427

Municipal Address

102 Spadina Crescent West

Saskatoon, Saskatchewan

Project Location in DCD1:



Proposed Use:

4 Storey Art Gallery, including related expansion to the Persephone Theatre, and 2 levels of underground parking. Total gross floor area above grade will be approximately 11,985 sq m

Specific Response to DCD1 Objectives:

The City of Saskatoon is committed to the re-development of the South Downtown Area in a manner that will:

- 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;*

The Remai Art Gallery of Saskatchewan is a public art gallery open 364 days a year in the same manner as the existing Mendel Art Gallery, which it will replace. It will be connected to the existing Persephone Theatre, providing underground parking to both facilities and to the general area, as well as a range of complementary public activities. There is a mixed use of functions that includes galleries to house traveling art exhibitions, galleries to display the permanent collection to the public, outreach art programs to the community, art gallery retail store, and café, in addition to a lecture theatre and multi-purpose room. The ground floor is envisaged as a gathering place for the community and is directly accessible from River Landing

- ii) provide complementary year-round indoor and outdoor public activities;*

As noted above, the gallery will provide a mixture of year round indoor activities. It also features an outdoor sculpture court accessible to the public, with possible outdoor education directly accessible from the community activity room.

- 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;*

Major building entries are located on the east and west ends of the building, connected by an interior spine that gives access to public activities. Notwithstanding a significant grade change at the west end, both entries are fully handicapped accessible. In addition, there is an exterior deck across the river front of the building, itself connected by sliding doors to the café, by ramp to the River Landing area to the immediate south and by at-grade access on the east end. The building interior has an interior link to the Persephone Theatre, which features a handicapped stair lift to negotiate the elevation change.

- iv) support and enhance existing and new commercial activities in the Downtown and Riversdale by encouraging both public and private investment;*

The building is a publicly funded project supported by substantial private donations. The year round character of the building and its complementary relationship to the Persephone Theatre

will activate both the River Landing area and the surrounding areas. It will enhance the commercial retail and restaurant potential of adjacent properties by virtue of the traffic flow it generates, in addition to providing a significant new destination in itself.

- 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;*

The building is strongly oriented to the river through location of entries, organization of internal circulation constantly oriented to river views, location of key public functions, and through its massing that reaches out to embrace the river. The building's main entry on 2nd Avenue has a large cantilevered overhang that provides a covered drop-off, but also affords views to downtown and the river from the multi-purpose room it houses. The building takes advantage of its prominent site to announce itself on every level, providing spectacular views from atrium, gallery corridors, public lounges, and private offices.

The strong ground floor relationship to the river side extends around the west side where the sculpture court helps to engage pedestrians approaching from the northwest and from the activities of Riversdale beyond. It is expected that buses bringing large groups will drop off to the building from this side, helping to reduce congestion and create dispersed access points.

- 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,*

In addition to the amenities previously noted, riverbank activities will benefit from the promenade deck, covered by an overhang that will afford shade in summer and cover in inclement weather. It will be possible for casual visitors to the River Landing site to shortcut through the building in their journey along the river, pick up a coffee or snack at the café, and continue on their way.

The deck features a cascading set of steps on the southwest corner that will allow complementary use as casual seating to view River Landing activities and afford easy an immediate access to the deck area in an integrated fashion

- vii) create a distinct identity and a sense of place in Saskatoon, and encourage the recognition of the historical richness of the area*

In response to the above we quote from the architects' design statement that speaks to the ideas of identity and historical legacy :

The architecture of the new Art Gallery of Saskatchewan (AGS) responds to the powerful landscape of the Prairies, the South Saskatchewan River, and the evolving identity of the City of Saskatoon. The design is directly influenced by the strong tradition of landscape painting in

Smith Carter | KPMB

Saskatchewan that so eloquently captures the unique geography and quality of light of the Prairies.

At the same time the architects are inspired by the legacy of the Mendel Gallery, the quality of their collection, by the art itself, and by the people who work in many different capacities to make the institution a great experience for the community.

The site, on the bank of the Saskatchewan River, also called for an outward response. The design is a dynamic four-storey composition of stacked and projecting horizontal volumes. These long horizontal bars provide flexible loft space are organized as strata vertically and horizontally to create a strong, iconic presence on the River. The layering of space also focuses on connecting the City to the River and the gallery and its social programs.

In the simplicity and restraint of its expression and geometry, it consciously contradicts the Bilbao Effect. The design is highly responsive to its community, context, resources and program. Its focus is on how it makes people feel, and how it invites engagement with art and community. It focuses equally on the gallery spaces and the spaces between the program, form and mass to catalyse communal gathering and an active public realm for a winter city. It celebrates the power of purity of form and geometry, and prioritizes quality of materials and construction to build for the long term. Ultimately it is about creating balance between the fundamental experience of art and community, two elements which have poor returns under commercial metrics but which enable civilizations to endure.

Linkage and Land Use
Use of Land

According to Table 1, Art Galleries are a permitted use (see excerpt below)

Table 1 (Excerpt):

Category	Intent	Example Uses	Guidelines
Culture & Tourism	To build on the Downtown's role as the cultural heart of the city by the development of cultural facilities which can improve economic prospects and encourage tourism.	Interpretive Centres, Theatres, Heritage Facilities, Museums, Art Galleries, Amphitheatres, Display Space, Events Programming, Tour Offices, Box Office, Public Institutional Offices.	

Provision for People with Disabilities

All uses and development of land should make provision for the ease of access and circulation for people with disabilities.

See response to Objective (iii) above

Linkage with Adjacent Developments

Development shall, in so far as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments and the riverbank. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments in the South Downtown.

See response to Objective (v), and (vi) above and landscape plans

Safety and Security

The South Downtown should be designed to be safe and secure for all pedestrians. The following measures are encouraged to achieve this objective:

- 1) ensure good open sight lines for all public pathways, rear lanes, and building*

*access points; and,
2) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas, and lanes.*

The site landscaping on the west side is designed with low level planting to ensure good visibility. Windows from the building have been introduced in the ground floor activity room on the west side and in the carpentry workshop to improve casual surveillance of this space.

The south face of the building is entirely glazed and affords clear views to the deck area and River Landing area beyond.

The loading area on Saunders Place is integrated with the existing Persephone Theatre loading area, and will be well lit. It can be seen from large windows in 2nd and 3rd floor work rooms, (periodically occupied), and will have security camera surveillance.

Garbage handling is from an indoor storage area access via the loading dock.

The access to the parking garage is a short distance from the street and will have its own illumination.

Building Form and Massing
Maximum Building Height

The maximum height of any building, or portion thereof, must conform to the DCD1 Maximum Building Height Map No. 2.

Excerpted from the Maximum Building Height Map

	Permitted	Proposed
Building Height	27m	24.6m (top of screen)
No of Storeys	4	4
Floor Space Ratio (FSR)		
Gross Floor Area		11,985 sq m
Site Area		4869.89 sq m
FSR	4:1	2.46

Building Setbacks

i. All building elevations must provide a five (5) metre minimum setback above four (4) storeys.

Not applicable (building is 4 storeys)

ii. All building elevations along 3rd Avenue must be set back three (3) metres at grade.

Not applicable (not located along 3rd Avenue)

iii. All buildings constructed along Spadina Crescent and which are greater than 8 stories in height must provide the building setback required in i) above, and a further five (5) metre setback above 8 stories.

Not applicable (building is 4 storeys)

Landscaping and Signage

Landscaping

Landscape treatment shall be used to improve the appearance of the area, unify the development sites in the South Downtown with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

See Landscape Plan and Planting Types proposed

Open Space Between Buildings

Open Space between buildings should be kept unobstructed to promote maximum circulation on site by the General Public.

Not applicable within the site

Signage

Signage Group No. 5 in the Zoning Bylaw No. 7800 of The City of Saskatoon, will govern the use of signs in the DCD1, with the following exceptions:

- i. No portable signs will be permitted; and,*
- ii. No third party advertising (billboards) will be permitted.*

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Signage is under development

Parking and Off Street Loading

Parking Standard

For every hotel and high density residential use of the land, there must be space for vehicular off-street parking and loading for the use and benefit of patrons, residents, customers, employees, visitors, tourists, or guests in connection with the intended use of land and building. The number of spaces provided must approximate to the level of parking required by the City of Saskatoon Zoning Bylaw 7800 of The City of Saskatoon.

There are approximately 166 parking stalls

Proposed Parking Location

The major portion of required off-street parking spaces for hotels and high density residential developments must be enclosed, covered, underground, within or upon permitted buildings. Notwithstanding the above, some off-street parking spaces at grade level may be permitted and must be screened from adjacent street level view.

Not applicable – no at grade parking provided

Parking Access

Parking Garage entrances will not be permitted directly onto 2nd Avenue or along the riverfront - Spadina Extension.

Complies

Service Areas

i) Garbage collection areas and service loading entrances will not be permitted along 2nd Avenue or along the riverfront - Spadina Extension.

Complies

ii) All garbage bins/areas must be screened with split-faced concrete block or similar durable material.

Not applicable – interior garbage storage proposed

Temporary Parking

Where no buildings are located on a site, temporary or interim grade level parking may be permitted with screening.

Not applicable

Subdivision

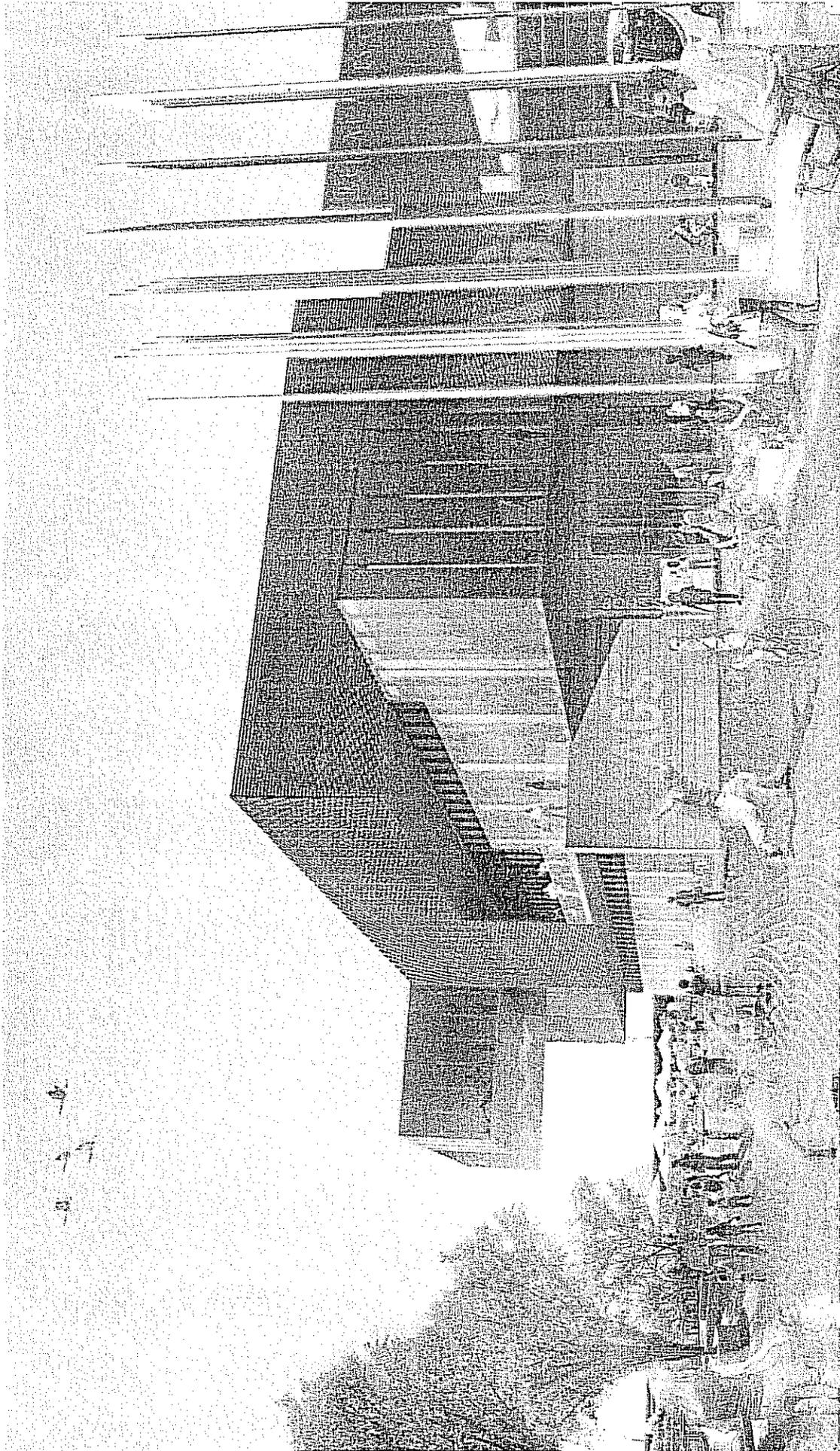
All applications for subdivision shall implement and complement the guidelines contained in this plan for the South Downtown and the City of Saskatoon Subdivision Regulations Bylaw No. 6537.

Not applicable

Environmental Constraints

Development shall not cause or contribute to instability of the valley slope during or after construction.

Will comply – see recommendations in geotechnical report

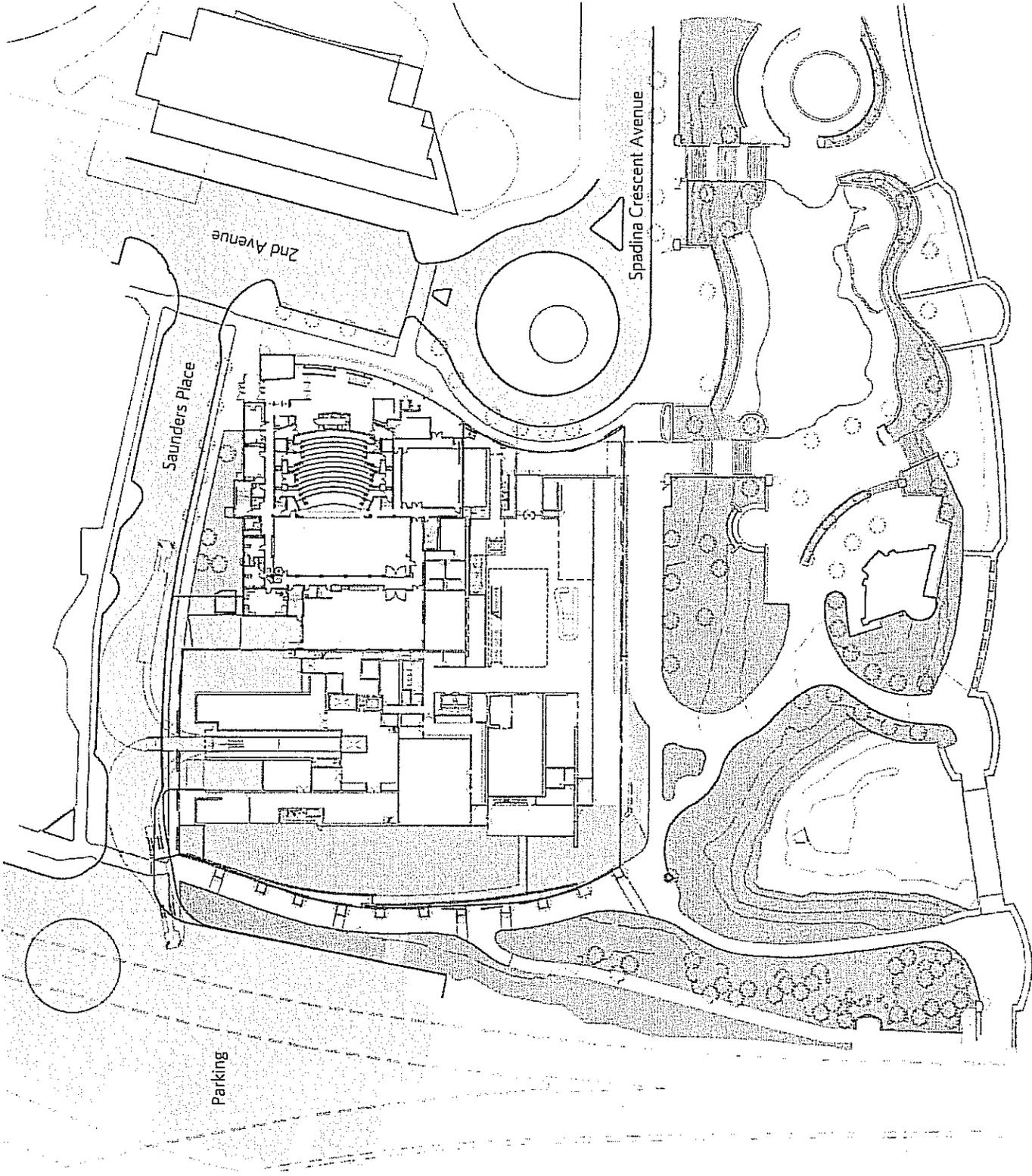


East View - Main Entrance

**ART GALLERY OF
SASKATCHEWAN**
OF THE UNIVERSITY OF SASKATCHEWAN

River Landing Development Permit Application

October 14, 2011
Rowanbar Payne, McHanna Blumberg Architects
in association with
Smith Carter Architects and Engineers Incorporated



2nd Avenue

Saunders Place

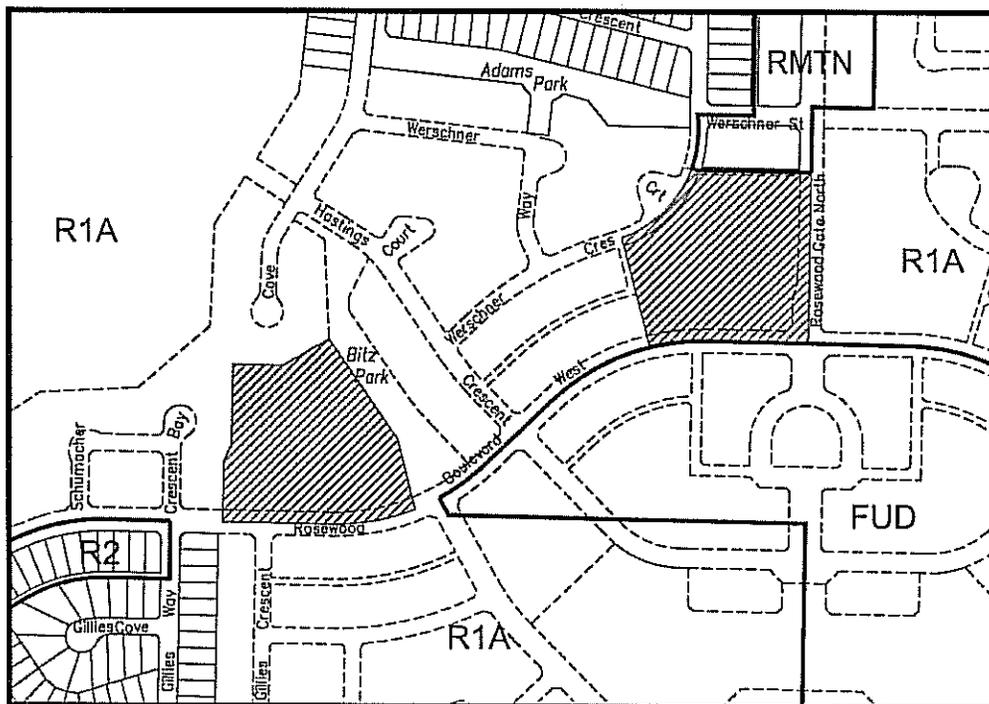
Spadina Crescent Avenue

Parking

COMMUNITY SERVICES DEPARTMENT

APPLICATION NO. Z10/11	PROPOSAL Proposed Rezoning From R1A to RMTN	EXISTING ZONING R1A
N/A	CIVIC ADDRESS 615 Rosewood Boulevard West and Parcel H	
	NEIGHBOURHOOD Rosewood	
DATE December 7, 2011	APPLICANT City of Saskatoon, Land Branch 201 3 rd Avenue North Saskatoon SK S7K 2H7	OWNER City of Saskatoon 201 3 rd Avenue North Saskatoon SK S7K 2H7

LOCATION PLAN



PROPOSED REZONING

From R1A to RMTN ———

City of Saskatoon
Planning & Development Branch

A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:

that at the time of the public hearing City Council consider the Administration's recommendation that the proposed amendment to the Zoning Bylaw No. 8770 to rezone 615 Rosewood Boulevard West and Parcel H from R1A – One-Unit Residential District to RMTN – Townhouse Residential District be approved based on the reasons outlined in this report.

B. PROPOSAL

The Planning and Development Branch has received an application from the City of Saskatoon, Land Branch requesting that 615 Rosewood Boulevard West and Parcel H be rezoned from an R1A – One-Unit Residential District to an RMTN – Townhouse Residential District. The rezoning of these lands would accommodate future residential development.

C. REASON FOR PROPOSAL (By Applicant)

The proposed rezoning of the aforementioned lands would ensure the land uses are consistent with the Rosewood Neighborhood Concept Plan (Concept Plan).

D. BACKGROUND INFORMATION

The Concept Plan was approved by City Council on May 20, 2008. These subject sites are currently zoned R1A District (One-Unit Residential District). The Concept Plan provides a wide range of housing options, as well as neighbourhood commercial services. In order to accommodate future development, the proposed Zoning Bylaw No. 8770 amendments will change the zoning designations for the specified areas of the neighbourhood.

E. JUSTIFICATION

1. Community Services Department Comments

a) Development Review Section Comments

The proposed rezoning is in compliance with the approved Concept Plan and will accommodate a diversity of housing types in the Rosewood neighbourhood. Future development on these sites will comply with the development standards identified in the RMTN Zoning District.

b) Future Growth Section Comments

We have no concerns regarding the application to rezone the parcels of land shown on the revised plan. We understand that this rezoning would remove the R1A blanket zoning for the selected parcels and replace it with a zoning district that is consistent with the approved Concept Plan.

c) Building Standards Branch Comments

The Building Standards Branch has no objection to the proposed rezoning application. The site plan submitted has not been reviewed for code compliance.

A building permit is required to be obtained before any construction on this parcel begins.

2. Comments by Others

a) Infrastructure Services Department

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

b) Utility Services, Transit Services Branch

The Transit Services Branch has no service within 450 metres and has no short-term plans to service this development.

However, if service was introduced in the long term, Rosewood Boulevard would be utilized and may include stops close to the vicinity of this development.

F. COMMUNICATION PLAN

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

G. ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

H. ATTACHMENTS

1. Fact Summary Sheet

Written by: Daniel Gray, Planner 16
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: “December 8, 2011”

Approved by: “Murray Totland”
Murray Totland, City Manager
Dated: “December 9, 2011”

FACT SUMMARY SHEET	
A. Location Facts	
1. Municipal Address	615 Rosewood Boulevard West and Parcel H
2. Legal Description	N/A
3. Neighbourhood	Rosewood
4. Ward	9
B. Site Characteristics	
1. Existing Use of Property	Residential – R1A
2. Proposed Use of Property	Residential – RMTN
3. Adjacent Land Uses and Zoning	Residential
North	Residential – R1A
South	Residential – R1A
East	Residential – R1A
West	Residential – R1A
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	N/A
8. Site Area	N/A
9. Street Classification	Rosewood Boulevard West – Arterial Street Hastings Crescent – Local Street Rosewood Gate North - Arterial Street
C. Official Community Plan Policy	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R1A
4. Proposed Zoning District	RMTN

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 December 8, 2011 and January 4, 2012
(For Information Only)
(Files CK. 4000-5, PL. 4132, PL. 4115, and PL. 4300)**

RECOMMENDATION: that the information be received.

The following applications have been received and are being processed:

Condominium

- Application No. 8/11: 1022 Hampton Circle (84 New Units)
Applicant: Webb Surveys for Canaax Developments Inc.
Legal Description: Parcel C, Plan 101893721
Current Zoning: RMTN
Neighbourhood: Hampton Village
Date Received: December 16, 2011

Official Community Plan

- Amendment No. OCP 15/11: 915 and 923 Kristjanson Road
Applicant: Northridge Development Corp.
Legal Description: Surface Parcels 153894752 and 153894741
Current Land Use Designation: District Commercial
Proposed Land Use Designation: Residential
Neighbourhood: Silverspring
Date Received: October 4, 2011

Subdivision

- Application No. 78/11: Glenwood Avenue/37th Street
Applicant: Meridian Surveys for the City of Saskatoon
Legal Description: Lot L, Block 664, Plan 69S08033; Part of
Glenwood Avenue and all of the intersection of
Glenwood Avenue and 37th Street, Plan 61S13617
Current Zoning: R2
Neighbourhood: Westview
Date Received: December 7, 2011

Subdivision

- Application No. 79/11: 406 111th Street
Applicant: Larson Surveys for Gerard Ackerman
Legal Description: Lot 4, Block 21, Plan G104
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: December 13, 2011
- Application No. 80/11: 3035 Preston Avenue
Applicant: George, Nicholson, Franko Surveys
for Circle Drive Alliance Church
Legal Description: Part of Parcel F, Plan 78S27733
Current Zoning: R1A
Neighbourhood: Stonebridge
Date Received: December 9, 2011
- Application No. 81/11: City of Saskatoon Landfill Land Exchange
Applicant: Meridian Surveys for the City of Saskatoon and
SaskPower Corporation
Legal Description: Parcel Y, Plan 101833848 and
Parcel XX, Plan 101903813
Current Zoning: AG
Neighbourhood: Sask. Management Area
Date Received: December 12, 2011
- Application No. 82/11: 303 Gladstone Crescent
Applicant: Webb Surveys for Pippin Holdings Inc.
Legal Description: Part of Lot 4, Block 273, Plan 102031186
Current Zoning: IL2
Neighbourhood: Marquis Industrial
Date Received: December 13, 2011
- Application No. 83/11: 820 60th Street East
Applicant: Webb Surveys for 60 Street Saskatoon Holdings
Legal Description: Part Parcel G, Plan 101646659
Current Zoning: IH
Neighbourhood: Marquis Industrial
Date Received: December 15, 2011

Subdivision

- Application No. 84/11: 111 Robin Crescent, 310 and 322 Robin Way
Applicant: Meridian Surveys for Deca Investments Ltd.
Legal Description: Part Parcel G, Plan 101646659
Current Zoning: IL1
Neighbourhood: Airport Business Area
Date Received: December 16, 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 Condominium No. 8/11
2. Plan of Proposed Official Community Plan No. OCP 15/11
3. Plan of Proposed Subdivision No. 78/11
4. Plan of Proposed Subdivision No. 79/11
5. Plan of Proposed Subdivision No. 80/11
6. Plan of Proposed Subdivision No. 81/11
7. Plan of Proposed Subdivision No. 82/11
8. Plan of Proposed Subdivision No. 83/11
9. Plan of Proposed Subdivision No. 84/11

A2) Enquiry – Councillor P. Lorje (December 5, 2011)
Zoning – Land North of 11th Street Adjacent to Montgomery Place
(Files CK. 4110-1 and PL. 4110-33)

- RECOMMENDATION:**
- 1) that the following report be received as information;
 - 2) that the Administration be instructed to advertise and convene a public hearing for the Official Community Plan Phase Two to Phase One amendment for proposed Parcels F and MR4 as soon as reasonably possible, leaving the existing RM4 zoning in place;

- 3) that the Administration be instructed to work with the owners on a revised subdivision and zoning pattern for proposed Parcel E, reflective of the general development concept set out in Attachment 3;
- 4) that the Administration be instructed to advertise and convene coordinated public hearings for any revised zoning pattern and the Official Community Plan Phase Two to Phase One amendments for proposed Parcel E; and
- 5) that the local community be kept up to date as the above-noted process unfolds, with at least one further public information meeting prior to any public hearings concerning proposed Parcel E.

BACKGROUND

The following enquiry was made by Councillor Lorje at the meeting of City Council held on December 5, 2011:

“At a public information held on December 1, 2011, attended by over 175 Montgomery and area residents, members of the public overwhelmingly disagreed with the developers’ proposal for dense multi-residential development for the area north of 11th Street between Circle Drive and Crerar Drive. Several people advanced significant and reasonable concerns about the impact such a development would have on the neighbourhood, and the infrastructure including servicing issues, impact on schools, and traffic.

Therefore, would the Administration please report on the appropriateness of the RM4 zoning on the land north of 11th Street adjacent to Montgomery Place? Further, would the Administration please report back on this matter prior to Council’s consideration of an Official Community Plan application to change the development phasing of this property?”

REPORT

Zoning and Development History of the Property

Montgomery Place was originally developed following the Second World War as part of the Veterans' Land Act settlement plan. This neighbourhood has a population of approximately 2,600 persons and one of the lowest development densities in the City at 2.8 dwelling units per hectare (1.1 dwelling units per acre). Housing stock in the neighbourhood consists of 670 one-unit dwellings and 40 two-unit dwellings. Currently, there are no multiple-unit dwellings in Montgomery Place. For comparison purposes, of the 90,000 plus dwelling units in Saskatoon, about 60% are one and two unit dwellings, and 40% are multiple unit dwellings.

In May, 1979 this property was rezoned from R2 District to R4 District. At that time, the applicant, F. Mendel Holdings Ltd., advised that the rezoning "would allow the development of the property for multi-family purposes such as townhouses and condominiums". It should be noted that in 1979 the Zoning Bylaw contained a limited range of multiple-unit residential zoning districts. At that time, the R4 District was used for virtually all multiple unit residential developments, including a range from two story townhouses up to three and four story apartments and condominiums. Based on the information available, it is reasonable to assume that the City Council of the day contemplated a range of multiple-unit housing types being developed on the land from townhouses up to four story apartment-style buildings. Between 1979 and 1999, a number of development inquiries and preliminary proposals were brought forward for the subject lands, but no development took place. Refer to Attachment 1 – Proposed Location Plan.

As part of a comprehensive review of the Official Community Plan (OCP) and Zoning Bylaw in the late 1990's, numerous "underdeveloped" properties in Saskatoon were examined for their potential impact on nearby land uses, as if they were to be built out to their potential. As a consequence of this review, several commercial and heavy industrial properties were ultimately rezoned to lessen potential land use impacts.

Several underdeveloped residential properties with significant development potential were also reviewed to ensure that the local infrastructure was reasonably capable of accommodating the development densities permitted by the present zoning. The subject property on 11th Street was one such example.

While it was likely contemplated in 1979 that a mix of densities would be developed on the land, in 1999 the R4 zoning permitted a potential of up to approximately 800 dwelling units if a series of four story buildings were to be constructed. Based on that potential, and the amount of development in the general area over the preceding 20 years, the Administration at the time was unsure if the area infrastructure was capable of accommodating that many dwelling units on the subject site. It was decided to place an OCP Phase II development designation on the property.

Essentially, this left the existing zoning in place, but required the developer to demonstrate that any prospective residential development forms and densities could be reasonably serviced.

The former R4 zoning district was also replaced by the RM4 zoning district in 1999, reflecting a new range of residential zoning categories. In the case of the former R4 and the current RM4, the regulations are essentially the same.

The Current Situation

The subject property was originally 11.79 hectares (29.13 acres) in area. Road requirements for the Circle Drive South project and Municipal Reserve dedication have taken 3.92 hectares (9.67 acres). This results in two development parcels; Parcel E, lying west Lancaster Boulevard, being 5.38 hectares (13.29 acres) and Parcel F, lying east of Lancaster Boulevard, being 2.09 hectares (5.18 acres). Refer to Attachment 2 - Proposed Subdivision Plan.

The owner of the subject property, Northridge Development Corporation, has applied to amend the OCP phasing designation of this property from Phase Two to Phase One. Northridge has advised your Administration that they have an agreement for sale for proposed Parcel F to accommodate multiple-unit housing in a four storey format, accommodating about 190 units.

Under the provisions of the RM4 District there is potential to construct 50 to 100 dwelling units per hectare (20 to 40 dwelling units per acre). This could result in the construction of as many as 370 to 750 dwelling units on the combined area of Parcels E and F.

Policy Framework

The Official Community Plan contains a number of specific provisions with respect to the location and form of multiple-unit residential development in and near existing residential neighbourhoods:

- A variety of housing forms, densities and lot sizes, necessary to meet the needs of a range of household types and household incomes, shall be encouraged within each neighbourhood. (Section 5.1.2.h)
- 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 (Section 5.1.2.m).

- The City of Saskatoon will continue to promote the long-term supply of supportive and affordable housing through the implementation of the City's Affordable Housing Business Plan (Section 5.3.2.c).

In addition, the City's Housing Business Plan has a goal of creating 500 affordable housing units per year. As part of this, the City provides financial support toward the creation of additional rental housing.

Engineering reports, submitted by the property developer as part of their OCP application, note that servicing issues related to the development of this property, such as water, sanitary and storm sewer and transportation, can be adequately accommodated. A detailed analysis will be provided to City Council at such time as the application to amend the OCP is considered by City Council.

Conclusion

In light of all of the above noted considerations, your Administration is of the opinion that the zoning of the subject property is generally appropriate, however, given the maximum potential build-out under the RM4 zoning and impact this development may have if development was completed over the entire area, it is recommended that the following course of action be taken with respect to the zoning of the subject property:

Parcel F & MR4 – That the Administration advertise and convene a public hearing for the Official Community Plan Phase Two to Phase One amendment for proposed Parcels F and MR4 as soon as reasonably possible, leaving the RM4 zoning in place. This property has been zoned RM4 for over 30 years and the owner, Northridge Development Corporation, has an agreement to sell Parcel F to accommodate a multiple-unit housing project consisting of approximately 190 units in three buildings, in a four storey apartment-style format. Within the limits of the normal building permit process, your Administration will endeavour to work with the developers of Parcel F on a site, parking, landscaping and access plan that will minimize impacts on adjacent residents on the south side of 11th Street. Preliminary discussions with the proposed developers of Parcel F have already begun.

Parcel E – That the Administration work with the owners on a revised subdivision and zoning pattern for proposed Parcel E, reflective of the general development pattern set out in Attachment 3. Northridge Development Corporation has provided a conceptual plan which provides for two storey development adjacent to 11th Street and four storey development on the northerly portion of the property. It is anticipated that a revised zoning pattern can be achieved, that will reasonably reflect the interests of the developer and the community. The local community will be kept up to date as the above noted process unfolds, with at least one further public information meeting prior to any public hearings concerning Parcel E.

OPTIONS

1. That the Administration be instructed to advertise and convene a public hearing for the Official Community Plan Phase Two to Phase One for Parcels F and MR4, as soon as reasonably possible, leaving the existing RM4 zoning in place, and that the Administration work with the owners on a revised subdivision and zoning pattern for proposed Parcel E, reflective of the general development pattern set out in Attachment 3. (recommended)
2. Alternatively, City Council has the option of directing the Administration to advertise and convene an Official Community Plan Phase Two to Phase One hearing for both Parcels E and F, leaving the RM4 zoning in place over the entire area, or ask the Administration to report back on options to rezone all of the subject property to a lower density residential zoning district. (These options are not recommended given the long history of the RM4 zoning in the area, the pending sale of Parcel F, and the opportunity to pursue a strategy for Parcel E that appears to reasonably represent the interests of numerous stakeholders, being option 1.)

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications.

COMMUNICATION PLAN

A public information meeting was held on December 1, 2011, attended by about 175 local residents. The predominant view of those in attendance was that RM4 development potential was not a preferred option for Parcels E and F.

If the recommendations of this report are adopted by City Council, a phasing hearing for Parcels F and MR4 would be advertised as follows: the local community association executive would be advised of the hearing date, all residents who “signed in” at the December 1, 2011 public information meeting would be advised of the hearing, as well as any property owners within a reasonable distance of the subject property. The hearing would also be advertised in the Star Phoenix in accordance with the Public Notice Policy.

If the recommendations of this report are adopted by City Council, a further public information meeting will be held prior to any zoning or phasing hearings for Parcel E.

ENVIRONMENTAL IMPLICATIONS

While there are no immediate environmental and/or greenhouse gas implications, the eventual development of the subject lands for some form of multiple unit dwellings will contribute to a more compact and efficient urban form and make effective use of existing community infrastructure.

PUBLIC NOTICE

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

ATTACHMENTS

1. Location Plan
2. Proposed Subdivision Plan
3. Proposed Concept Plan Submitted by Northridge Development Corporation

Section B – CORPORATE SERVICES

**B1) Maple Leaf Foods Inc.
Tax Abatement
(Files CK. 3500-13 and CS.3500-1)**

- RECOMMENDATION:**
- 1) that City Council approve a five-year tax abatement for Maple Leaf Foods Inc. on the incremental portion of taxes at 100 McLeod Avenue as a result of their expansion as follows:

100% in Year 1
80% in Year 2
70% in Year 3
60% in Year 4
50% in Year 5; and
 - 2) that the City Solicitor be instructed to prepare the appropriate agreement.

REPORT

Maple Leaf Foods is expanding at their Saskatoon location in two stages. The first stage will support a 27,000 square foot food expansion. The second phase involves upgrades to various production and packaging activities. Construction on the second phase will start later in 2012, to be completed in early 2013.

Following both expansion phases, the plant is expected to employ approximately 400 hourly and 65 salaried employees.

Maple Leaf Foods approached your Administration with a request for a property tax abatement. This request *qualifies under Policy No. C09-014 (Business Development Incentives)* and is, therefore, recommended for approval.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications as a result of this report.

PUBLIC NOTICE

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

B2) Property Realized Reserve Withdrawal
(Files CK. 1815-1 and CS. 1815-3)

RECOMMENDATION: that \$1,092,415.48 be withdrawn from the Property Realized Reserve to fund miscellaneous land development/sales costs incurred during the period December 1, 2010, to November 30, 2011.

REPORT

The Land Manager is authorized to make certain expenditures pertaining to lands held by the City for resale. On an annual basis, the Finance Branch of Corporate Services provides City Council with a summary of the costs incurred requesting that it approve the withdrawal of a like amount from the Property Realized Reserve. The following summarizes those expenditures for the period December 1, 2010, to November 30, 2011.

Commissions	\$ 762,871.34
New Police Building (environmental remediation)	161,460.05
Circle Drive South River Crossing (appraisal, legal and other land-related costs)	79,700.56
Survey Costs	41,707.62
Property Agent Fees	21,693.75
Appraisal Costs	7,658.00
Land Title Fees	8,081.00
Miscellaneous	9,243.16
	<u>\$ 1,092,415.48</u>

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.

B3) Enquiry - Councillor P. Lorje (October 24, 2011)
Proposed New Off-Leash Recreation Area - Pleasant Hill/West Industrial Area
(Files CK. 4205-1 and CS. 151-6-1)

RECOMMENDATION: that the information be received.

BACKGROUND

At the City Council meeting of October 24, 2011, the following enquiry was made by Councillor Lorje:

“Will the Administration please report on the possibility of designating the land assembled for the 17th Street corridor adjacent to the CPR tracks and the SunCor oil storage facility between Avenues P and W South as an off-leash recreation area (OLRA)? All that would be required would be signs at either end plus a garbage can. There is an urgent need to find a replacement for the OLRA north of 11th Street that was closed for the Circle Drive project.”

REPORT

Your Administration has reviewed the open space situated between the end of 17th Street West and Avenue W as a possible site for an OLRA. This site appears to have potential to serve this purpose, but there are a number of issues, some unique to this site, which must be addressed:

- The area is made up of a number of separate, independently-owned parcels of land. Appendix 1 is a map of the area that shows City and private land ownership. The private land owners must be contacted to determine their willingness to allow their land to be part of an OLRA. Any privately-owned land not incorporated into an OLRA must be fenced off from the OLRA. Contact has been initiated to begin exploration of this opportunity.
- Prior to any recommendations to City Council, public meetings would have to be held.
- Certain physical standard amenities must be added to the site before use. These include fencing on all three currently unfenced sides, emergency person gates at required distances along the perimeter of the site, a parking lot with an emergency and service vehicle entrance, garbage cans and signage. Installation of these items would be most cost effective if they were installed in spring rather than winter. An OLRA development plan will also require a Crime Prevention through Environmental Design (CPTED) Committee review.

Animal Services has initiated the steps necessary to address the above points and other considerations that are part of the normal due diligence process in establishing an OLRA. The objective is to bring recommendations to City Council in late spring of 2012 with construction following immediately thereafter if the site is deemed appropriate for an OLRA.

Animal Services has been actively working to develop additional OLRA sites throughout the City, with a particular focus on the Montgomery/Fairhaven/Parkridge, Riversdale/Pleasant Hill/Meadow Green and Westmount/Hudson Bay Park/Mount Royal areas to address the noted shortage of such facilities. A number of locations have been identified and are being

investigated as part of a larger enhanced OLRA development project. Currently, a public survey is being conducted to ensure your Administration understands the expectations of the public with regard to off-leash recreation areas. The results of this survey are expected in February of this year and will be factored into the recommendations brought forward regarding the proposed Pleasant Hill - West Industrial Area OLRA site.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications 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. Map indicating proposed OLRA-Pleasant Hill/West Industrial Area.

**B4) City of Saskatoon Business Development Incentives Policy
Statistics Report to December 31, 2011
(Files CK. 3500-13 and CS. 3500-1)**

RECOMMENDATION: that the information be received.

REPORT

Attached are a letter and a report received from Tim LeClair, CEO, Saskatoon Regional Economic Development Authority (SREDA). The report provides statistics on SREDA Administered Incentives for the years 2004 to 2011.

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.

Administrative Report No. 1-2012
Section B – CORPORATE SERVICES
Monday, January 16, 2012
Page 5

ATTACHMENT

1. Letter dated December 2, 2011, and Statistics Report from Tim LeClair, Chief Executive Officer, SREDA.

Section E – INFRASTRUCTURE SERVICES

**E1) Transfer of Funding
Snow and Ice Management Equipment Acquisition Reserve to
Capital Project 1356 – Vehicles and Equipment
(Files CK. 1390-1, CK. 1702-1 and IS. 1395-1)**

RECOMMENDATION: that \$615,000 be transferred from the Snow and Ice Management Equipment Acquisition Reserve to Capital Project 1356 – Vehicles and Equipment, for the purchase of equipment as outlined in the following report.

REPORT

In September 2009, Council approved the creation of the Snow and Ice Management Equipment Acquisition Reserve in order to provide a funding source for the purchase of additional equipment required by the Public Works Branch, Roadways Section, to ensure that service levels are met in delivering the Snow and Ice Management Program.

In order to meet additional operational requirements as a result of the new South Circle Drive, the Administration is recommending that \$615,000 (\$150,000 currently in the reserve and \$465,000 from the approved 2012 allocation) be transferred from the Snow and Ice Management Equipment Acquisition Reserve to Capital Project 1356 – Vehicles and Equipment. This, combined with approved funding within Capital Project 1356 in the amount of \$290,000, will allow for the purchase of two tandem axel front plow trucks with slip in sanders; one tandem axel truck with slip in sander; and two trackless sidewalk plows, for a total estimated cost of \$905,000.

FINANCIAL IMPACT

The Snow and Ice Management Equipment Acquisition Reserve currently has funding in the amount of \$150,000. The 2012 allocation to the reserve was approved at \$465,000. This, together with the \$290,000 previously approved in Capital Project 1356 – Vehicles and Equipment, will provide sufficient funding for these snow related equipment purchases.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

**E2) Request for Sole Source
Purchase of SPH-OJ Premix Heaters (pothole patching units)
(Files CK. 1390-1 and IS. 1000-9)**

- RECOMMENDATION:**
- 1) that the sole source quotation for the fabrication and supply of four SPH-OJ Asphalt Pothole Patching units from Stepp Manufacturing, at a cost of \$205,462 US funds plus exchange, plus applicable PST, plus applicable GST, plus applicable customs brokerage, and less applicable GST rebate be approved; and,
 - 2) that Purchasing Services be instructed to issue the appropriate Purchase Order(s).

REPORT

Currently, the Public Works Branch utilizes a fleet of four Thermolay asphalt patching units for repairing potholes and smaller utility cuts. These are self-contained units mounted on a truck chassis which transport temperature controlled heated asphalt from the plant to the required repair location. The existing fleet is coming to the end of its useful life cycle. This results in increased down time and maintenance costs which directly impact the pothole maintenance program. Budgeted replacement is at one unit per year, with \$280,000 included for one unit in the 2012 Capital Budget.

Your Administration has looked at innovative methods to be more flexible, effective and efficient in delivering the pothole patching program and optimizing the use of our equipment. The result of this is that we looked at different equipment manufacturers regarding asphalt delivery systems. The two key manufactures were Marathon Manufacturing and Stepp Manufacturing. Both manufacturers offer a tow behind trailer unit similar in design that requires a heavy duty (HD) 1-ton truck for transport. These combined truck trailer units offer a greater operations flexibility as well as seasonal flexibility than the self-contained units which can't be used during the winter months. The cost of the combined truck and trailer units is \$113,000 for one working set, versus \$280,000 for one truck mounted unit. In addition these 'pull type' units allow greater versatility in that the HD 1-ton trucks can also be utilized as sanders during winter operations.

Marathon Manufacturing offers a unit that is propane powered while Stepp Manufacturing offers a unit that is diesel powered. The diesel powered patching unit is the preferred choice due to our climate, the ease of storage and uncomplicated maintenance. A picture of the preferred unit is shown on Attachment 1.

Your Administration is recommending purchasing four SPH-OJ Premix Patching units from Stepp Manufacturing to augment our pothole patching fleet. We will continue to utilize the four self-contained units we currently have and operate them to the end of their life cycle. Subject to the approval of the Administration’s companion report on the sole-source purchase of Four (4) Heavy Duty 1-Ton Trucks, this will permit Infrastructure Services to double our pothole patching fleet for at least the next two years.

FINANCIAL IMPACT

All prices in US funds:	
4 each Stepp Premix Heater Oil Jacketed 3cy (4 ton)	\$203,156.00
Less 3 % multi unit discount	\$ <u>6,094.00</u>
Sub Total	\$197,062.00
Shipping and Handling (Freight)	\$ <u>8,400.00</u>
Total	<u>\$205,462.00 plus taxes & brokerage</u>

Applicable taxes and brokerage are estimated between \$20,000 and \$25,000, and are in addition to the amount shown. The GST portion of the purchase will most likely be rebated similar to all City purchases.

There are sufficient funds within the Public Works Capital Replacement Budget 19-1575-543, Project 1357.

OPTIONS

If the additional budget item submitted by your Administration to double the pothole patching effort for a minimum of 2 years is not approved, your Administration is still recommending purchase of these 4 pull-type units to replace the four self-contained units presently owned that are very near the end of their useful life. All four pull types and one HD truck can be purchased for the same price as a self-contained unit.

POLICY IMPLICATIONS

The requested Sole Source is in accordance with Policy A02-027-Corporate Purchasing Procedures.

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.

ATTACHMENT

1. Picture of preferred unit

**E3) Capital Project 1357 – Replacement Vehicles and Equipment
Request for Sole Source
Four (4) Heavy Duty 1-Ton Patching Trucks
(Files CK. 1390-1; IS. 1295-5)**

- RECOMMENDATION:**
- 1) that the sale agreements submitted by Merlin Ford Lincoln, for the sole source purchase of (4) Heavy Duty 1-Ton Cab and Chassis, at a total cost of \$143,577.57 (including G.S.T. and P.S.T.), be approved; and
 - 2) that the Corporate Services Department, Purchasing Services Branch be requested to issue the appropriate purchase order.

REPORT

As per the companion report to City Council for the purchase of SPH-OJ Premix Heaters, your Administration is recommending the sole source purchase of four (4) thermolay trailers for use in the pothole maintenance program. Each of these units will require a heavy duty (HD) 1-ton truck for transport of these trailer units. In addition, these 'pull type' units allow greater versatility in that the HD 1-ton trucks can also be utilized as sanders during winter operations.

In November 2011, V&E had tendered two (2) similar HD 1-ton cabs and chassis. Merlin Ford Lincoln was awarded the tender based on their low bid meeting specifications. V&E has contacted Merlin Ford Lincoln for the supply of the four (4) additional units required to transport the thermolay trailers and they have agreed to provide these additional units at the same lowest price. These four HD 1-ton units must be ready for the installation of up-fitting equipment by early March 2012 in order to be available, in combination with the thermolay units, for the Spring pothole maintenance program.

In order to manage the delivery dates of these cab and chassis in a timely manner to be available for the pending pothole maintenance program, a sole source purchase from Merlin Ford Lincoln is recommended.

FINANCIAL IMPACT

The net cost to City of Saskatoon for the sole source purchase of (4) Heavy Duty 1-Ton Cab and Chassis from Merlin Ford Lincoln, is as follows:

Merlin Ford Lincoln		
Equipment Type	Make and Model	Price (Qty 4)
16,000 lbs GVW Cab & Chassis	Ford F450	\$130,410.52
Tire Recycling Fee		\$ 120.00
GST		\$ 6,526.53
PST		\$ 6,520.53
Contract Price		<u>\$143,577.57</u>
GST Rebate		<u>(\$ 6,526.53)</u>
Net Cost to City of Saskatoon		<u>\$137,051.05</u>

Sufficient funds exists within the 2012 Project P1357, GL# 19-1575-555, as these units are effectively replacing the cab and chassis of the existing Thermo Lay units.

POLICY IMPLICATIONS

There are no policy implications.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

**E4) Post Budget Approval – New Capital Project
Roadway Spot Repair
2012 Pothole Plan
(Files CK. 6315-1 and IS. 1295-5)**

- RECOMMENDATION:**
- 1) that City Council approve a post budget capital project titled ‘Roadway Spot Repair’ with a scope and intent as detailed in the following report;
 - 2) that \$1,595,301.09 be reallocated from the existing funding currently held in Infrastructure Services deficiency and warranty suspense accounts as detailed in the following report; and
 - 3) that a post budget approval for 6 temporary FTE’s be approved for each of calendar year 2012 and 2013 funded by this capital project.

BACKGROUND

As previously reported, the overall condition of Saskatoon’s roadway network is deteriorating, and the overall condition of Saskatoon’s roadways has been getting worse since 2003. The Saskatoon roadway network has a replacement value in excess of \$1 billion, and your Administration has previously reported that annual funding and investment in rehabilitation of \$18.5 million is required to maintain the current condition of these networks. Without this investment, the asset will further deteriorate.

In the 2012 budget process, the following was budgeted to roadway rehabilitation:

Infrastructure Surface Reserve funding: (including a one-time provision of \$500,000).	\$8.564 million
Capital projects not directly Roadwork Related: (ie. lane rehab, signal upgrade, sign replacement, sidewalks, pavement markings etc.)	(\$2.171 million)
One-time Neighborhood Land Development Funding:	\$3.471 million
<i>Total 2012 Investment in Roadway Rehabilitation:</i>	<i>\$9.864 million</i>

Compared to the recommended \$18.5 million of annual work recommended to maintain the existing network in its current condition, the \$9.864 million planned investment in the paved

roadway network in 2012 still results in a deficit of \$8.636 million of deferred work. Since 2003, the contributions to the Infrastructure Surface reserve have gone from \$6.55 million to \$8.564 million in 2012, an increase of 31%. In that same time, input costs of road construction have increased 216%, and the size of the network has also grown.

One consequence of a deteriorating roadway network is that there are additional pressures and demands put on the maintenance operations of roadways, namely 'roadway spot repair' of localized failures, potholes and deteriorations. As our City's roadway network deteriorates in overall condition, there are more potholes, more localized failures and more spot repairs needed.

REPORT

On all capital work that is roadway related, in the execution of Contracts there is a provision for deduction of amounts relating to roadwork that did not meet specification. These amounts are currently held in warranty or deficiency accounts to fund repair or restoration of work caused by this condition. Although the funding is from various sources, all of the amounts are specifically related to roadwork, whether it is from the repaving component of a water and sewer job, or from a streetscaping project. For example, there are amounts retained if the thickness of the asphalt is not within tolerance or the engineering properties are not within tolerance. The amounts are specifically related to the roadway and its performance and held to effect additional works or maintenance directly related to these factors, which may include localized failures (potholes) or other roadway issues.

Since 2000, approximately \$1.6 million has accumulated in these accounts. Your Administration is recommending that the amounts be redirected to a new capital project to deal with the overall roadway condition deficiency problem.

Table 1 outlines the amounts in the roadway warranty or deficiency accounts, and their original funding source:

Table 1
Roadway Deficiency Amounts to Redirect

Arterial Road Reserve	\$ 132,470.56
General Prepaid Engineering	\$ 387,134.85
Operating Fund Contribution	\$ 139,545.50
Reserve for Capital Expenditures	\$ 364,735.93
Streetscape Reserve	\$ 13,319.18
Trunk Sewer Reserve	\$ 2,273.74
Infrastructure Surface Reserve	\$ 198,207.27
Infrastructure Water & Sanitary Sewer Reserve	\$ 149,006.87
Transportation Infrastructure Expansion	\$ 127,419.47
Infrastructure Reserve – Parks	\$ 2,500.00
Traffic Noise Sound Attenuation Reserve	\$ 9,749.22
Infrastructure Storm Sewer Reserve	\$ 1,849.35
Tennis Court Resurfacing – Reallocation	<u>\$ 67,089.15</u>
 Total	 <u>\$1,595,301.09</u>

Currently, in the Public Works operating budget, roughly \$1.09 million of the \$2.180 million budget in paved street maintenance is dedicated to ‘roadway spot repair’.

The cost to run one pothole crew is roughly \$200 per hour, or \$2000 per ten-hour day, made up of a three-person crew, material and an Asphalt Hot Box Truck. One crew and truck on a six-month pothole season on this shift on straight time amounts to 96 shifts, at a cost of \$192,000 per pothole crew. Currently, we run 4 crews on potholes on one shift, and two spray patchers on one shift which expends nearly our complete budget for pothole repair.

To double our efforts on pothole repair for a two-year period, to deal with the increasing deterioration of our roadway network, and more proactively repair failures, your Administration is recommending usage of the funding from the deficiency and warranty accounts.

The \$1.6 million allocated to the new capital project would fund the labour, material and equipment for a 2-year augmented ‘roadway spot repair’ program. Over the course of 2012 and 2013, \$800,000 per year would add 400 shifts, or 4 additional pothole crews to our existing complement for 6 months for 2012 and 2013. This would include the approval of 6 temporary capital FTE’s per year (four, 3-person crews working for 6 months).

FINANCIAL IMPACT

There is no financial impact to the corporation, as the funds are already booked as expenses and intended for repair of roadways, and the use of the funds on the overall roadway condition is consistent with the intent of the funding.

PUBLIC NOTICE

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

**E5) Enquiry – Councillor M. Loewen (October 11, 2011)
Adaptation Strategy – Climate Change
AND
Request for Sole Source
Award of Engineering Services
Assessing the Impact of Climate Change on Storm Water Design Parameters
Capital Projects 1619, 1620, 1621
(Files CK. 7550-1 and IS. 7820-01)**

- RECOMMENDATION:**
- 1) that the sole source proposal submitted by the University of Saskatchewan to conduct a research project entitled, “Analyzing the Variation in Intensity-Duration-Frequency (IDF) Curves in the City of Saskatoon under Non-Stationary Climatic Conditions”, at an estimated total cost of \$106,000, be accepted; and
 - 2) that the City Solicitor be requested to prepare the necessary Agreement for execution by His Worship the Mayor and the City Clerk, under the corporate seal.

BACKGROUND

The following enquiry was made by Councillor M. Loewen at the meeting of City Council held on October 11, 2011:

“Would the Administration please report back to Council with options for an adaptation strategy that ensure Saskatoon’s infrastructure and budget can respond adequately to the challenges of climate change? The City of Toronto’s 2008 report, “Ahead of the Storm: Preparing Toronto for Climate Change,” may be used as a guide and the Administration’s

report should consider options like risk assessment of vulnerable infrastructure, reduction of possible flooding risks, increased parks naturalization and the possible establishment of an extreme weather reserve.”

In municipalities across Canada and internationally, Climate Adaptation Plans are being adopted as strategies for responding to observed changing climate patterns. These plans work together with Greenhouse Gas Reduction Plans to mitigate for economic and quality of life impacts that result from the increased variability and intensity of weather events caused by climate change. While a Greenhouse Gas Reduction Plan attempts to lessen the potential degree to which climate change is a reality for a community, a Climate Adaptation Plan ensures the hard and soft infrastructure of the community can respond to climate change effects.

Climate Adaptation Planning is based on an assessment of the community’s vulnerability to climate impacts. This includes gaining a clearer understanding of infrastructure capacity based on projected climate models and weather events, understanding the potential of ‘green infrastructure’ and other land-use considerations, and studying the vulnerabilities of utilities to ensure critical services are resilient. These assessments form the basis for strategic investments and initiatives that protect vital community assets.

An assessment of existing storm water design parameters is an important first step toward enumerating infrastructure capacity issues. The City of Saskatoon has experienced an increase in occurrences of extreme rainfall events.

REPORT

The City of Saskatoon has experienced an increase in occurrences of extreme rainfall events over the past six years. While extreme rain events can exceed our storm water management systems design capacity, leading to flooding, their frequency calls into question the previously assumed return periods of such events. It is important to ensure that the system is designed and managed at a level of service that reflects the current climate. Infrastructure Services has, therefore, initiated a research collaboration with the University of Saskatchewan to analyze the effects of climate change on our current storm water design parameters.

A research team, through the College of Civil and Geological Engineering at the University of Saskatchewan, has been assembled to analyze the variation in intensity-duration-frequency (IDF) curves in the City of Saskatoon as a result of climate change trends. IDF curves are the main tool used in designing storm water management systems.

The University of Saskatchewan was chosen because of their ongoing research work in this area and their local presence in Saskatoon. It is the Administration’s opinion that they would be able

to provide the best service for this initiative, and therefore, is requesting that this initiative be sole sourced.

This two-year research project will involve analyzing historic rainfall and global climate data in order to predict and project the changes in the City of Saskatoon IDF curve. The results of the project will seek to provide not only updated storm water management design parameters but also future projected design values and uncertainties around those values as climate changes continue. A feature of the analysis involves assessing the projected climate assuming one of three potential societal developments: carbon emissions increasing, leveling off, or decreasing.

The key deliverables from this project to the City of Saskatoon will be the recommendation of new storm water design parameters to adequately reflect current and future climate trends. The output of the research will also include analysis software that will enable Infrastructure Services to keep design parameters current as new rainfall data is made available.

The Administration has reviewed and discussed this project with the University of Saskatchewan. It is felt that the proposal adequately reflects our needs and will be delivered in a cost effective and efficient manner. The results of this project to the City of Saskatoon will be to ensure our storm water assets are being designed, operated and managed effectively, now and into the future.

The project is proposed to commence in January 2012, and be completed by December 2014. However, new IDF curves should be available in time for 2013. The project will be managed by the Strategic Services Branch, Storm Water Management Group.

This project will address some of Councillor Loewen's enquiry of October 11, 2011, including risk assessment of the storm water management system and reduction of flooding risks. Further report(s) will be submitted to Council from the Utility Services Department, which will address other aspects of Councillor Loewen's enquiry.

FINANCIAL IMPACT

The estimated net cost to the City of Saskatoon for the proposal from the University of Saskatchewan is \$106,000. There is sufficient funding available within approved Capital Projects 1619 – Storm Sewer Trunk; 1620 – Storm Sewer Collection; and 1621 – Storm Sewer Ponds to fund this project.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

**E6) Parks Features and Design Standards in New Parks
AND
Request for Post Budget Approval
Landscape Design and Development Standards
(Files CK. 4205-1 and IS. 1390-1)**

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that \$100,000 be transferred from Capital Project 1627 - IS – City Entrance Landscaping to the Reserve for Capital Expenditures;
- 2) that post budget approval be given, in the amount of \$100,000, to investigate and compile new Landscape Design and Development Standards, to be funded from the Reserve for Capital Expenditures; and
- 3) that the Administration report in 2013 with recommendations regarding any cost savings which may be realized as a result of the new Landscape Design and Development Standards.

BACKGROUND

The Executive Committee, at its special service review meeting held on August 16, 2011, considered the attached report regarding parks features and design standards in parks (Attachment 1) and resolved that the park design standards (eg. trees, shrub beds) and installation of park amenities (eg. clocks, fountains) be reviewed with respect to the impact on maintenance requirements.

REPORT

In 2000, the Parks Branch maintained approximately 900 hectares of parks and open spaces. With the development of new neighbourhoods including Willowgrove, Hampton Village, Lakewood Suburban Centre, Stonebridge, Evergreen, Rosewood, the Blairmore Suburban Centre

and the completion of the Lakewood Suburban Centre, parks and open spaces have increased, and will continue to increase to an estimated 1,900 hectares by 2012. This includes various landscaped buffers, roadway ditches, road rights-of-way, etc.

As outlined in the report which was submitted to the special service review meeting in August 2011, a review of the existing Landscape Design and Development Standards could identify amenities which could be reduced or deleted. It could also reduce future maintenance costs; define minimum development standards and provide consistency when upgrading existing parks and developing new parks; and set the basis for public consultation. It would also provide standards for city entrances, buffers, roadways and other public open spaces. The Community Services Department, including the Leisure Services and Community Development Branches, will be consulted during the investigation and compilation of the new Landscape Design and Development Standards.

The Administration will report further in 2013, with recommendations regarding any cost savings which may be realized as a result of the new Landscape Design and Development Standards.

FINANCIAL IMPACT

It is estimated that the cost to investigate and compile new Landscape Design and Development Standards will be approximately \$100,000.

Staging of the projects included within Capital Project 1627 – City Entrance Landscaping is based on recommendations as outlined in the City Entrance Development Master Plan and is dependent upon funding. In 2010, funding in the amount of \$602,000 was received. Work completed in 2010 included shelterbelt landscaping of Idylwyld Drive North and the College Drive/McKercher Drive interchanges, which totaled \$300,000, leaving a balance of \$302,000. This amount was carried over to 2011 to continue with the work planned according to the Master Plan, however, due to staff shortages and weather delays, no work was done in 2011.

The Administration is requesting that funding in the amount of \$100,000 be transferred from Capital Project 1627 - IS – City Entrance Landscaping to the Reserve for Capital Expenditures, and that these funds be used to investigate and compile new Landscape Development Standards. It is the Administration's opinion that the redirection of funding from Capital Project 1627 to redefine the standards is consistent with the project's mandate, which includes the design, installation and maintenance of appropriate landscaping along the roadways into the city.

The remaining funding in Capital Project 1627, in the amount of \$202,000, will be utilized in 2012 to continue the landscaping projects based on the Master Plan, with 22nd Street, from Confederation Drive to Diefenbaker Drive, being the priority.

POLICY IMPLICATIONS

There are no policy implications.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

PUBLIC NOTICE

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

ATTACHMENT

1. 2012 Business Plan and Budget Decision Item – Park Features and Design Standards in New Parks.

Section F – UTILITY SERVICES

**F1) Tall Wind Turbine Project
Project Development Proposal Evaluation and Final Assessment Reports
Saskatoon Light & Power Capital Project #2306:
Electrical Supply Options – Wind Turbine
(Files CK. 2000-5 and WT. 2000-10-2)**

- RECOMMENDATION:**
- 1) that the Request for Proposal No. 11-0950 for the Tall Wind Turbine Project be cancelled, as the single proposal received exceeded the project budget and was non-compliant;
 - 2) that the Administration be directed to monitor advances in wind turbine technology and report to the Administration and Finance Committee no later than mid-2014 regarding possible applications within the City of Saskatoon franchise boundary; and
 - 3) that, if Council directs the Administration to cancel this request for proposal, any remaining funds available within this project will be returned to their original funding source.

BACKGROUND

The Tall Wind Turbine project was identified as an Action in the City's Energy and Greenhouse Gas Management Plan adopted by City Council in June 2009 to achieve a diverse and environmentally-sustainable energy system using local renewable energy supplies.

At its meeting of December 14, 2009, City Council approved the hiring of a consultant to conduct wind resource and environmental assessments for a tall wind turbine to be developed at the Saskatoon Landfill. Saskatoon Light & Power awarded the Wind and Environmental Assessment Study to Stantec Consulting in partnership with the Saskatchewan Research Council. A 60-metre meteorological tower was installed on the site in September 2010 and recording of wind data was completed on October 8, 2011. The environmental assessment included bird and bat studies, as well as sound and shadow flicker assessments. Bird surveys have been on-going since the summer of 2010, and site specific sound and shadow flicker assessments have been completed. A bat acoustical survey was conducted over a two-month period in July through September 2011.

At its meeting of October 12, 2010, City Council approved the hiring of experts from the University of Saskatchewan to perform a Waste Mechanics Study and preliminary design for the tall wind turbine foundation at the landfill site.

A Financial Analysis for the Tall Wind Turbine Project was completed by the Administration, the results reported to Council, and the model has since been validated by Deloitte.

Based on the positive results of the various studies commissioned, City Council approved issuing a Request for Proposal for development of the Tall Wind Turbine Project at the Saskatoon Landfill at its meeting of October 11, 2011.

REPORT

The purpose of this report is to present the results of the Request for Proposal for development of the Tall Wind Turbine Project, and provide a summary of the technical assessments that have now been completed. Final copies of the following reports are available on the City's website (www.saskatoon.ca under "W" for Wind Turbine):

1. Sound and Shadow Flicker Studies -- conducted by the Saskatchewan Research Council.
2. Bird and Bat Assessments -- conducted by Stantec Consulting.
3. Wind Resource Assessment -- conducted by the Saskatchewan Research Council.
4. Waste Mechanics Study -- conducted by the University of Saskatchewan, Department of Civil & Geological Engineering.

As expected, there were no substantive changes identified in the final reports. All pertinent findings had been identified in the final-draft reports. The report results, in summary, are as follows:

- The wind turbine specified in the RFP would have a maximum sound energy level of 36.6 dB(A), which represents a sound energy level over 32 times less than the existing background noise level as measured at 12:00 midnight for the home nearest the proposed turbine.
- The simulated maximum shadow flicker at the nearest residence is less than 19 hours per year, assuming uninterrupted sunshine from sunrise to sunset. There are no guidelines currently in place in Saskatchewan regarding shadow flicker from wind turbines; however, guidelines in Germany limit shadow flicker for residential areas to 30 hours per year.
- Bird and bat impact assessments were completed as requested by Environment Canada. Based on the assessment results, certain species of birds and bats were identified as being at risk. Two years of post-construction monitoring would need to take place, and would be designed and conducted in accordance with established protocols. Any implementation of mitigation measures would be based on post-construction monitoring and consultations with the Saskatchewan Ministry of Environment and Environment Canada.

- An assessment of the wind resource was completed for the tall wind turbine. A 60-metre tall meteorological tower was installed at the landfill in September 2010, and recording of wind data was conducted for a full twelve-month period. One year of site-specific wind data is required by wind turbine manufacturers to match an appropriate wind turbine model for the site. Results of the wind assessment indicate that based on a conceptual 2 MW wind turbine on an 80 metre tall tower would have an annual energy production of approximately 4.9 gigawatt-hours (GWh), or enough to power approximately 500 homes. Annual energy production estimates from wind turbines are commonly expressed in terms of 'Net Capacity Factor (%)'. As an example, a wind turbine with a net capacity factor of 30% means that, on average, the wind turbine will produce 30% of its rated power capacity at all times throughout the year. In this example, a turbine with a rated power capacity of 2 MW (2,000 kilowatts (KW)) will have a power output on average of 600 KW at all times throughout the year (i.e. $0.30 \times 2,000 = 600$ KW). In other words, the higher the net capacity factor, the more energy a turbine will produce throughout the year. Several successful wind power projects are in operation with realized net capacity factors in the 28 – 30% range. By comparison, the net capacity factor for the conceptual tall wind turbine at the Saskatoon Landfill is 28%, as based on the wind resource assessment.
- A waste mechanics study was completed for the tall wind turbine foundation. Waste mechanics is similar to soil mechanics, which describes the behaviour of soils and their ability to support static and dynamic loads. Extensive field and laboratory testing was conducted and data used to complete a preliminary design for the foundation system. The conceptual foundation system is a gravity base foundation (GBF) consisting of a large ring footing and concrete deck with a diameter of 24 metres. With a successful program of deep compaction, it is expected that the diameter of the ring footing could be reduced. Based on the testing completed, the report concludes that a gravity base foundation of sufficient size would represent a suitable foundation for the conceptual tall wind turbine.

These various studies were completed to determine whether or not the project was financially feasible, and to establish the design parameters that would ensure that there would be no adverse human health or environmental impacts due to the project.

A Request for Proposal (RFP) for design, supply, and construction of the Tall Wind Turbine was issued to potential project developers on November 8, 2011. Only one proposal was received pursuant to this RFP. That proposal was received from Hatch for a total proposal price of \$6.35 million. The budget for the RFP was \$4.4 million. In addition, the proposal was non-compliant with the RFP as no bonding was submitted by Hatch, who stated in their submission that their proposal was an expression of interest that required further negotiation of terms. Hatch is

proposing the Enercon E82 2.0 megawatt wind turbine on an 80-metre tall tower. This is the same model of turbine on which the sound and shadow flicker assessments were based, and is well suited for the particular site conditions and climate.

A financial analysis was completed for the project using the cost as submitted in the Hatch proposal, and considering any expenditures to date. Under the most likely scenario, the 20-year net profit is estimated at \$4.5 million, and due to the higher capital investment, the payback period is 12.5 years and the Internal Rate of Return (IRR) would be 6.25%. Projects such as this are considered viable only at or above an 11% IRR, which is where the Administration expected to be at a total project cost of \$5 million. Although the cash flow for this project would still be positive for the City, the project is no longer considered to be a good financial investment given the higher than expected construction cost.

The single proposal received is significantly over the budget for this project. It is the recommendation of the Administration that the current project be cancelled and that written notice of this cancellation be provided to Hatch.

The Administration will continue to monitor advancements in wind turbine technology and report further to Council by mid-2014.

OPTIONS

1. The Administration could enter into negotiations with Hatch, the only bidder on this project, to determine if their proposal could be altered in such a way as to meet the City's budget expectations. The Administration has met with Hatch to obtain clarification on the Proposal, and the capital cost outlined above is the expected City of Saskatoon capital cost for construction of the turbine proposed by Hatch.
2. The Administration could reject the Hatch proposal, and then meet with all consultants and contractors who had expressed interest in the RFP to determine if any changes could be made to the RFP that might bring the project in on budget. If it appeared reasonable changes could be made, the RFP would then be modified and re-issued.

The Administration is not recommending either of these options. All proponents had adequate time to bid the work, to provide feedback on the RFP, and knew or ought to have known the budget expectations of the project.

FINANCIAL IMPACT

The total expenditures on the project to date are approximately \$600,000. This includes the wind and environmental assessments, a waste mechanics study and preliminary foundation system design, other professional services and internal charges.

This project was partially funded through the Canada-Saskatchewan Provincial-Territorial Base Fund, in the amount of \$2.35 million toward an overall project budget of \$5 million. To meet the requirements of the Contribution Agreement, the project must be fully completed no later than March 31, 2013. The earliest operational date for the tall wind turbine would be January of 2013.

If Council directs the Administration to cancel this request for proposal, any remaining funds available within this project will be returned to their original funding source.

COMMUNICATION PLAN

The Administration's recommendation and some background information from this report were provided to the public via a News Release on January 6. Social media, and the City of Saskatoon website, were also used to advise the public of the Administration's report recommendations. In addition, key stakeholders, including residents of the Montgomery Place neighbourhood, will receive a flyer/newsletter within two weeks of the decision by City Council regarding the proposal submitted for the project. The public will be informed that City Council's decision will not impact other aspects of the new Green Energy Park, to be located at the Saskatoon Landfill.

ENVIRONMENTAL IMPLICATIONS

An Environmental Screening has been completed for the project by the Environmental Assessment Branch of the Saskatchewan Ministry of Environment. The Ministry does not require any further assessment of environmental impacts for the project, but had requested that an assessment of the impacts of the turbine on birds and bats be completed, as well as two years of post operational avian and bat mortality surveys.

This project is expected to result in an offset of Greenhouse Gas Emissions of 3,000 tonnes annually (equivalent to removing over 600 vehicles from our roadways).

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-21, Public Notice Policy, is not required.

F2) Discounted Monthly Bus Passes – Provincial Pilot Project
(Files CK. 1905-7 and WT. 1905-5-2)

RECOMMENDATION: that the City Clerk and His Worship the Mayor be authorized to execute the Letter of Understanding between the City of Saskatoon and the Ministry of Social Services (Attachment 2) for a Discounted Bus Pass Program for the period commencing October 1, 2011 to March 31, 2012.

BACKGROUND

At the Special Executive Committee meeting held on Tuesday, July 12, 2011 a motion regarding item 2.1 Discounted Bus Pass Program was resolved as follows:

- “1) that the customer cost of a monthly discounted bus pass be increased by \$5.00 to \$25.00; and
- 2) that the Administration hold discussions with the appropriate provincial officials regarding increasing the Province’s contribution to subsidized bus passes and report on the results.”

REPORT

Administration met with representatives from the Ministry of Social Services on September 2, 2011. In this regard, Transit and the Ministry of Social Services have prepared an agreeable set of terms as follows:

- For the period October 1, 2010 to March 31, 2011 the Province will contribute \$18/pass,
- For the period April 1, 2011 to September 30, 2011 the Province will contribute \$21/pass,
- For the period October 1, 2011 to March 31, 2012 the Province will contribute \$24/pass with an understanding that both parties are prepared to explore the possibility of a multi-year funding agreement beginning April 1, 2012 which will establish funding expectations and service delivery requirements.

A Letter of Understanding for the period October 1, 2010 to March 31, 2011 with a Provincial contribution of \$18/pass and for the period April 1, 2011 to September 30, 2011 with a Provincial contribution of \$21/pass was executed on September 30, 2011. Attachment 1 is a copy of the Letter of Understanding that was executed in September on an emergency basis. The Province notified the Administration that they may not be able to honour the tentative agreement if it were not signed before the end of September, 2011.

Enclosed with the December 12, 2011 letter from The Ministry of Social Services (Attachment 2), is the Letter of Understanding for the period October 1, 2011 to March 31, 2012 for the Provincial contribution of \$24/pass. The Letter of Understanding indicates an additional quarterly reporting option is available in order to receive quarterly payments from the Ministry. The Administration will utilize this option in order to address the difference of fiscal periods between the two parties.

Table 1 outlines the proposal and the cost share of the program.

Table 1 – Proposed Agreement

	Oct 1, 2011 - March 31, 2011	April 1, 2011 - Sept. 30, 2011	Oct. 1, 2011 – Dec. 31, 2011	Jan. 1, 2012 - Mar. 31, 2012
Client Cost	\$20.00	\$20.00	\$20.00	\$25.00
Provincial subsidy	18.00	21.00	24.00	24.00
City Subsidy	<u>33.00</u>	<u>30.00</u>	<u>27.00</u>	<u>26.00</u>
Cost of Monthly Fare	\$71.00	\$71.00	\$71.00	\$75.00

The Administration’s position is that the full subsidy should be covered by the Ministry, and this agreement represents a significant increase to their contribution.

OPTIONS

1. Reduce or eliminate the City’s portion of the Discounted Bus Pass Program.
2. Pursue an alternate arrangement with the Province.

The Administration is not recommending either of these options. The Province and the City continue to partner on this program, and the Province continues to increase their portion of the subsidy.

FINANCIAL IMPACT

Table 2 shows the revenue based on the new proposed agreement recognizing that 2010 has already been accounted for at the proposed price. The number of passes used in the table is based on actual sales in 2010 and 2011, and estimated sales in 2012. These changes have been built into the City’s budget for 2012.

Table 2 – Revenue based on new proposed agreement

Time frame	# Passes Sold	Provincial Funding	Client	City of Saskatoon
Jan-Dec 2010	30,727	\$553,086.00	\$614,540.00	\$1,013,991.00
Jan-Dec 2011	35,270	\$736,851.00	\$705,400.00	\$1,061,919.00
Jan-Dec 2012	36,366	\$872,784.00	\$909,150.00	\$ 945,516.00

The number of passes sold under this program has increased substantially, and in 2012 Transit expects to realize an increase in sales volume of 18.35% over 2010. This is due in part to the implementation of Transit's new fare collection system. The new system enables all Fare vendors to sell passes under the program once the client is registered, thus making it more convenient for the client.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter of Understanding for period commencing October 1, 2010.
2. Letter dated December 12, 2011 from the Ministry of Social Services.

F3) Saskatoon Transit
Sole Source Purchase Over \$100,000
New Flyer Industries - Used Articulating Buses
(File No. CK. 1402-1)

- RECOMMENDATION:**
- 1) that Administration be granted approval to purchase six (6) used articulating buses from New Flyer Industries at a cost of \$39,166.66 per bus for a cost of \$234,999.96 plus applicable taxes; and,
 - 2) that the Corporate Services Department, Purchasing Services Branch, issue the appropriate Purchase Order to New Flyer Industries.

BACKGROUND

On November 7, 2011, City Council authorized the Administration to over-spend Capital Project #0583 – Transit Replace/Refurb Buses by \$105,000 in order to purchase six used low-floor 40'

diesel buses from the City of Ottawa. The Administration also reported to Council that it had negotiated the 2012 purchase of six (6) used diesel articulating buses from New Flyer Industries (2002 – 2005 vintage).

During its 2012 Operating and Capital Budget review meeting on December 7, 2011, City Council approved Capital Project #0583 – Transit – Replace/Refurb Buses which includes purchasing six (6) used articulating buses.

REPORT

Your Administration has met with representatives of New Flyer Industries and specifically selected six (6) units that are in good mechanical and structural condition and which have been safety inspected. New Flyer Industries has agreed to sell the six (6) articulating buses to the City of Saskatoon at a cost of \$39,166.66 per unit for a cost of \$234,999.96 plus applicable taxes.

OPTIONS

As an alternative, Transit could develop tender specifications or a Request for Proposal for this purchase. Your Administration is not aware of other bus companies that currently have available used buses of this nature and condition. It is highly likely this tentative agreement will expire if Transit pursues a public tender course of action.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The cost to sole-source purchase six (6) used articulating buses from New Flyer Industries is approximately \$235,000 plus applicable taxes. Additional costs to ship and road-ready these buses are estimated between \$10,000 and \$15,000 per unit. There is adequate funding for these costs in Capital Project #0583 – Transit - Replace/Refurb Buses.

PUBLIC COMMUNICATION PLAN

The Administration is not required to undertake any initiatives to communicate this purchase to the general public.

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.

F4) 2011 Capital Budget
Capital Project #2221-01 – Wastewater Treatment
Long-Term Capital Development and Expansion Plan
Engineering Services - Contract Approval
(Files CK. 7920-1 and WWT. 7990-80-1)

- RECOMMENDATION:**
- 1) that the proposal for providing engineering services for the Long-Term Capital Development and Expansion Plan for the City of Saskatoon Wastewater Treatment Plant, from Stantec Consulting Limited, for a total upset fee of \$441,000.00 (including 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

All aspects of the capital development and expansion of the City of Saskatoon, Wastewater Treatment Plant (WWTP) located at 470 Whiteswan Drive are the responsibility of the Water and Wastewater Treatment Branch of the Utility Services Department. The primary treatment facility was constructed in 1971 and the Biological Nutrient Removal (BNR) facility was added in 1996. The WWTP is presently designed to treat an average daily effluent flow of 120 ML/d and has a hydraulic capacity of 300 ML/d.

A long-term capital plan has not been conducted since the mid 1990s. Due to the pending changes in the effluent regulations, the availability of new technologies, and the changing flow demand of our growing city, a comprehensive Long-Term Capital Development and Expansion Plan is required.

REPORT

The overall objective of this project is to develop an innovative 30-year Long-Term Capital Development and Expansion Plan (LTCDEP) to provide clear direction regarding the future of the City of Saskatoon WWTP, the 26 sanitary sewer lift stations, and the bio-solids facility. This study will be based on ensuring the effluent discharge characteristics to the South Saskatchewan River comply with Canadian Council of Ministers of Environment (CCME) and Wastewater System Effluent (WSE) Regulations. The selection of infrastructure alternatives in the plan will be based on a solid technical analysis, an appropriate cost estimate, and a valid decision-making process. The plan will maximize the value of future expenditures and ensure ongoing environmental stewardship. A similar type of study was conducted for the Water Treatment Plant and has been used to guide the preparation of the five-year Capital Budgets which are updated annually.

Due to the complexity of this project, the Administration utilized a Qualification Based Selection process in selecting the successful proponent. The Qualification Based Selection process is a competitive process for the procurement of professional engineering services that is based on professional/technical qualifications including technical and managerial capabilities of the firm, key personnel, suggested methodology, references, and availability.

On November 16, 2011, an RFP/TOR was sent to six consulting firms inviting them to submit a Letter of Interest. Five letters of interest were received, of which, the following three consultants were selected to submit a proposal:

- Stantec Consulting Ltd. (Calgary, AB)
- CH2M HILL Canada Limited (Calgary, AB)
- Associated Engineering Ltd. (Saskatoon, SK)

On December 15, 2011, the detailed proposals including project delivery, task list, work plan and fee schedule were received. Based on a systematic qualification-based evaluation of the proposals, it was determined that Stantec Consulting Ltd. is the most suitable proponent for this project.

FINANCIAL IMPACT

The upset fee for Engineering Services for the project, and the net cost to the City would be as follows:

Basic Upset Fee	\$403,393.00
Contingency (4%)	<u>16,607.00</u>
Subtotal	\$420,000.00
G.S.T. @ 5%	<u>21,000.00</u>
Contract Amount	\$441,000.00
G.S.T. Rebate @ 5%	<u>(21,000.00)</u>
Net Cost to the City	<u>\$420,000.00</u>

Capital Project #2221-01 - WWT - Long-Term Capital Development and Expansion Plan has sufficient funding to cover the costs for the engineering services to develop the Long-Term Capital Development and Expansion Plan for the WWTP.

OPTIONS

The Administration has not identified any options.

POLICY IMPLICATIONS

There are no policy implications.

ENVIRONMENTAL IMPLICATIONS

There are no direct environmental implications associated with completion of the study, although the results of the work will lead to continual stewardship of the South Saskatchewan River.

PUBLIC NOTICE

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

Administrative Report No. 1-2012
Section F – UTILITY SERVICES
Monday, January 16, 2012
Page 13

Respectfully submitted,

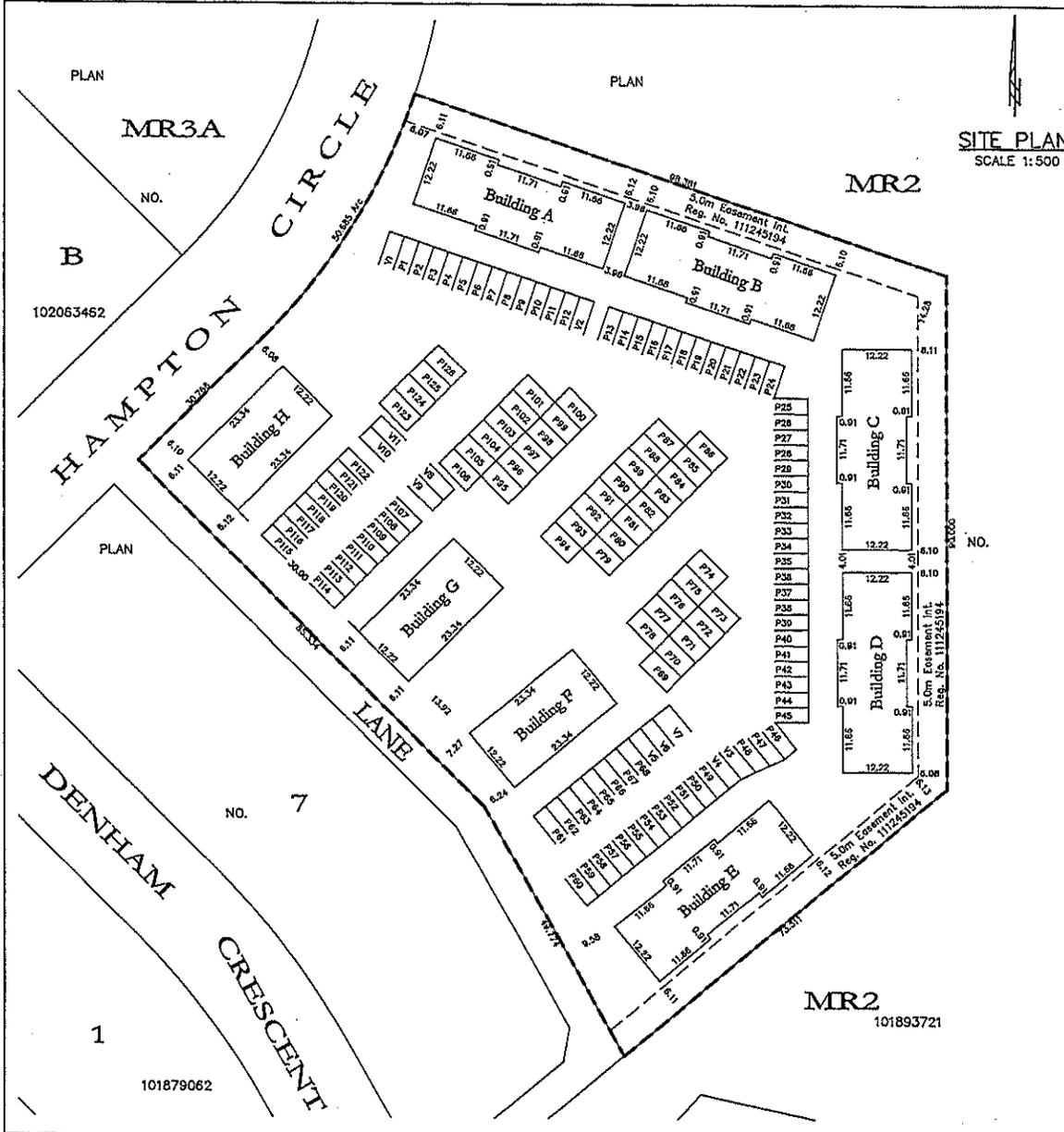
Randy Grauer, General Manager
Community Services Department

Marlys Bilanski, General Manager
Corporate Services Department

Mike Gutek, General Manager
Infrastructure Services Department

Jeff Jorgenson, General Manager
Utility Services Department

AI



SHEET NUMBER 1 OF 3
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR PARCEL C
Plan No. 101893721
N.W. 1/4 OF SECTION 6
TWP. 37, RGE. 5, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY T.R. WEBB, S.L.S.
SCALE AS SHOWN
SEPTEMBER - NOVEMBER 2011

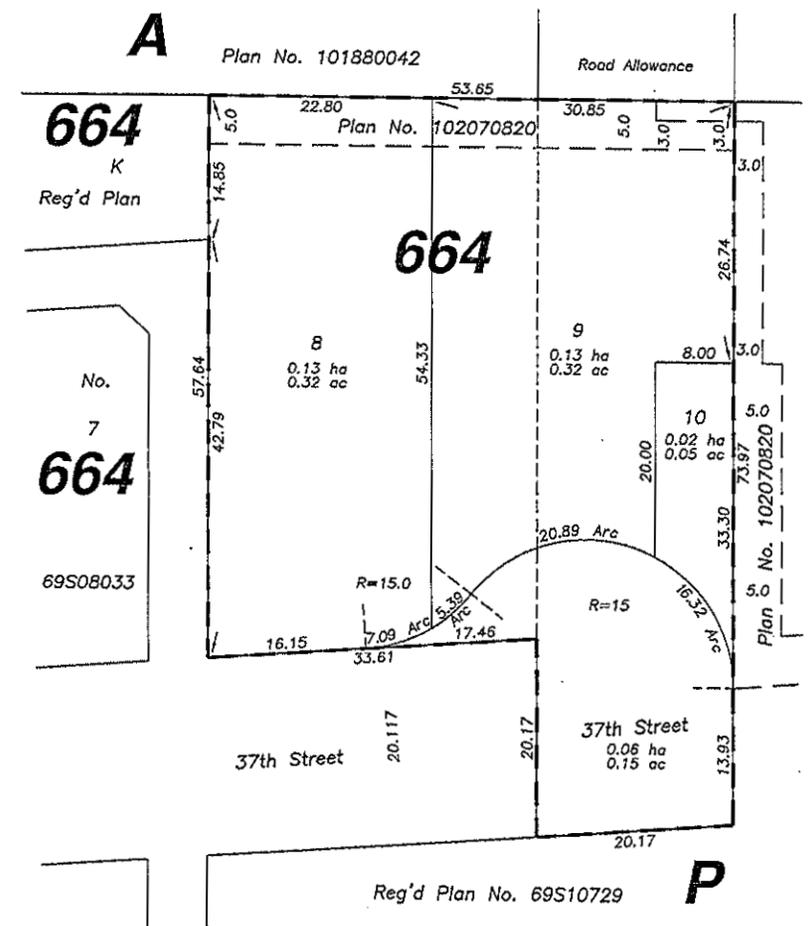
LEGEND

1. Dimensions shown are in metres and decimals thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Residential and Parking unit numbers are shown as 1, 2, 3, etc. on sheets 2 to 5.
4. Regular residential unit boundaries are shown on Sheets 2 to 5 by a heavy solid line and are defined as follows:
 - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the regular residential units.
6. All exterior surfaces are common property.
7. For the assignment of exclusive use parking stalls, see attached parking schedule on sheet 5.
8. Parking spaces are in accordance with Section 11(1)(a) of the Condominium Property Act.
9. All areas not designated with a unit number are common property.
10. Area to be approved is outlined by a heavy dashed line.
11. The parcel within the line of approval has an Extension D.

SCHEDULE OF SHEET DESCRIPTIONS

SHEET #	DESCRIPTION
1 of 5	SITE PLAN
2 of 5	BUILDINGS A & B for Units 1-24
3 of 5	BUILDINGS C & D for Units 25-40
4 of 5	BUILDINGS E & F for Units 41-50
5 of 5	BUILDINGS G & H for Units 51-55

Prepared by
Webb Surveys
© 2011
11-2243d B.F.



Plan Of Proposed Subdivision

showing subdivision of all of
 Lot L - Block 664 - Reg'd Plan No. 69S08033,
 part of Glenwood Avenue
 and all of Glenwood Avenue & 37th Street Intersection
 Reg'd Plan No. 61S13617
 in S.E. 1/4 Sec. 6 & S.W. 1/4 Sec. 5
 Twp. 37-Rge. 5-W3rdMer
 City of Saskatoon
SASKATCHEWAN
 Scale : 1 : 500

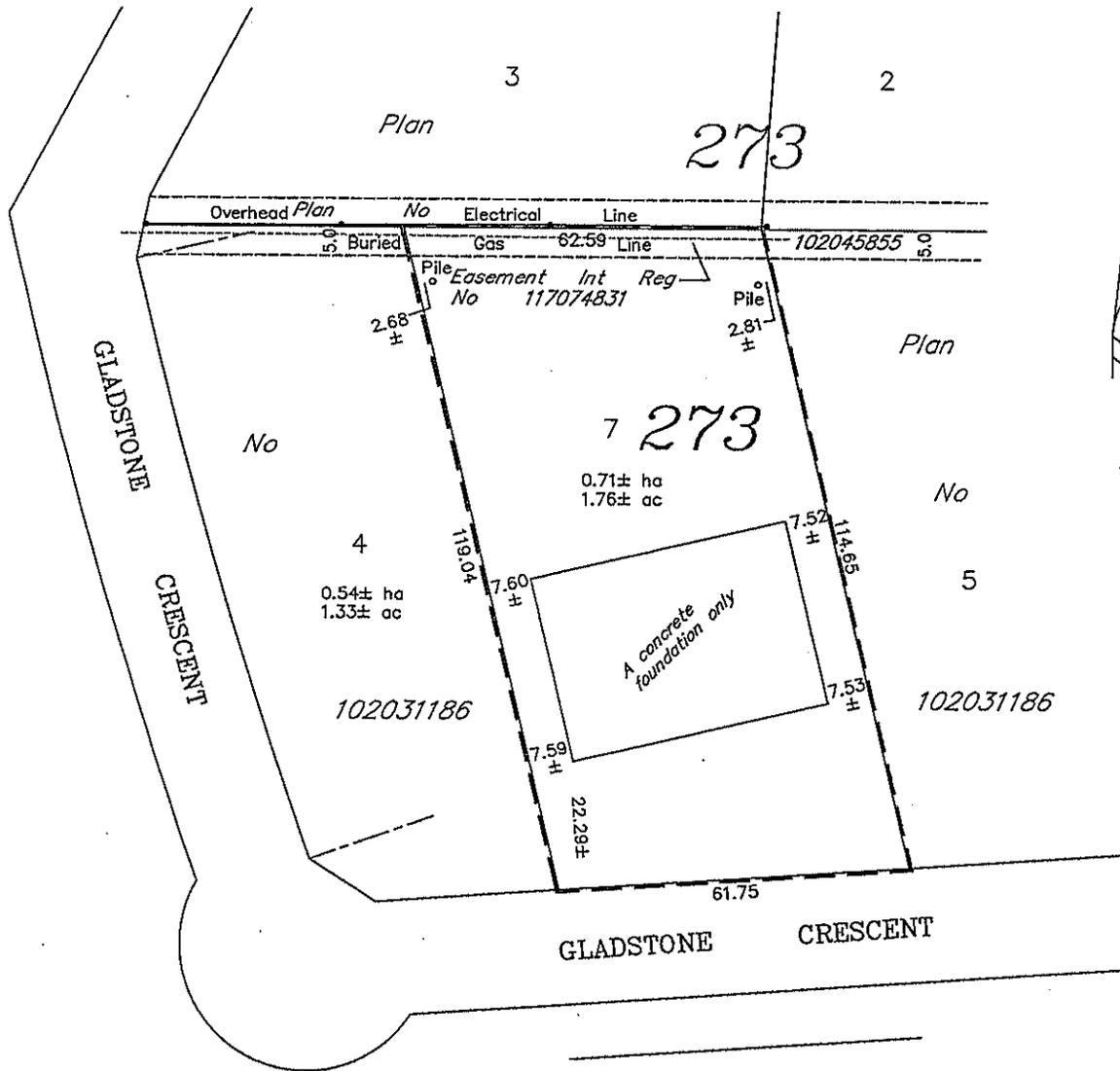
Note :
 Portion to be surveyed is outlined by a heavy broken line and contains 0.34 Hectares more or less.
 Measurements are in metres and decimals thereof.
 Standard Road Allowances shown on this plan are 20.117m in width.

Preliminary plan completed October 14th, A.D. 2011.

By : *[Signature]*
 SASKATCHEWAN LAND SURVEYOR

Approved under the Provisions of Bylaw No. 6537
 of the City of Saskatoon

Community Services Department _____ Date _____



PLAN OF PROPOSED
SUBDIVISION OF
PART OF LOT 4
BLOCK 273
PLAN NO 102031186
303 GLADSTONE CRESCENT
SEC 22-37-5-3
SASKATOON, SASK.
SCALE 1:1000

[Signature]
I.R. Webb December 8th, 2011
Saskatchewan Land Surveyor

Seal

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 0.71 ± ha (1.76 ± ac.).
Dimensions shown are approximate and may differ from the final plan of survey by 0.10 ± metres.

Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

Date
Community Services Department

Prepared I

[Signature]
Webb

11-2286sp

Proposed Subdivision No. 82/11

PLAN OF PROPOSED
 SUBDIVISION OF
 PART OF PARCEL G,
 PLAN NO 101646659
 IN SE 1/4 SEC 21-
 TWP 37-RGE 5-W 3rd MER
 820 60TH STREET EAST
 SASKATOON, SASK.
 BY T.R. WEBB, S.L.S.
 SCALE 1:2000

Approved under the provisions of
 Bylaw No. 6537 of the
 City of Saskatoon

 Date
 Community Services Department

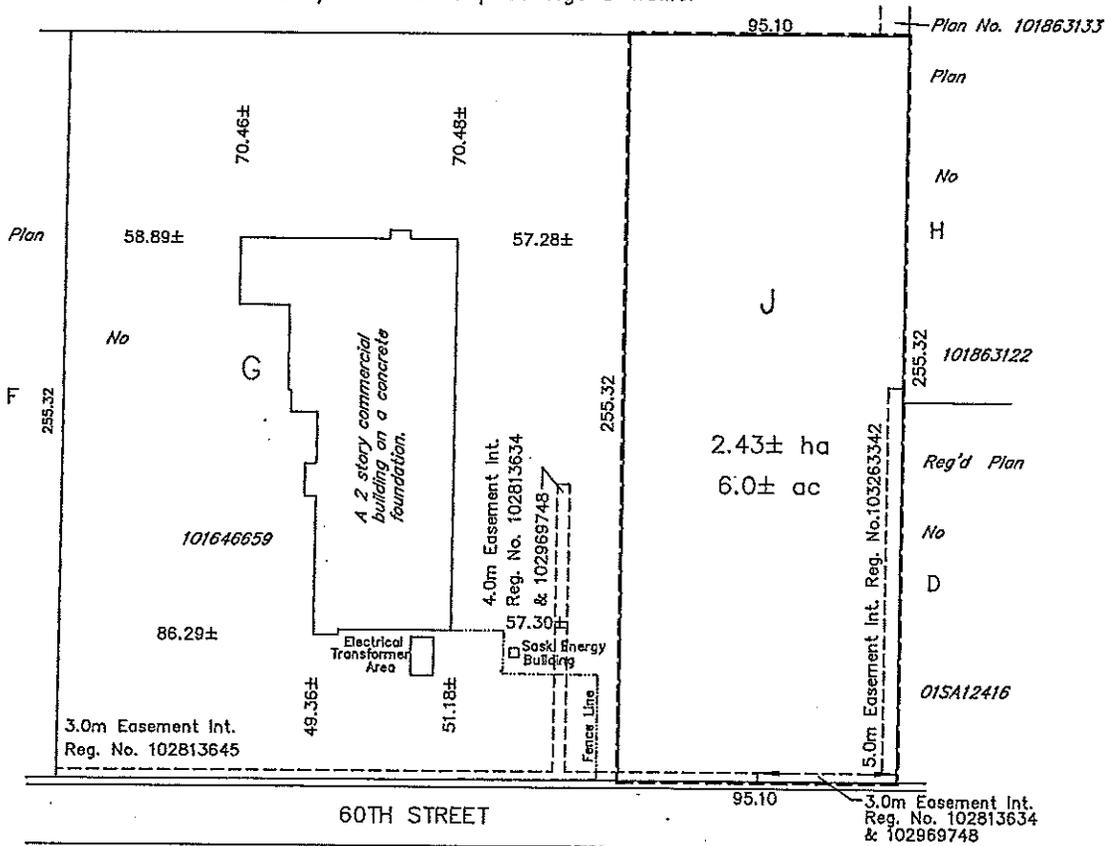


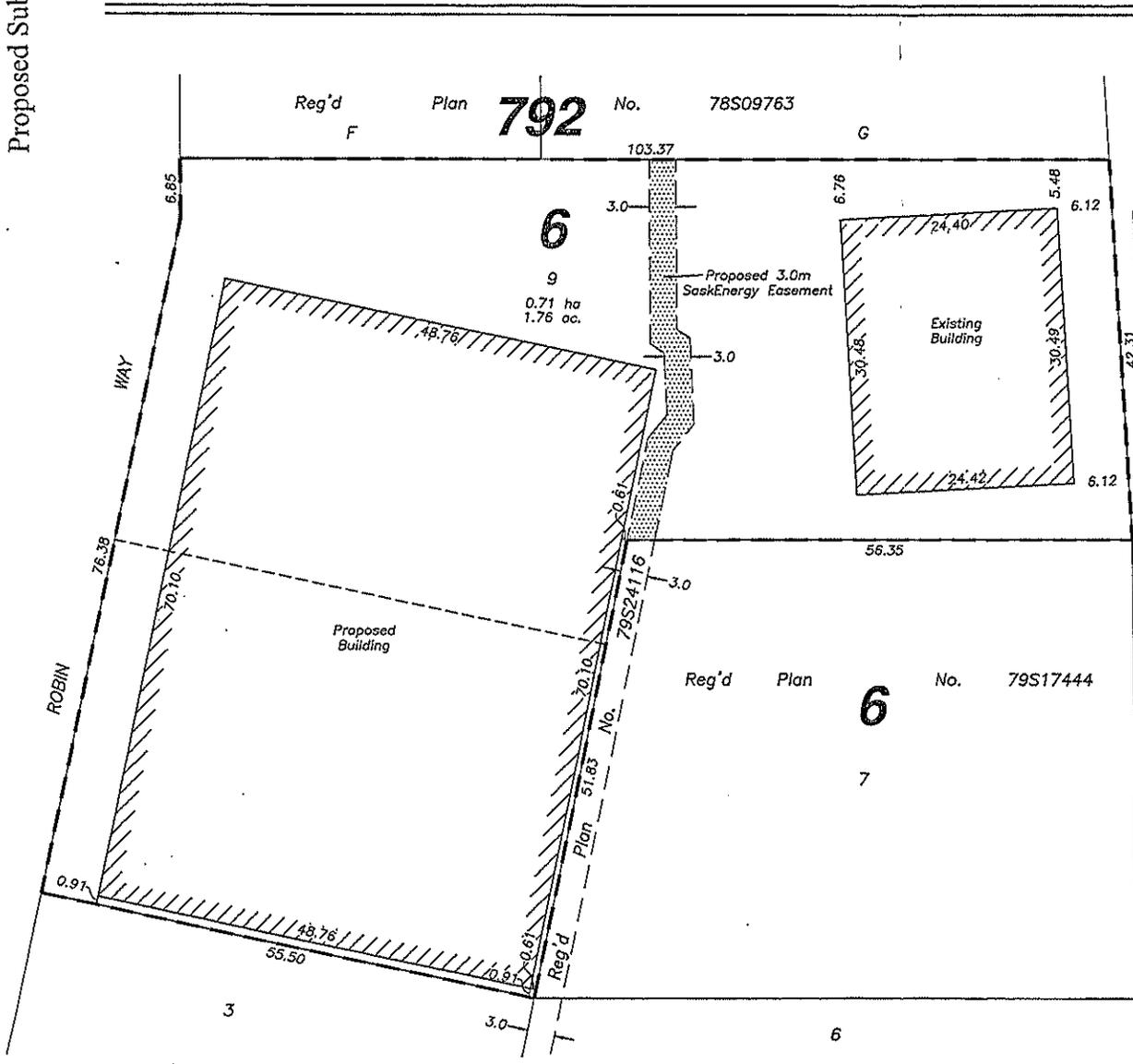
T.R. Webb December 27, 2011
 Saskatchewan Land Surveyor

Seal

Dimensions shown are in metres and decimals
 thereof and may vary from the final plan of
 survey by 0.5± metres.
 Portion of this plan to be registered is outlined in
 red with a bold, dashed line and contains 2.43± ha
 (6.0± ac.)

SE 1/4 Sec 21 Twp 37 Rge 5 W3Mer





Plan Of Proposed Consolidation

showing consolidation of all of
 Lots 1, 2, and 8 - Block 6 - Reg'd Plan No. 79S17444
 in N.E. 1/4 Sec. 5-Twp. 37-Rge. 5-W3rdMer.

City of Saskatoon
SASKATCHEWAN

Scale : 1 : 500

RECEIVED
 DEC 16 2011
 Building Materials Branch

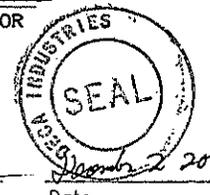
Note :
 Portion to be consolidated is outlined by a heavy broken line and contains 0.71 Hectares more or less.
 Measurements are in metres and decimals thereof.

Preliminary plan completed August 15th, A.D. 2011.
 Rev. 1 - Proposed easement - October 11th, A.D. 2011.

By : *[Signature]*
 SASKATCHEWAN LAND SURVEYOR

Examined and Approved:
 Deca Investments Ltd.

[Signature]
 Representative **FRANCIS NAGY** Date **December 2 2011**



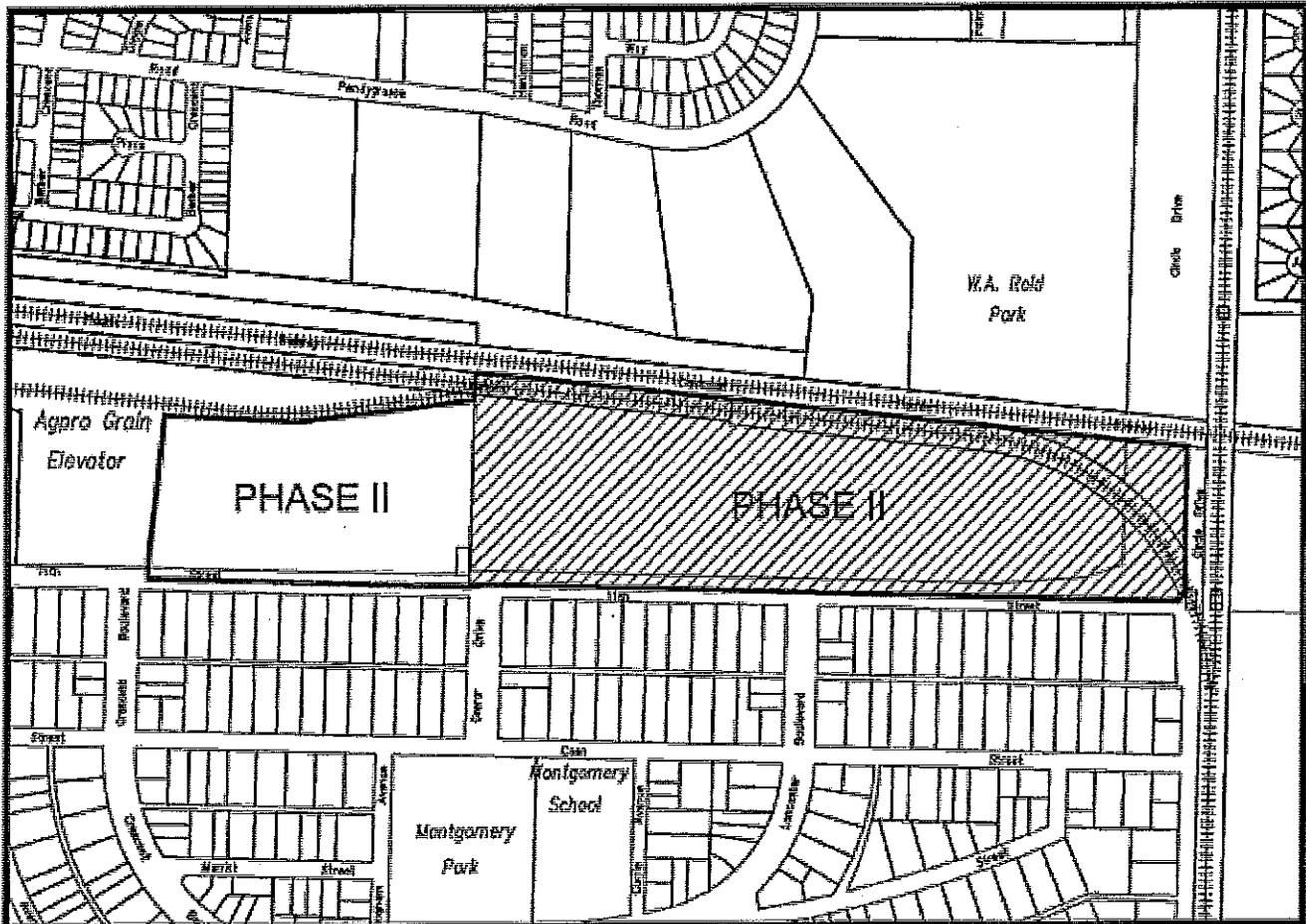
Approved under the Provisions of Bylaw No. 6537
 of the City of Saskatoon.

Community Services Department Date

Meridian
 Surveys Ltd.

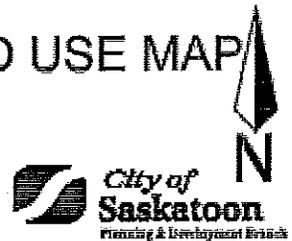
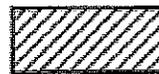
S11130Dev.R1.dwg

File No. OCP 35/10: Proposed Amendment to the Official Community Plan – Land Use Map



PROPOSED AMENDMENT TO THE
OFFICIAL COMMUNITY PLAN - LAND USE MAP

From Phase II to Phase I



Circle Drive South

Plan Showing

Proposed Subdivision

of all of

Parcel C, Plan No. 101428657;

Parcel C, Reg'd. Plan No. 69S18530;

and part of

Parcel B, Reg'd. Plan No. 69S18530;

S. 1/2 Sec. 25 Twp. 36 Rge. 5 W3Mer.;

Saskatoon, Saskatchewan.

By: D.V. Franko S.L.S.

February 2011 Scale 1:4000

Measurements are in metres and decimals thereof.
 Distances may vary by ± 0.50 m
 Area to be subdivided is outlined in a bold dashed line
 Area to be subdivided (New Road) contains ± 5.94 ha. (± 14.68 acres)
 Area to be subdivided (Parcel CC) contains ± 1.51 ha. (± 3.74 acres)
 Area to be subdivided (Parcel DD) contains ± 2.99 ha. (± 7.39 acres)
 Area to be subdivided (Parcel E) contains ± 5.38 ha. (13.29 acres)
 Area to be subdivided (Parcel F) contains ± 2.09 ha. (± 5.18 acres)
 Area to be subdivided (MR4) contains ± 0.83 ha. (± 2.04 acres)
 Area to be subdivided (Lancaster Boulevard) contains ± 0.40 ha. (± 1.00 acres)
 Date of preliminary survey June 8th, 2009 - November 21st 2011

Saskatchewan Land Surveyor

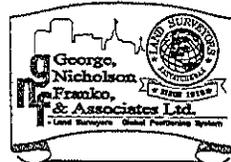
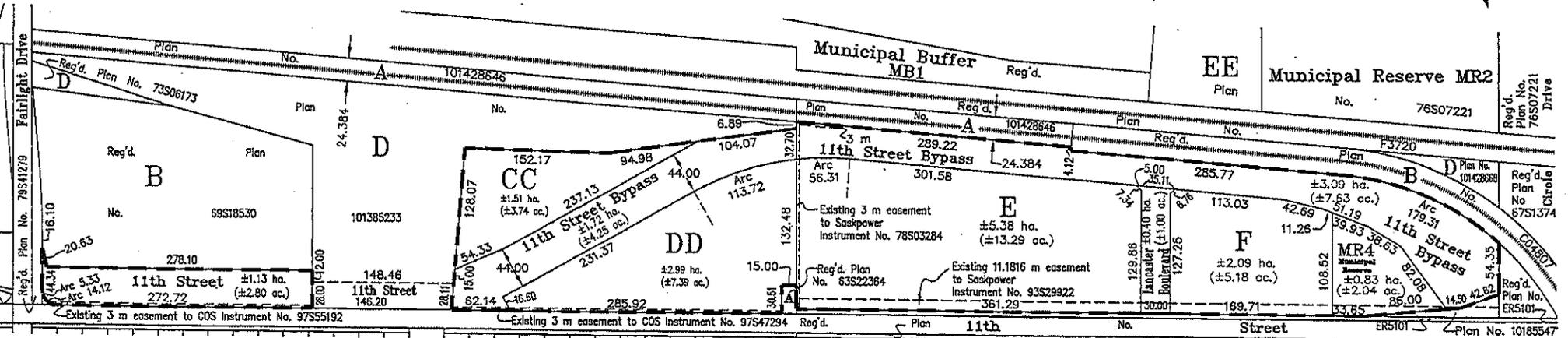
City of Saskatoon

Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

Owner / Agent

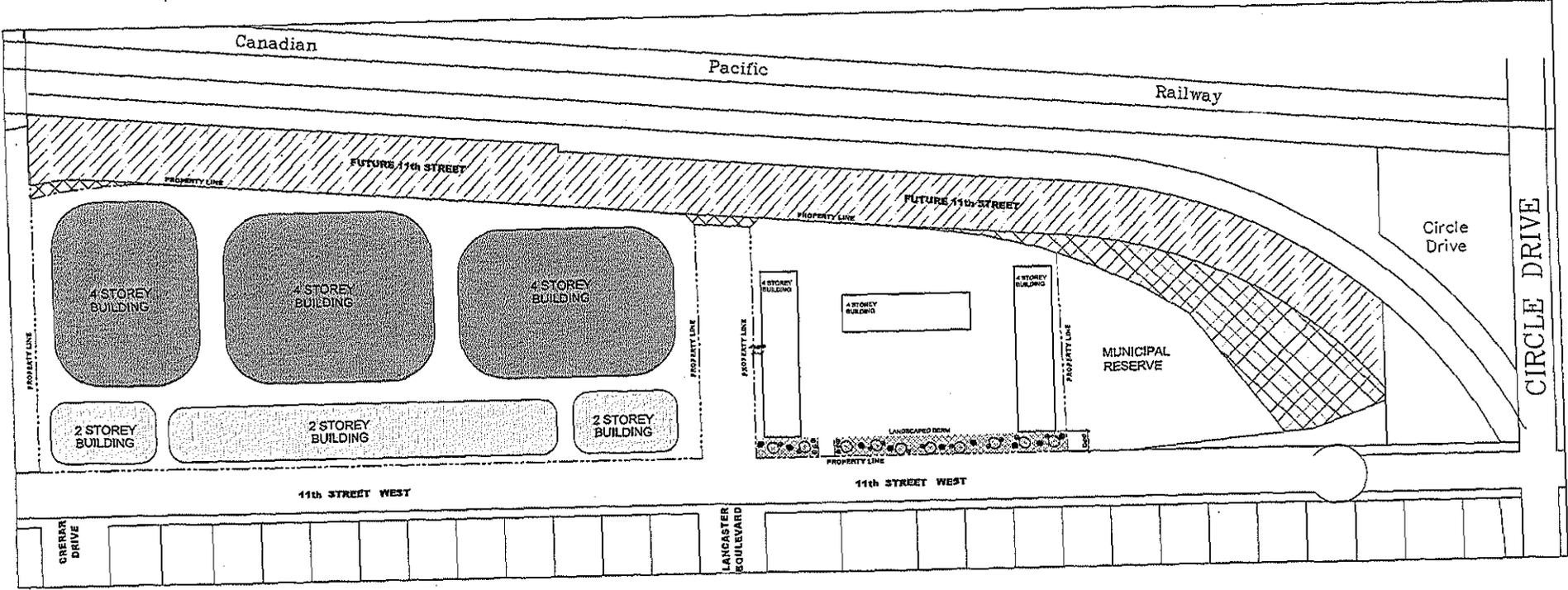
General Manager of Community Services or Designate.

N



REVISION DATE		DATE
Amended November 8th, 2011	DRAWN BY: V. Matt	February 11th, 2011
Amended November 23rd 2011 - a.m.	CHECKED BY: D.V.F.	
Amended December 16th 2011		
	Circle Drive South -PP(Nov 2011).dwg	DRAWING NO.: 1
	JOB NO.:	

PLAN OF PROPOSED
 SUBDIVISION OF
 PARCEL C,
 PLAN NO 101428657
 SE 1/4 SEC 25-36-6-3
 SASKATOON, SASK.



1 SITE PLAN
 SCALE: 1:1000

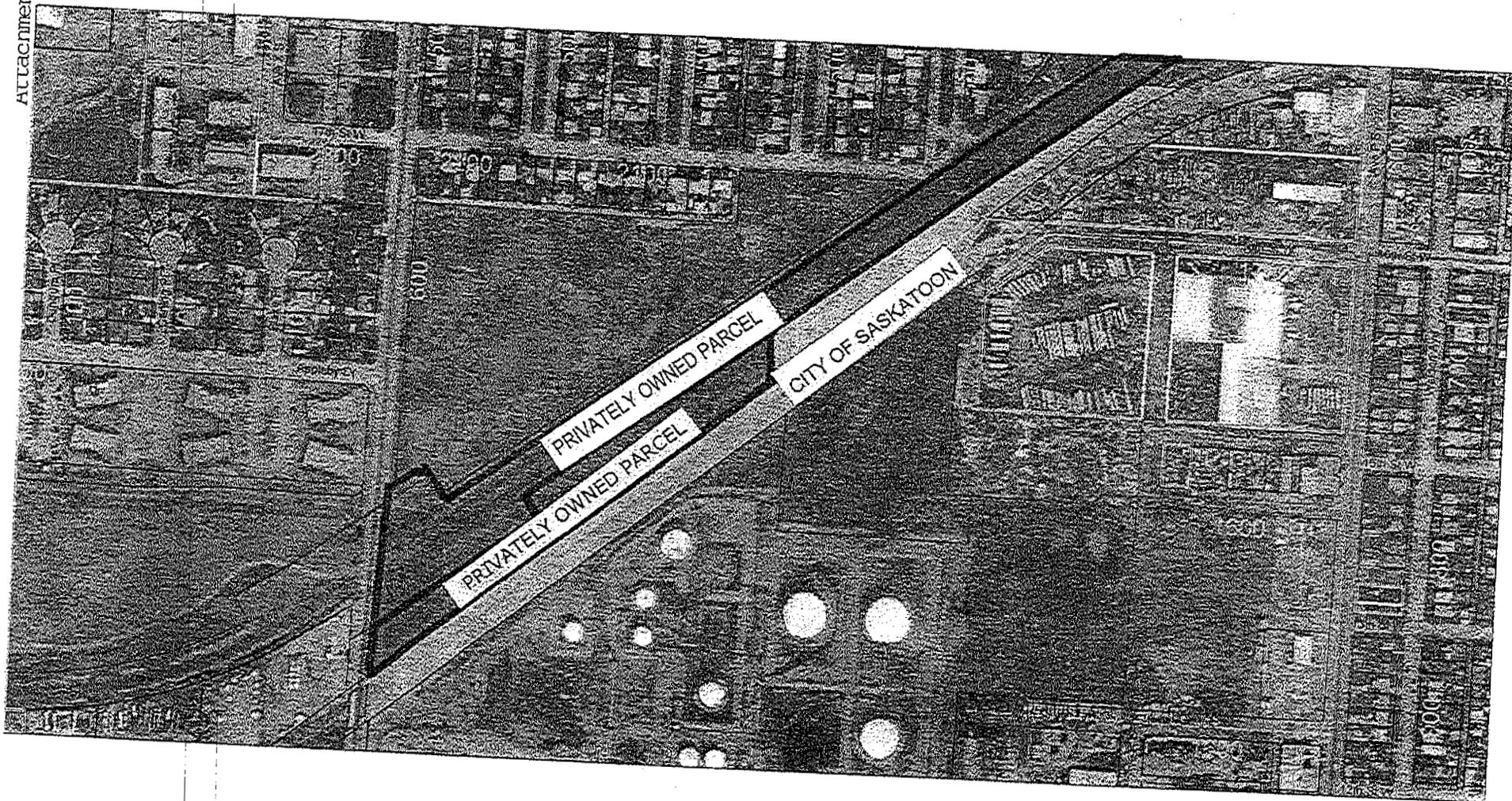
THESE DRAWINGS ARE FOR
 CONCEPTUAL USE ONLY - NOT FOR
 CONSTRUCTION.
 THESE PLANS ARE FURTHER SUBJECT
 TO APPROVAL BY THE AUTHORITIES
 HAVING JURISDICTION
 OCT 29, 2011
 Project 1011-01 SCALE 1:1000

J. C. Akin
 Architect Ltd
 1 - 03 Pinehouse Drive
 Saskatoon, Saskatchewan S7K 5M1
 Phone: (306) 244-2275 Fax: (306) 243-1120

B3

PROPOSED OLRA – PLEASANT HILL / WEST INDUSTRIAL AREA

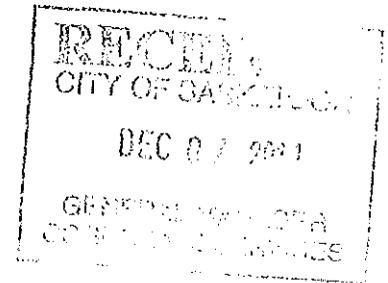
Attachment 1.



BH

December 2, 2011

Ms. Marlys Bilanski
General Manager, Corporate Services Department
City of Saskatoon
222 3rd Avenue North
Saskatoon, SK S7K 0J5



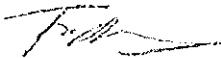
Dear Ms. Bilanski:

RE: Statistics Report – SREDA Administrated Incentives up to December 31, 2011

In 2007, the Saskatoon Regional Economic Development Authority (SREDA) began providing an annual statistics report regarding our activities and monitoring of the City of Saskatoon's Business Development Incentives Policy.

Please find attached a copy of the statistics report submitted by SREDA regarding the administered incentives for the period ending December 31, 2011. This report is submitted to City Council as information only.

Regards,



Tim LeClair
Chief Executive Officer

Enclosure

Statistics Report - SREDA Administered Incentives

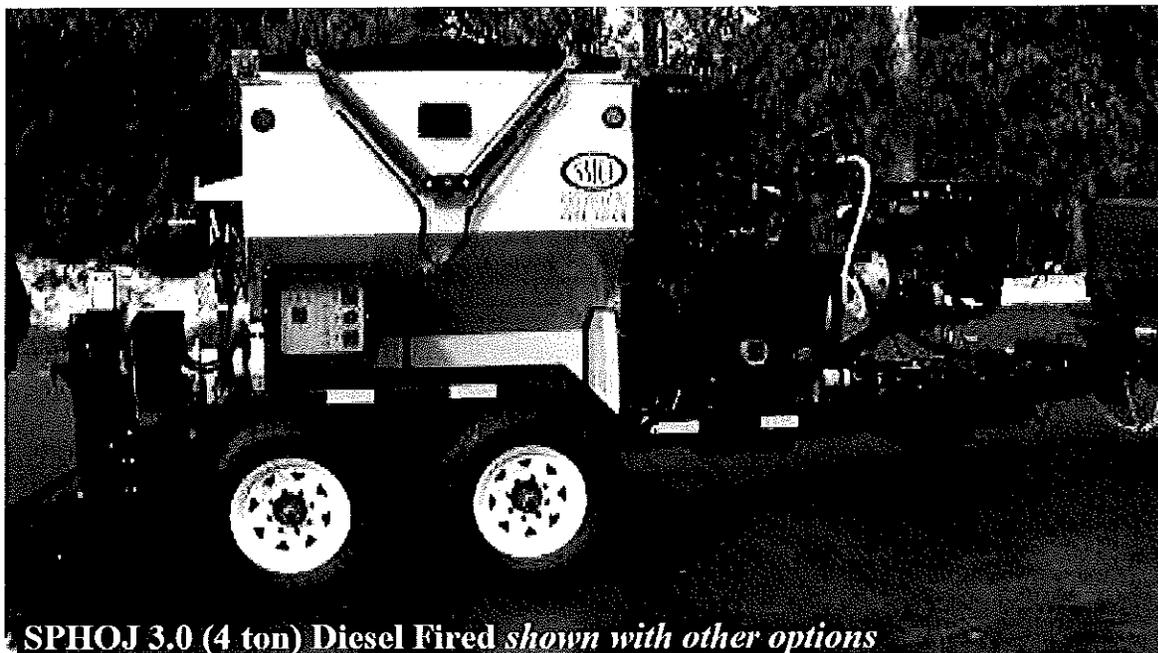
Business Development Incentive Policy C09-014

Policy Objective	Measure	2004	2005	2006	2007	2008	2009	2010	2011
Encourage businesses to locate or expand their operations in Saskatoon in order to create long term, skilled or semi-skilled jobs	Number of applications:								
	• Number received						4	0	7
	• Number approved	7	9	6	8	0	0 ¹	0	4
	• Number declined	0	0	2	0	0	0	0	2 ²
	Number of approved applications related to:								
	• Location (i.e., new to Saskatoon)	2	2	1	2	N/A	2	0	0
	• Expansion	5	7	5	6	N/A	2	0	4
	Number of jobs created:								
	• Proposed at time of application	537	612	175	437	N/A	95	0	32
	• Actually created	592 est.	590 est.	TBD	TBD	N/A	TBD	0	0
Provide tax relief that will flow to companies creating new jobs	Total value of abatements applied to current year	\$1.17M	\$941,140	\$997,521	\$692,676	N/A	\$699,194	0	N/A
Place Saskatoon in a competitive position in attracting businesses that it would not otherwise occupy	GDP growth in Saskatoon (Conference Board of Canada)								
	• Annual	3.9%	4.4%	3.8%	4.9%	5.4%	-0.8%	3.8%	3.9%
	• Ranking in Canada	4 of 20	3 of 20	3 of 20	1 of 20	1 of 20	6 of 20	13 of 20	2 of 20

¹ Alstom Power, BHP Billiton, InfraReady Products, and Standard Machine were recommended for approval by SREDA's Incentive Sub-Review Committee in February, 2010

² One of the two declined is due to an assessment that was done on expansion improvements and these resulted in no new incremental increase in property tax values.

Increase the long term viability of a project	Total value of new investment								
	• Proposed at time of application	\$26.9M estimate	\$18.11 estimate	\$10.3M estimate	\$53.5M estimate	N/A	\$255M	0	\$49.53M estimate
	• Actually invested	\$26.45 estimate	\$18.11 estimate	\$10.3M estimate	\$53.5M estimate	N/A	N/A	0	N/A
	Number of businesses								
	• Complied with ongoing conditions	12	15	18	20	21	22	19	13
	• Did not comply with ongoing conditions	1	1	1	1	1	2	1	1
Demonstrate the City's commitment to a business or industry	Number of approved applications related to:								
	• Manufacturing	4	5	5	7	N/A	N/A	0	2
	• Processing	1	0	0	1	N/A	N/A	0	0
	• Technology	0	0	0	0	N/A	N/A	0	0
	• Telecommunications	0	0	0	0	N/A	N/A	0	0
	• Data processing	0	1	0	0	N/A	N/A	0	0
	• Mining	~	~	~	~	~	~	~	0
	• Energy	~	~	~	~	~	~	~	0
	• Oil & Gas	~	~	~	~	~	~	~	0
	• Transportation & Logistics								2



SPHOJ 3.0 (4 ton) Diesel Fired *shown with other options*

Extra Heavy Duty 16 gauge outer insulation cover resists damage, dents, and corrosion to keep your equipment looking new.

Large insulated covers open wide to a "funnel" shape for easy loading. Hydraulically operated from the rear operators console.

Top handles lock in the open and closed position and include gas shock lift assist top doors for easy operations.

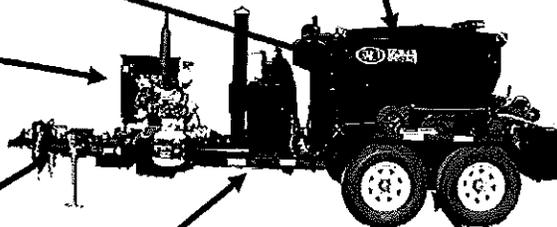
Kubota Liquid Cooled Diesel engines provide the power and reliability need to run the unit.

Rectangular tubing frame provides the strength to handle the roughest abuse.

Optional 40 gallon Tack Tank available with a pumping system with hose and spray wand to applicate tack oil.

Available digital electronic temperature controls are accurate and easy to read. Enclosed in a weather tight compartment with see through cover for ease of operation.

One Piece Heavy duty bolt on shackle system only available on Stepp Mfg equipment.



E6

BUSINESS PLAN AND BUDGET DECISION ITEM**Business/Service Line: Recreational & Cultural Services****Efficiencies/Savings/Redistribution: Park Features and Design Standards in New Parks****1. Recommendation**

That the park design standards (e.g. trees, shrub beds) and installation of park amenities (e.g. clocks, fountains) be reviewed with respect to the impact on maintenance requirements.

2. Problem or Opportunity (Issue Statement)

During Saskatoon Speaks, the community identified its vision for a green city to include having green space for natural features, forestation, recreation and growing food. There is an opportunity to extend the Saskatoon Speaks discussions to further define more naturalized areas and community garden plots with respect to the park design standards.

With the increases in maintenance costs, this would provide an opportunity to review the amenities included in parks. There is also an opportunity to introduce more naturalized areas in parks that require less ongoing maintenance as compared to landscaped areas.

3. Background

The park design standards currently provide for landscaped areas (trees and shrubs) and park amenities such as clocks and fountains, as well as sports fields, pathways and lighting.

4. Rationale and Implications of the Recommendation

There is a growing appreciation for naturalized areas and different uses in our parks, such as community gardens. By extending the Saskatoon Speaks discussion regarding park space, there may be a shift in park development guidelines to incorporate different program space, such as naturalized areas and community gardens, thereby reducing overall maintenance costs.

5. Alternatives to the Recommendation

Maintain the status quo.

6. Communications Approach

To be determined.

LETTER OF UNDERSTANDING

between

THE CITY OF SASKATOON

and

**THE MINISTRY OF SOCIAL SERVICES
OF THE GOVERNMENT OF SASKATCHEWAN**

This Letter of Understanding sets forth the agreement between the City of Saskatoon and the Ministry of Social Services (MSS) of the Government of Saskatchewan regarding the Discounted Bus Pass Program for individuals currently participating in MSS programs.

The terms of the agreement are as follows:

1. The Program will be in place for a period of twelve (12) MONTHS commencing on October 1, 2010.
2. Under the Program, eligible clients and their immediate families will be able to purchase monthly bus passes at a reduced rate. Eligible clients must be participating in one of the following programs:
 - (a) Saskatchewan Assistance Program (SAP)
 - (b) Saskatchewan Assured Income for Disability (SAID)
 - (c) Transitional Employment Allowance (TEA)
 - (d) Provincial Training Allowance (PTA)
 - (e) Saskatchewan Employment Supplement (SES)
3. At the time of the discounted bus pass purchase, the client must provide proof they are eligible clients, either through a cheque stub from one of the above mentioned programs and one piece of identification or a letter from a government employee stating the individual is eligible. Only approved individuals will be able to purchase the discounted monthly bus passes.
4. Eligible clients will be eligible to purchase one bus pass per month per family member. Clients must first register with the Saskatoon Transit Customer Service Centre in the downtown bus terminal for their new Go-Pass card. Once registered, discounted pass users will be able to reload their Go-Pass at any participating vendor.
5. The City of Saskatoon agrees to provide MSS with copies of all records pertaining to the sale of discounted bus passes to MSS clients.

6. MSS agrees to pay the City of Saskatoon the amount stated below per monthly bus pass sold to eligible clients and their immediate family.

October 1, 2010 – March 31, 2011 - \$18.00

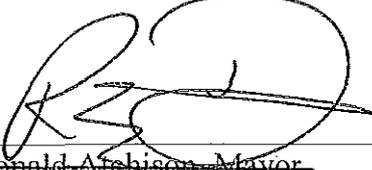
April 1, 2011 – September 30, 2011 - \$21.00

7. The City of Saskatoon will submit a report to MSS as the financial reconciliation process outlining the number of monthly passes sold upon completion of the program year.
8. The City of Saskatoon reserves the right to set the discounted bus pass rate, notwithstanding the established discounted individual rate shall, at a minimum be, \$18.00 (October 1, 2010 - Mar 31, 2011), and \$21.00 (April 1, 2011 - September 31, 2011) below the established public Transit System rates.
9. The City of Saskatoon will provide the Ministry with evidence that the program is sufficiently promoted in the City. Evidence may include pamphlets, bus signage, posters, website promotion or public announcements.
10. MSS and the City of Saskatoon retain the right to terminate this Letter of Understanding by providing one month's written notice.
11. All notices or other communications under this Letter of Understanding shall be in writing and will be provided to the:

City of Saskatoon
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5
Attention: Mitch Riabko

Ministry of Social Services
1920 Broad Street
Regina, Saskatchewan
S4P 3V6
Attention: Len Frohlick

ON BEHALF OF THE
CITY OF SASKATOON

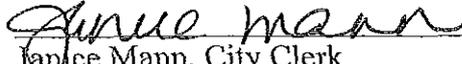


~~Donald Atchison, Mayor~~
Randy Donauer, Deputy Mayor

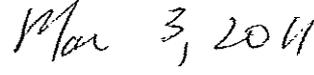
ON BEHALF OF THE
MINISTRY OF SOCIAL SERVICES



Lynn Tulloch, Executive Director
Income Assistance Service Delivery



Janice Mann, City Clerk



Date

SEP 30 2011

Date

Saskatchewan



Ministry of
Social
Services

Income Assistance and Disability
Services Division

1920 Broad Street
Regina, Saskatchewan
S4P 3V6

Phone: (306) 787-1967
Fax: (306) 787-2134

December 12, 2011

Mitch Riabko
Transit Manager
City of Saskatoon
222 3rd Avenue North
SASKATOON SK S7K 0J5



Dear Mr. Riabko:

Re: Discounted Bus Pass Program – Letter of Understanding

Thank you for your continued support of the Discounted Bus Pass Program in the City of Saskatoon. Since implementation in 2003, this program has successfully provided a financially viable transit program to support people with low incomes. The Ministry appreciates your commitment to the Discounted Bus Pass Program and to individuals in your community requiring affordable transportation.

Government approved an increase of \$3.00 per pass sold effective October 1, 2011. As part of this latest funding renewal, the province will boost its contribution per bus pass to \$24.00 from \$21.00, an increase of more than 14 percent.

Enclosed, you will find three signed copies of the proposed Letter of Understanding for the period October 1, 2011 to March 31, 2012. If your administration is in agreement, please arrange for signing by officials and return one original copy to my attention.

In addition to the rate increase, the Letter of Understanding indicates an additional reporting option available to your administration. A clause in the enclosed documents indicates that quarterly reporting options are now available if you prefer to receive quarterly payments from the Ministry.

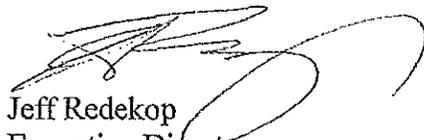
Upon completion of the term of this arrangement, an official from our Ministry will contact your office to gather sales details in order to complete the financial reconciliation.

... 2

Mitch Riabko
December 12, 2011
Page 2

Early in the New Year, the Ministry will meet with your administration to discuss the 12-month April 1, 2012 – March 31, 2013 Letter of Understanding.

Sincerely,



Jeff Redekop
Executive Director

Attachment

cc: Linda Gaudet, Income Assistance Manager, Saskatoon
Alan Jones, Director, Income Assistance Service Delivery North
Gord Tweed, Executive Director, Income Assistance and Disability Services

LETTER OF UNDERSTANDING

between

THE CITY OF SASKATOON

and

**THE MINISTRY OF SOCIAL SERVICES
OF THE GOVERNMENT OF SASKATCHEWAN**

This Letter of Understanding sets forth the agreement between the City of Saskatoon and the Ministry of Social Services (MSS) of the Government of Saskatchewan regarding the Discounted Bus Pass Program for individuals currently participating in MSS programs.

The terms of the agreement are as follows:

1. The Program will be in place for a period of six (6) MONTHS commencing on October 1, 2011.
2. Under the Program, eligible clients and their immediate families will be able to purchase monthly bus passes at a reduced rate. Eligible clients must be participating in one of the following programs:
 - (a) Saskatchewan Assistance Program (SAP)
 - (b) Saskatchewan Assured Income for Disability (SAID)
 - (b) Transitional Employment Allowance (TEA)
 - (c) Provincial Training Allowance (PTA)
 - (d) Saskatchewan Employment Supplement (SES)
3. At the time of the discounted bus pass purchase, the client must provide proof they are eligible clients, either through a cheque stub from one of the above mentioned programs and one piece of identification or a letter from a government employee stating the individual is eligible. Only approved individuals will be able to purchase the discounted monthly bus passes.
4. Eligible clients will be eligible to purchase one bus pass per month per family member. Clients must first register with the Saskatoon Transit Customer Service Centre in the downtown bus terminal for their new Go-Pass card. Once registered, discounted pass users will be able to reload their Go-Pass at any participating vendor.
5. The City of Saskatoon agrees to provide MSS with copies of all records pertaining to the sale of discounted bus passes to MSS clients.

6. MSS agrees to pay the City of Saskatoon \$24.00 per monthly bus pass sold to eligible clients and their immediate family.
7. The City of Saskatoon will submit a report to MSS as the financial reconciliation process outlining the number of monthly passes sold upon completion of the program year. Alternatively, the City may submit quarterly sales reports, in which case the Ministry will make quarterly sales payments.
8. The City of Saskatoon reserves the right to set the discounted bus pass rate, notwithstanding the established discounted individual rate shall, at a minimum, be \$24.00 below the established public Transit System rates.
9. MSS and the City of Saskatoon retain the right to terminate this Letter of Understanding by providing one month's written notice.
10. All notices or other communications under this Letter of Understanding shall be in writing and will be provided:

To the City of Saskatoon at:
222 3rd Avenue North
Saskatoon, Saskatchewan
S7K 0J5
Attention: Mitch Riabko

To the Ministry of Social Services:
1920 Broad Street
Regina, Saskatchewan
S4P 3V6
Attention: Jeff Redekop

ON BEHALF OF THE
CITY OF SASKATOON

ON BEHALF OF THE
MINISTRY OF SOCIAL

Donald Atchinson
Mayor


Jeff Redekop, Executive Director
Service Delivery, Income Assistance
and Disability Services

City Clerk

Dec 9/11
Date

Date

His Worship the Mayor and City Council
The City of Saskatoon

LEGISLATIVE REPORTS

Section A – OFFICE OF THE CITY CLERK

A1) Ward Three Municipal By-Election Disclosure of Campaign Contributions and Expenses (File No. CK. 255-5-1)

RECOMMENDATION: that the information be received.

Bylaw No. 8491, The Campaign Disclosure and Spending Limits Bylaw, 2006, requires that all candidates in a by-election must file a Statement of Election Expenses/Contributions with the Returning Officer within two months following the day of the by-election. The Ward Three by-election was held on October 19, 2011; accordingly the last day for filing the required Statements of Election Expenses and Contributions was Monday, December 19, 2011.

The Statement of Election Expenses/Contributions for candidates for Councillor consists of a Statutory Declaration (Schedule A) indicating the total campaign contributions and the total campaign expenses of the candidate, and a list (Schedule B) of the contributor names and amount for all contributions exceeding \$250.00.

Section 10 of the *Bylaw* provides that all documents filed with the Returning Officer are public documents and, at any time after the filing deadline, may be inspected at the office of the City Clerk during regular office hours. The *Bylaw* further states that the Returning Officer shall forward to Council and also post in a conspicuous place a report summarizing the campaign contributions and campaign expenses of each candidate, with a notation for any candidate who has exceeded the limit on campaign expenses (i.e. \$15,290.00 for Councillor candidates) and the names of any candidates who fail to file the required disclosure statements.

Attached is a summary of the disclosures filed to date. It has been posted in the lobby of City Hall and on the City's website.

The following candidates failed to file the required disclosures by the December 19, 2011 deadline:

Salah-Ud-Din Tippu
Rik Steernberg (filed January 6, 2012)

The following are the penalty provisions of *Bylaw 8491*:

24(1) Every person who contravenes any provision of this Bylaw is guilty of an offence and liable on summary conviction to a fine of not more than \$5,000 and, in the case of a continuing offence, to a further fine of not more than \$5,000 for each day during which the offence continues.

(2) A conviction for an offence under this Bylaw does not relieve the person convicted from complying with the Bylaw and the convicting judge may, in addition to any fine imposed, order the person to do any act or work, within the time specified by the judge in the order, to comply with the provisions of this Bylaw.

(3) A person to whom an order is directed pursuant to subsection (2), who fails to comply with that order within the time specified by the judge, is guilty of any offence and liable on summary conviction to a fine of not more than \$5,000 for each day during which the non-compliance continues.

In accordance with City Council's prior direction, the candidates who were in breach of the Bylaw will be prosecuted.

PUBLIC NOTICE

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

ATTACHMENT

1. Ward 3 Municipal By-Election Disclosure Chart.

Section B – OFFICE OF THE CITY SOLICITOR

**B1) Underground Encroachments and Sidewalk Safety
(File No. CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council consider Bylaw No. 8995; and
 - 2) that the General Manager of Infrastructure Services be authorized to make payments to encroachment owners, who repair/rebuild or remove encroachments in accordance with the report of the City Solicitor dated November 23, 2011.

Executive Committee, at its meeting of November 28, 2011, considered a report of the City Solicitor dated November 23, 2011, a copy of which is attached, and passed the following resolutions:

- “1) that the Administration be instructed to prepare the appropriate report and bylaw for Council, to implement an underground encroachment program as set out in the report of the City Solicitor dated November 23, 2011; and
- 2) that the question of funding contributions to encroachment owners, be forwarded to City Council’s budget deliberations.”

Attached please find Bylaw No. 8995 being The Underground Encroachment and Sidewalk Safety Bylaw, 2012. Bylaw No. 8995 provides the Fire Department with the same or similar powers of inspection and enforcement as exist in the City’s Property Maintenance and Nuisance Abatement Bylaw.

As regards Resolution No. 2, City Council as part of the 2012 budget, allocated \$100,000 towards monetary contributions to encroachment owners who repair/rebuild or remove an encroachment (as described in the November 23, 2011 report attached). We are proposing that the General Manager of Infrastructure Services be responsible for the distribution of these funds.

The Risk Manager, on January 6, 2012, sent all of the encroachment owners of which we are aware, a copy of the November 23, 2011 report. They were also advised that the matter would be before City Council on January 16, 2012.

The General Managers of Fire and Protective Services and Infrastructure Services have approved this report.

PUBLIC NOTICE

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

Legislative Report No. 1-2012
Section B – Office of the City Solicitor
Monday, January 16, 2012
Page 2

ATTACHMENTS

1. Report of the City Solicitor to Executive Committee dated November 23, 2011.
2. Bylaw No. 8995, The Underground Encroachment and Sidewalk Safety Bylaw, 2012.

Respectfully submitted,

Janice Mann, City Clerk

Theresa Dust, City Solicitor

A1

WARD THREE MUNICIPAL BY-ELECTION
OCTOBER 19, 2011

DISCLOSURE – CAMPAIGN CONTRIBUTIONS AND EXPENSES

NAME	CONTRIBUTIONS	EXPENSES	EXCEEDED LIMIT	DID NOT FILE
Tad Cherkewich	\$0	\$ 137.80	No	
Salah-Ud-Din Tippu				X
Rik Steernberg	\$2,993.49	\$2,993.49	No	Late Jan. 6/12
Eric Olauson	\$ 700.00	\$2,000.00	No	
Ann Iwanchuk	\$9,345.00	\$9,086.95	No	
Derek Rope	\$5,007.00	\$4,992.64	No	
Mike San Miguel	\$6,185.00	\$9,383.00	No	

BI

TO: City Clerk, Executive Committee
FROM: Theresa Dust, Q.C., City Solicitor
DATE: November 23, 2011
SUBJECT: Underground Encroachments and Sidewalk Safety
FILE NO: 4090-2

- RECOMMENDATION:**
- 1) that the Administration be instructed to prepare the appropriate report and bylaw for Council, to implement an underground encroachment program as set out in this report; and
 - 2) that the question of funding contributions to encroachment owners, be forwarded to City Council's budget deliberations.

BACKGROUND

In March of 2011, City Council approved a report from our Office which outlined a proposed program to check the safety of the underground encroachments which exist in Saskatoon. The essence of the program was that the owners of the underground encroachment would provide the City with an engineer's report certifying that the underground structure was safe. The estimated cost of the certification was \$2,000-\$5,000, with the owner paying a maximum of \$2,000 and the City (through Risk Management funds) paying the rest.

Also, based on the certification, the City was to assume liability for the top surface of the encroachment, which forms the sidewalk.

REPORT

Proposed Program of Enforcement

Since then, there have been a number of discussions with structural engineers. It is now our understanding that it is both difficult and expensive for an engineer to "certify" that the underground structure is safe. This is because no drawings exist for these structures, and no records have been retained as to how they were built - what kind of cement, how much rebar, what kind of supports, etc. An engineer may or may not be able to determine this through drilling core samples, etc. However, it will be difficult and expensive.

As a result, we are proposing a different approach to the encroachment issue. The owner will continue to be liable for the encroachment. However, the City will not ask every owner to certify the safety of their encroachment. Instead, the Fire Department will deal with underground encroachments through The Property Maintenance Bylaw, in the same way that it enforces above-ground building structures.

The proposal is that the Fire Department will inspect underground encroachments with the assistance of a structural engineer retained by the Fire Department, where necessary. (This is what is done for

buildings which are suspected of being structurally unsound.) The Fire Department's engineer will be paid from Risk Management funds.

If the Fire Department is of the opinion that there is a safety concern with the underground encroachment, it will issue an Order. The Order could result in the owner of the underground encroachment being required to repair/rebuild the structure to City standards or remove the encroachment. Removal of the underground encroachment involves building a retaining wall where the "outside" basement wall would normally be, and filling in the space under the sidewalk, as well as building a new sidewalk.

The above possible outcomes are expensive. However, the sidewalk must be safe. Underground encroachments are the responsibility of the owner. They provide no benefit to the City or the general public.

Monetary Contributions to Encroachment Owners

There had been some informal mention of offering some monetary contribution to encroachment owners who require major work on their encroachments. If this is of interest to City Council, we would recommend the following:

For owners who repair/rebuild the structure, we would recommend that the City contribute a maximum amount of \$5,500. This is the average amount which the City would spend on constructing a normal sidewalk, which would be of equal length and size to the top of the encroachment. We believe that such a contribution can be justified because a fully rebuilt encroachment will, in fact, produce a new sidewalk.

For owners who remove the encroachment, we would recommend that the City contribute toward the cost of filling in the space under the sidewalk to a maximum amount of \$5,000. In addition to the above, the City would assume the cost of constructing a new sidewalk over the fill. This would amount to a potential total of \$10,500, which is a significant sum of money. However, it can be argued that there is a benefit to the City when encroachments are filled in. The issues of safety of the sidewalk, the need for inspections, etc., all disappear.

The Infrastructure Services Department has no funding for the contributions to owners set out above. The Administration has included in the draft 2012 budget, a proposal to allocate \$100,000 from the Reserve for Capital Expenditures to underground encroachments. If approved, this funding would be used as set out above.

If the funding is not approved, the intent is that the enforcement program with the Fire Department would still proceed. There would be no financial contribution for owners who received an Order.

Glass Blocks

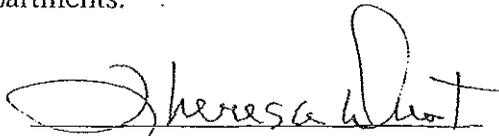
City Council had also enquired about the cost of preserving glass blocks in the top of the encroachment when it is repaired/rebuilt or filled in. We obtained rough estimates as follows:

- (a) to salvage old glass blocks and build them into a new sidewalk over a filled-in encroachment costs \$26,000-\$30,000;
- (b) to build new glass block into a new sidewalk over a filled-in encroachment costs \$20,000-\$100,000 depending on the type of block, whether a cast iron grid is used, etc.; and
- (c) building a new ceiling or "top" to an encroachment and incorporating glass block into the resulting sidewalk, costs two to three times the above.

The Administration is not recommending that the City contribute to these costs. Heritage grants may be available.

This report has been reviewed and approved by the General Managers of the Fire and Infrastructure Services Departments.

Written by:



Theresa Dust, Q.C., City Solicitor

Dated: November 23, 2011

cc: His Worship the Mayor
City Manager
General Manager, Fire and Protection Services Department
General Manager, Infrastructure Services Department
Solicitor/Risk Manager

BYLAW NO. 8995**The Underground Encroachment and Sidewalk Safety Bylaw, 2012**

Whereas the City has the power under *The Cities Act* to make bylaws for the safety, health and welfare of the citizens of the City;

And Whereas the City has the power under *The Cities Act* to make bylaws respecting the enforcement of its bylaws, including providing for inspections to determine if bylaws are being complied with, and to issue orders to remedy any contraventions;

And Whereas the City has the power under *The Cities Act* to permit Encroachments under the sidewalks and streets of the City for the benefit of abutting property Owners, and to determine the terms and conditions of the use, maintenance, repair and replacement of such Encroachments;

And Whereas such Encroachments currently exist in the City, and these Encroachments are typically attached to and form part of the basements of abutting properties and are only accessible through the abutting properties;

And Whereas the structure associated with these Encroachments creates a void under the Sidewalk and forms the supporting structure for the Sidewalk and street above and abutting the Encroachment;

Now Therefore the Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as The Underground Encroachment and Sidewalk Safety Bylaw, 2012.

Purpose

2. The purpose of this Bylaw is:
 - (a) to ensure that Encroachments are safe and properly maintained so as to provide safe passage for pedestrians and vehicles in areas over or abutting an Encroachment; and
 - (b) to prescribe the terms and conditions of the use, maintenance, inspection, repair and replacement of such Encroachments.

Definitions

3. In this Bylaw:

- (a) "City" means The City of Saskatoon;
- (b) "Council" means the Council of The City of Saskatoon;
- (c) "Encroachment" means an area, opening or structure located in or under a street that is attached to the abutting property including the top or covering of the area, opening or structure if the top or covering is a Sidewalk;
- (d) "General Manager" means the Manager of the Fire Protective Services Department for The City of Saskatoon, or his delegate;
- (e) "Designated Officer" means an employee or agent of the City appointed, pursuant to Section 2(1)(e) of *The Cities Act*, by the General Manager to act as a designated officer for the purposes of this Bylaw;
- (f) "Owner" means the Owner of the property immediately abutting the Encroachment;
- (g) "Property" means land or improvements or both;
- (h) "Sidewalk" means that part of an encroachment that forms the top or cover of the Encroachment, and which is designed and intended for the use of pedestrians; and
- (i) "Street" means a street as defined in Section 2 of *The Cities Act*.

Administration of the Bylaw

- 4. (1) Except as otherwise provided, Council hereby delegates the administration and enforcement of this Bylaw to the General Manager.
- (2) The General Manager may further delegate the administration and enforcement of this Bylaw to any employee or agent of the City.

Responsibility

5. The Owner shall, pursuant to Section 281 of *The Cities Act*, retain responsibility for all costs and damages arising out of the existence of the Encroachment and Sidewalk, including those arising out of the condition of the Sidewalk that are caused or contributed to by the Owner's failure to maintain the Encroachment.

Maintenance of Encroachment, Sidewalk and Street

6. The Owner shall maintain, repair or replace the Encroachment in accordance with the standards and specifications set out by the General Manager, and shall pay all costs associated with the maintenance, repair or replacement of the Encroachment, including the costs to repair any damage to the Street caused by the repair.
7. If, in the opinion of the General Manager, the Sidewalk is not safe, the Owner shall repair the Sidewalk in accordance with the standards and specifications set out by the General Manager, and shall pay all costs associated with the maintenance, repair or replacement of the Sidewalk.
8. If the Street that abuts the Encroachment or Sidewalk requires repair due to any reason contributed to or caused by the presence or condition of the Encroachment or Sidewalk, the Owner shall pay to the City its reasonable costs to repair the Street.

Special Features of the Sidewalk

9.
 - (1) If the Owner wishes to retain or provide special features for the Sidewalk, including heritage features such as prismatic glass blocks, and if such special features are approved by the General Manager, the Owner shall be responsible for all costs associated with the construction, maintenance and repair of the Sidewalk and special features.
 - (2) Any special features shall comply with all standards, terms and conditions that the General Manager may impose.
 - (3) The General Manager shall not approve the installation of any special features unless the Owner enters into an agreement with the City that reflects the terms and conditions imposed for the construction, repair and maintenance of the special features and the Encroachment. The agreement shall provide that the agreement shall be registered against title to the Property immediately abutting the Encroachment for as long as the special features exist.

Removal of Encroachment

10. The General Manager may at any time order the removal of the Encroachment and the filling in of the area or opening and the replacement of the pavement or the sidewalk upon such terms and conditions as the General Manager may impose, whether or not the encroachment constitutes a safety concern or involves a contravention of this Bylaw.

No Vested Right

11. The existence of an Encroachment or its proximity or attachment to any Property shall not create a vested right in any property.

Fees

12. (1) Council may, in accordance with Section 281 of *The Cities Act*, charge the Owner an annual or other fee for the privilege or use of the Encroachment.
- (2) In accordance with Section 281 of *The Cities Act*, any fees or other charges imposed pursuant to (1) hereof may be added to the tax roll of the Property abutting the Encroachment as a special assessment.

Reports

13. The Owner shall, at its expense, provide such reports on the condition of the Encroachment as the General Manager in his or her sole discretion may require.

Inspections

14. (1) The inspection of Property by the City to determine if this Bylaw is being complied with is hereby authorized.
- (2) Inspections under this Bylaw shall be carried out in accordance with Section 324 of *The Cities Act*.
- (3) No person shall obstruct a Designated Officer who is authorized to conduct an inspection under this section, or a person who is assisting a Designated Officer.
- (4) The Owner shall, upon reasonable notice, provide access to the City to the Encroachment through the property abutting the Encroachment so the City may inspect the Encroachment and Sidewalk.

Warrants

15. If the Owner refuses or for any reason fails to provide access to the Encroachment pursuant to Subsection 12(4), the City may, pursuant to Sections 325 and 326 of *The Cities Act*, apply for a warrant to gain access.

Order to Remedy Contraventions

16. (1) If a Designated Officer finds a contravention of this Bylaw, the Designated Officer may, by written order, require the Owner or occupant of the Property abutting the Encroachment to which the contravention relates to remedy the contravention.
- (2) An Order given under this Bylaw shall comply with Section 328 of *The Cities Act*.
- (3) An Order given under this Bylaw shall be served in accordance with Section 347 of *The Cities Act*.

Registration of Notice of Order

17. If an order is issued pursuant to Section 16, the City may, in accordance with Section 328 of *The Cities Act*, give notice of the existence of the order by registering an interest against the title to the Property abutting the Encroachment that is the subject of the order.

Appeal of Order to Remedy

18. (1) A person may appeal an order made pursuant to Section 16 in accordance with Section 329 of *The Cities Act*.
- (2) Appeals shall be made to the Saskatoon Property Maintenance Appeal Board, which Board is hereby designated to hear appeals under this Bylaw.
- (3) The Board shall consist of five members appointed by Council. A quorum shall consist of three members.

City Remediating Contraventions

19. The City may, in accordance with Section 330 of *The Cities Act*, take whatever actions or measures are necessary to remedy a contravention of this Bylaw, or to prevent a re-occurrence of the contravention.

Adding Amounts to Tax Roll

20. The City may, in accordance with Section 333 of *The Cities Act*, add any unpaid expenses and costs incurred by the City in remedying a contravention of this Bylaw to the taxes on the Property abutting the Encroachment on which the work was done.

Civil Action to Recover Costs

21. The City may, in addition to or instead of its rights under Section 19 hereof, in accordance with Section 332 of *The Cities Act*, collect any unpaid expenses and costs incurred in remedying a contravention of this Bylaw by civil action for debt in a court of competent jurisdiction against the Owner of the Property abutting the Encroachment on which the work was done.

Emergencies

22. In an emergency, the City may, in accordance with Section 331 of *The Cities Act*, take whatever actions or measures are necessary to eliminate the emergency, whether or not the emergency involves a contravention of this Bylaw.

Offences

23. (1) No person shall:
- (a) fail to comply with an order made pursuant to this Bylaw;
 - (b) obstruct or hinder any Designated Officer or any other person acting under the authority of this Bylaw; or
 - (c) fail to comply with any other provision of this Bylaw.
- (2) Every person who contravenes any provision of Subsection (1) is guilty of an offence and liable on summary conviction:
- (a) in the case of an individual, to a fine of not more than \$10,000;
 - (b) in the case of a corporation, to a fine of not more than \$25,000; and
 - (c) in the case of a continuing offence, to a maximum daily fine of not more than \$2,500 per day.

His Worship the Mayor and City Council
The City of Saskatoon

REPORT

of the

PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor C. Clark, Chair
Councillor R. Donauer
Councillor B. Dubois
Councillor M. Loewen
Councillor P. Lorje

- 1. Innovative Housing Incentives Application Mortgage Flexibilities Support Program – Innovative Residential Inc. – 1022 Hampton Circle Resolution Grant, Pricing, and Affordability
(Files CK. 750-4, PL. 951-68 and PL. 1870-2)**
-

RECOMMENDATION: that the information be received.

Attached is a report of the General Manager, Community Services Department dated December 19, 2011, with respect to the above matter.

Your Committee has reviewed the report with the Administration and is forwarding the report to City Council as information.

- 2. Innovative Housing Incentives Application
Habitat for Humanity Saskatoon Inc. – 602 Avenue G South
(Files CK. 750-4 and PL. 951-98)**
-

RECOMMENDATION:

- 1) that additional funding in the amount of \$7,000 be approved from the Affordable Housing Reserve to fund an additional unit proposed for Habitat for Humanity Saskatoon Inc.'s project at 602 Avenue G South; and
- 2) that a five-year incremental property tax abatement be approved for this additional unit.

Attached is a report of the General Manager, Community Services Department dated December 19, 2011, with respect to the above application from Habitat for Humanity Saskatoon Inc. regarding their project at 602 Avenue G South.

Your Committee has reviewed the above report with the Administration and supports the above recommendations.

**3. New Rental Construction Land Cost Rebate Program
University of Saskatchewan, Student Housing
College Quarter Project, Phase II, 100 Block Cumberland Avenue South
(Files CK. 750-4 and PL. 952-6-11)**

- RECOMMENDATION:**
- 1) that the application for additional funding of \$50,000 received from the University of Saskatchewan for the creation of ten additional new purpose-built rental units on University of Saskatchewan land, east of Cumberland Avenue, be approved;
 - 2) that the City Solicitor's Office be instructed to prepare the necessary Incentive Agreement; and
 - 3) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement on behalf of the City of Saskatoon.

Attached is a report of the General Manager, Community Services Department dated December 14, 2011, with respect to the above application.

Your Committee has reviewed the report with the Administration and supports the above recommendations.

**4. Saskatoon Goldfins Swim Club and City of Saskatoon Lease Agreement
(Files CK. 606-2, LS. 290-84 and LS. 29070)**

- RECOMMENDATION:**
- 1) that a five-year Lease Agreement at Shaw Civic Centre between Saskatoon Goldfins Swim Club and the City of Saskatoon from March 1, 2012, to February 28, 2017, totalling \$18,687 be approved;

- 2) that the rental rate for each of the years (plus G.S.T.) of the term be charged to the Saskatoon Goldfins Swim Club as follows:
 - i) year one \$3,450;
 - ii) year two \$3,588;
 - iii) year three \$3,732;
 - iv) year four \$3,881;
 - v) year five \$4,036; and

- 3) that the City Solicitor be requested to prepare the appropriate Contract Agreement and that His Worship the Mayor and The City Clerk be authorized to execute the Agreement under the Corporate Seal.

Attached is a report of the General Manager, Community Services Department dated December 19, 2011, with respect to the above proposed lease agreement.

Your Committee has reviewed the report with the Administration and is supporting the above recommendation.

Respectfully submitted,

Councillor C. Clark, Chair

1.

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: December 19, 2011
SUBJECT: Innovative Housing Incentives Application Mortgage Flexibilities Support Program – Innovative Residential Inc. – 1022 Hampton Circle Resolution Grant, Pricing, and Affordability
FILE NO: PL 951-68 and PL 1870-2

RECOMMENDATION: that a copy of this report be forwarded to City Council for information.

EXECUTIVE SUMMARY

The Mortgage Flexibilities Support Program (MFSP) has been operational for over two years. Recently, City Council requested more information concerning the pricing of affordable housing and the use of City of Saskatoon (City) grants and incentives for affordable homeownership as it affects competition in the marketplace.

The administration of the Affordable Housing Program includes many requirements to ensure that affordable housing has the following characteristics:

- 1) modest in size with basic amenities;
- 2) energy efficient with low operating costs;
- 3) dispersed in a variety of locations; and
- 4) priced within reach of people with low and modest incomes.

Your Administration is of the opinion that the City is supporting housing developments which otherwise would not be built in sufficient numbers to meet demand. It is the opinion within the Community Services Department that the City is also receiving good value for its incentives. For example, many builders have started providing incentives beyond the value of the City's grant either in the form of reduced price points well below appraised value or monthly incentive programs.

As the MFSP has evolved, it has become apparent that the purchase price is not the only relevant factor in determining the affordability of a home. Builder-sponsored incentives that are applied directly to the property tax or mortgage account, as well as energy saving features, are common in projects supported by the MFSP. These initiatives have reduced monthly costs and made the homes more affordable even though the result has sometimes been higher price points for homes sold under the MFSP.

The City provides assistance to builders who are willing to restrict sales to only those households who are within the Maximum Income Limits (MIL) (up to \$60,000 per year). Furthermore, in the last year, private builders have begun offering their own partial down payment programs equal to 3 percent of the purchase price. However, many low-income buyers cannot access these private programs because they lack the 2 percent down payment and closing costs required to participate. While these private programs are filling an important need in our city, they aren't

meeting the needs of those households who simply can't save \$7,000 to \$8,000 before purchasing a home. The City's 5 percent down payment grant is targeting households who do not have the resources to access the private programs.

In summary, the support programs offered by the City has attracted builders who are willing to make a trade-off between market housing with no income restrictions, and non-market housing restricted to those with limited incomes.

BACKGROUND

During its June 22, 2009 meeting, City Council approved the MFSP. It has proven to be one of the most successful municipally sponsored affordable homeownership programs in Canada.

To date, City Council has approved eight projects under the MFSP, which together include over 400 affordable ownership units. Five of these projects are now complete and the other three projects will come on the market in 2012 and 2013. All projects have been approved for capital grants of up to 10 percent to the builder and low-income homebuyers receive down payment grants equal to 5 percent of the purchase price. All homebuyers must have their incomes screened to ensure that they are below the MIL set by City Council for this program.

It has been noted that the price points for homes sold under the MFSP have risen since the program was implemented two and a half years ago. The homes in the first few projects were all priced below \$200,000 with some units selling for as low as \$169,000. Recent projects approved under the MFSP have been notably higher with the last two projects having some units selling for around \$260,000.

During its October 24, 2011 meeting, City Council passed a resolution requesting the Administration to submit a report to the Planning and Operations Committee providing an overview of grants and sales for the MFSP since its launch in 2009. The issues raised include price points of homes sold under the MFSP, the effectiveness of capital grants on prices and affordability, the features and modesty of affordable housing, and whether the MFSP is giving some builders an unfair competitive advantage in the affordable housing market.

REPORT

Sales Prices and Affordability

Attachment 1 includes a table listing the average selling prices and market values for all projects approved to date under the MFSP. The table also includes the effective sale prices which accounts for the value of monthly assistance programs that builders are now using to make their homes more affordable. The effective selling prices in all cases are below the fair market values of the homes and significantly below the average market price of a townhouse in Saskatoon.

While the cost of building homes has increased since 2009, the table in Attachment 1 shows that builders are continuing to bring some units to the market with prices below \$200,000. Projects approved for 2012 include units with actual sales prices as low as \$172,500 and effective prices

as low as \$155,239. The effective price for three bedroom family-sized units in 2012 will be as low as \$183,140.

Efficient Use of Capital Grants

In 2010, builders began suggesting that not all homes sold under the MFSP require a capital grant of 10 percent, and that if smaller capital grants were made, the capacity of the MFSP could be increased from an estimated 30 units per year. City Council approved a recommendation in the Status Report on the 2010 Housing Business Plan that states:

“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.”

The result of this change is that builders are no longer approved for an automatic 10 percent grant, but rather need to justify the percentage grant needed to offer homes that are affordable to households with incomes below the MILs. The Status Report on the 2010 Housing Business Plan indicated that this policy change could raise the target for the MFSP to as high as 70 units per year.

The builders have been quick to take up the challenge and the City has received a number of creative proposals for the MFSP all requesting a capital grant of significantly less than 10 percent. The average capital grant per unit received from the City has declined from \$18,574 per unit in 2010 to \$4,722 per unit in projects approved for 2012. The table in Attachment 1 includes a column with the average capital grant per unit approved for each project approved since the beginning of the MFSP.

Builder-Sponsored Incentives and Effective Sale Price

On recent projects, rather than discount the sale price, home builders have started offering monthly assistance programs where a lump sum payment is deposited in trust from which monthly payments are made directly to the homebuyer's mortgage or tax account.

The builder-sponsored monthly assistance programs are much more effective at making a home affordable than simply discounting the price. The federal rules governing mortgages restrict the percentage of household income that can be used on housing costs. Under the MFSP, households can only spend 35 percent of their gross income on housing costs. A reduction in the price of a home is, therefore, only 35 percent effective in making the home more affordable (see Attachment 2 for detailed calculations and comparisons).

Home builders have recognized this and have created programs that have allowed them to apply the value of a discount offered directly to the housing costs. The mortgage insurers (Canada Housing and Mortgage Corporation and Genworth Financial Canada) have been allowing approximately 75 percent of the value of these programs when qualifying homebuyers for mortgages, which is more than twice as effective as a discounted price (35 percent effective) in making the home affordable.

Under these programs, the builder makes a lump sum payment that is held in trust and applied either to the homebuyer's property tax or mortgage each month on a declining basis over a 7 to 12 year period. These builder-sponsored programs may result in higher home prices; however, the homes are more affordable due to lower monthly payments for several years (see Attachment 2 for detailed calculations).

The higher price points that have been seen recently under the MFSP have been the result of builder-sponsored monthly assistance programs. Rather than using capital grants to offer price discounts, builders have directed funds into these programs and effectively reduced the monthly housing costs and incomes required to qualify for an affordable home.

Additionally, the builders can apply their incentives on an as-needed basis so that these incentives are only provided to those households who could not qualify for a mortgage without the monthly assistance. This greatly increases the number of households who can purchase homes under the MFSP. When builders put the capital grants towards monthly assistance programs, the limited City funding can be used more efficiently.

It needs to be noted that beyond the amount of the capital grant received, the builders have been committing significant additional funds to these monthly assistance programs.

Energy Efficiency and Affordability

An important factor in the affordability of a home is the monthly energy costs. The City has been requiring Energy Star®, or equivalent standards, on all predesignated sites for affordable and entry-level housing.

The Energy Star® Saskatchewan program estimates annual utility cost saving of \$800 to \$1,000 for a typical home over conventional construction. It has been estimated that while these upgrades can add \$12,000 to the price of a home, the monthly cost (higher mortgage payments to pay for Energy Star® features) is less than the savings. Additionally, the savings will increase over time with increased utility costs.

Modest Features and Amenities

Homes purchased under the MFSP are intended to be of modest size with basic features and amenities. Your Administration has developed criteria for evaluating proposals received under the MFSP program to ensure that the homes are modest and do not include luxury or unnecessary items which increase cost.

Recently, a proposal was turned down by the Administration for an affordable housing project that included two and a half bathrooms, double garages, and other expensive amenities and finishes. The proposed selling price was \$275,000 and the builder was requesting capital grants for a full 10 percent of the project cost, which would have exceeded the City's yearly allocation for this program. This project clearly did not meet the criteria for modest features and amenities.

The criteria used to ensure that the homes are modest are listed in Attachment 3.

Project Selection Criteria

Home building is a competitive business, and there are a number of builders interested in building homes for the MFSP. As a result, the proposals received are becoming increasingly competitive with builders offering their own incentives, requesting partial capital grants, and designing architecturally attractive and energy-efficient projects.

Your Administration has been evaluating competing proposals based on a number of criteria taken from the City's Housing Business Plan. Priority is given to proposals that:

- 1) include financial support from other levels of government;
- 2) meet a clearly identified housing need in the community;
- 3) offer builder-sponsored incentives;
- 4) provide some accessible units;
- 5) have energy-efficient features that lower operating costs;
- 6) meet or exceed the City's architectural guidelines;
- 7) provide capital cost efficiencies (low cost per unit or less than 10 percent grant requested);
- 8) utilize innovation that increases affordability (e.g. creative design, construction methods, or financing); and
- 9) further the deconcentration of affordable housing by building in areas that lack affordable housing.

Competition Between the MFSP and Unsubsidized Builders

The largest barrier to homeownership for low-income households is the inability to save for a down payment. A minimum down payment (5 percent) for an affordable home is approximately \$12,000. On top of this, homebuyers are required to have at least \$2,500 to cover closing costs from their own resources. Saving this amount of money would take years for low-income earners, especially for those who are raising a family.

Therefore, most low-income homebuyers are unable to purchase a home without the down payment grant offered through the MFSP. Federal regulation prohibits private builders from granting more than 3 percent in down payment assistance. The best privately funded homebuyer assistance programs require buyers to contribute \$7,000 to \$8,000 (down payment and closing costs) from their own resources. Lenders strictly monitor applicants to ensure that this money has not been borrowed, or in the case of closing costs, has not been received as a gift.

There are currently three known builders offering a 3 percent down payment grant in Saskatoon. These builders are filling a very important need in the entry-level housing market. While they are selling some homes to households with incomes below the limits of the MFSP, their buyers all have a partial down payment to contribute.

The MFSP serves the needs of those low-income earners who lack the resources to make even a partial (2 percent) down payment. Your Administration considers the MFSP to be serving a market segment (low-income households without a down payment) that the private sector is unable to serve without the City's incentives.

OPTIONS

No options have been proposed.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

There are no financial implications.

ENVIRONMENTAL IMPLICATIONS

Most of the affordable housing projects supported by the MFSP are built to an Energy Star® or equivalent standard. This results in the reduced use of water, electricity, and natural gas as well as a reduction in greenhouse gas emissions.

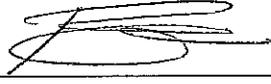
PUBLIC NOTICE

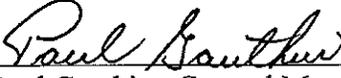
Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

ATTACHMENTS

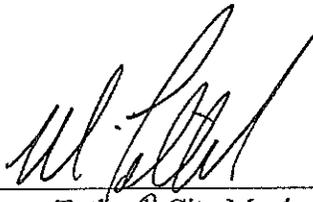
1. Mortgage Flexibilities Support Program: Projects and Sale Prices 2009 to 2012
2. Affordability Comparison: Lower Price Versus Builder-Sponsored Incentives
3. Guidelines for Affordable Housing Projects Sold Under the Mortgage Flexibilities Support Program

Written by: Daryl Sexsmith, Housing Analyst
Neighbourhood Planning Section

Reviewed by: 
Randy Grauer, Manager
Planning and Development Branch

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

Approved by:



Murray Totland, City Manager

Dated: Dec 20/11

Mortgage Flexibilities Support Program: Projects and Sale Prices 2009 to 2012

<u>Project Name or Address</u>	<u>Builder</u>	<u>Year</u>	<u>Average Price of Townhouse in Saskatoon</u>	<u>Fair Market Value Per Unit</u>	<u>Average Selling Price</u>	<u>City's Capital Grant (average per unit)</u>	<u>Monthly Assistance Programs (average value per unit)</u>	<u>Effective Sale Price (Price less monthly assistance programs)</u>
Camponi 1 2-3 Bedroom	Innovative Residential	2009	\$235,000	\$198,000	\$186,000	\$13,333	0	\$186,000
Camponi 2 4 Bedroom	Innovative Residential	2010	\$298,000	\$250,000	\$224,900	\$20,776	\$2,928	\$221,972
Ave R and 22 nd St. 3 Bedroom	Realistic Homes	2010	\$298,000	\$210,000	\$188,500	\$20,100	0	\$188,500
55 Borden Cr. 2 Bedroom	Buffalo Ridge Developments	2010	\$298,000	\$224,000	\$198,000	\$17,000	0	\$198,000
Hartford Greens 3 Bedroom	Innovative Residential	2011	\$309,920*	\$247,000	\$232,300	\$16,544	\$3,255	\$229,045
1015 Patrick Cr. 2 Bedroom	Jastek	2012	\$322,316*	\$242,500	\$212,000	\$1,730	0	\$212,000
125 Willis Cr. 2 Bedroom	Classic Communities	2012	\$322,316*	\$245,000	\$244,000	\$14,800	\$70,860	\$173,140
125 Willis Cr. 3 Bedroom	Classic Communities	2012	\$322,316*	\$255,000	\$254,000	\$14,800	\$70,860	\$183,140
Bella Vista 2 Bedroom	Innovative Residential	2012	\$322,316*	\$187,500	\$172,500	\$6,845	\$17,261	\$155,239
Bella Vista 3 Bedroom	Innovative Residential	2012	\$322,316*	\$252,500	\$252,500	\$6,845	\$17,261	\$235,239

* Projected average sale price for Saskatoon townhouse in 2011 and 2013

Affordability Comparison: Lower Price Versus Builder-Sponsored Incentives

The following example is for a home selling for \$240,000. Column A shows the payments and income needed to qualify with just the down payment assistance program (no capital grant).

The home can be made more affordable by providing the builder with a capital grant of 10 percent of the cost (\$21,600). If the builder uses the grant as a discount on the price, the household income needed to qualify for a mortgage is reduced by \$3,531, as shown, or if the builder invests the capital grant in a monthly assistance program, then the income needed to qualify can be reduced by \$9,017, as shown in column C.

	<u>Column A</u>	<u>Column B</u>	<u>Column C</u>
Price	\$240,000	\$240,000	\$240,000
Discount	0	(21,600)	0
Down Payment	(12,000)	(12,000)	(12,000)
Mortgage Insurance	<u>7,200</u>	<u>7,200</u>	<u>7,200</u>
Amount Borrowed	\$235,200	\$213,600	\$235,200
Monthly Mortgage Payment (30 year 4 percent)	\$1,118	\$1,015	\$1,118
Taxes, Utilities, and And One Half Condo fees	350	350	350
*Monthly Assist	<u>0</u>	<u>0</u>	<u>(263)</u>
Total Monthly Payment	\$1,468	\$1,365	\$1,205
Income to Qualify With 35 Percent of Income Spent on Housing:	\$50,331	\$46,800	\$41,314

* Monthly assistance subsidy is applied directly to property taxes and/or mortgage. In this example, the monthly assistance starts at \$350 per month and declines by \$50 per year over eight years. The mortgage insurance companies allow 75 percent of the first year's subsidy to be used in qualifying for the mortgage. The total amount of the subsidy is \$21,600, the same as the capital grant.

Guidelines for Affordable Housing Projects Sold under the Mortgage Flexibilities Support Program

Housing projects approved under the Mortgage Flexibilities Support Program are to be modest housing with basic features, amenities, and finishes. Builders should follow the following guidelines when preparing a proposal for the Mortgage Flexibilities Support Program.

1. Family-oriented: a mix of two- and three-bedroom units is ideal.
2. This should be a multi-unit development.
3. Townhouse or ground access is preferred.
4. Modest features: less features than what the market is providing. This is somewhat subjective. The development should not include things such as: fire places, central air conditioning, hot tubs, expensive finishes, etc. We wouldn't say none of these features, but it would be less of these features than the norm in the area;
5. Modest Size: 1,200 square foot maximum for three bedrooms or 1,100 square foot maximum for two bedrooms. This is a finished area. A finished basement would need to be within these limits. Utility, laundry, and storage rooms above grade, when there is no basement would not be considered finished area.
6. Modest number of bathrooms: one full bathroom, and a half bath on the main floor is fine on a two-storey unit.
7. Parking and storage: Parking stalls should not exceed zoning requirement of 1.5 per unit plus one visitor stall per eight units. This will mean some units have one stall and some have two stalls in a development.
8. A single-car garage can be justified in affordable housing if required for the area by development or architectural controls. In cases where there is no basement or storage room, a single-car garage is certainly justifiable in affordable housing as families need storage for bikes, outdoor furniture, etc. A two-car garage would be considered excessive for affordable housing.
9. Land cost per unit should be below \$30,000. This requires a density of over 20 units per acre.
10. Price should be below \$250,000 for three-bedroom units and below \$225,000 for two-bedroom units. Price can be above this if offset by developer-sponsored incentives. Three-bedroom units should be affordable by households with incomes \$50,000 to \$60,000 (not just aimed at \$59,999). Two bedrooms should be affordable to those without dependents with incomes in the \$45,000 to \$52,500 range.

11. Developer-sponsored incentives should be to make the units more affordable, not to allow home buyers to purchase a larger house or a house with more features.
12. The income limits were raised because people within these limits need help in finding housing. Income limits were not raised to raise the features and amenities found in an affordable home.
13. Energy-saving features and low-maintenance products are encouraged and not considered luxury items if they reduce operating costs.
14. Provision of some accessible units is encouraged.

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: December 19, 2011
SUBJECT: Innovative Housing Incentives Application
Habitat for Humanity Saskatoon Inc. – 602 Avenue G South
FILE NO: PL 951-98

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that additional funding in the amount of \$7,000 be approved from the Affordable Housing Reserve to fund an additional unit proposed for Habitat for Humanity Saskatoon Inc.'s project at 602 Avenue G South; and
- 2) that a five-year incremental property tax abatement be approved for this additional unit.

BACKGROUND

During its August 17, 2011 meeting, City Council approved an application from Habitat for Humanity Saskatoon Inc. (Habitat for Humanity) for funding assistance under the Innovative Housing Incentives Program for the construction of two affordable housing units, located at 602 Avenue G South in the King George neighbourhood. The total estimated cost for the project in August 2010 was \$290,000. The City of Saskatoon's (City) contribution of 10 percent of the total capital cost was estimated to be \$29,000. City Council also approved a five-year incremental tax abatement for the units to be built on this site.

Habitat for Humanity recently informed the Planning and Development Branch that an additional affordable housing unit was to be constructed, changing the initial construction from two to three affordable housing units. Due to the additional unit added to the project, the total estimated cost of the project is \$360,000.

REPORT

Based on the total estimated cost of \$360,000, a contribution from the City of 10 percent of the total project cost would be \$36,000. This would be an additional \$7,000 from the amount previously approved by City Council for this project. This amount is below the maximum contribution limits per unit as outlined in the City's 2011 Housing Business Plan.

In addition to the additional \$7,000 in funding, the Administration is also recommending a five year incremental tax abatement for the additional unit. Habitat for Humanity finances the homes with an interest free mortgage to low-income families with incomes below \$52,000 who contribute 500 hours in sweat equity (volunteer labour). The Habitat for Humanity program meets an important housing need in our community serving families with incomes that may be too low to access the Mortgage Flexibilities Support Program.

Section 3.4ii of the Innovative Housing Incentives Policy No. C09-002 restricts the granting of incremental property tax abatements to rental or cooperative housing projects. Habitat for Humanity intends to sell the units built on this site; therefore, granting an incremental property tax abatement for this project is outside of the policy requirements.

The Administration recommends that an exception to this policy be made for Habitat for Humanity because the homes are sold to families with very low incomes that would not be able to purchase a home without Habitat for Humanity's program. City Council's practice has been to approve five-year incremental tax abatements on previous Habitat for Humanity projects approved since 2009. Habitat for Humanity projects are not able to take advantage of the City's 5 percent down payment grant; therefore, a five-year tax abatement is recommended instead.

OPTIONS

1. Approve an increase of \$7,000 for the City's contribution of 10 percent of the total capital costs to Habitat for Humanity for the provision of an additional housing unit proposed for its project located at 602 Avenue G South and approve a five-year incremental property tax abatement for this additional unit.
2. Decline to approve the \$7,000 to cover the City's share under the Innovative Housing Incentives Program and decline to approve a five-year incremental tax abatement. This option will mean that Habitat for Humanity will likely have to seek additional funding from another source in order to proceed with the project.

Your Administration is recommending Option 1.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The funding source for the additional capital grant of \$7,000 is the Affordable Housing Reserve. This project will be funded from the 2012 allocation of \$1.2 million for affordable housing initiatives. If this project is approved, there will be approximately \$60,000 remaining for additional affordable housing projects to be completed in 2012.

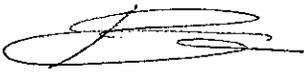
ENVIRONMENTAL IMPLICATIONS

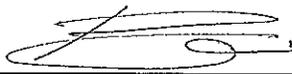
There are no environmental and/or greenhouse gas implications.

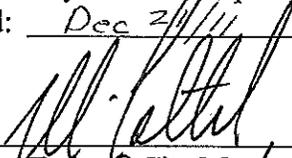
PUBLIC NOTICE

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

Written by: Ian Williamson, Planner
Neighbourhood Planning Section

Reviewed by: 
Randy Grauer, Manager
Planning and Development Branch

Approved by: 
for Paul Gauthier, General Manager
Community Services Department
Dated: Dec 24/11

Approved by: 
Murray Totland, City Manager
Dated: Dec 23/11

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: December 14, 2011
SUBJECT: New Rental Construction Land Cost Rebate Program
 University of Saskatchewan, Student Housing
 College Quarter Project, Phase II, 100 Block Cumberland Avenue South
FILE NO: PL 952-6-11

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that the application for additional funding of \$50,000 received from the University of Saskatchewan for the creation of ten additional new purpose-built rental units on University of Saskatchewan land, east of Cumberland Avenue, be approved;
- 2) that the City Solicitor’s office be instructed to prepare the necessary Incentive Agreement; and
- 3) that His Worship the Mayor and the City Clerk be authorized to execute the Agreement on behalf of the City of Saskatoon.

BACKGROUND

During its June 23, 2008 meeting, City Council approved an amendment to the Innovative Housing Incentives Policy No. C09-002 creating the New Rental Construction Land Cost Rebate Program. The program provides a cash grant of \$5,000 per unit, as well as five-year property tax abatement on the incremental increase in taxes resulting from the construction. These incentives are subject to the project remaining as rental housing for a period of 15 years.

During its November 22, 2010 meeting, City Council approved an application for funding of \$575,000 from the University of Saskatchewan (U of S) for Phase II of the College Quarter Undergraduate Residence Project to construct 115 new purpose-built rental units.

During its September 26, 2011 meeting, City Council approved a Cost Sharing Agreement with the Province of Saskatchewan to help fund the New Rental Construction Land Cost Rebate Program. Under this agreement, the provincial government now covers the cost of the cash grant by matching the value of the municipal tax abatement with a cash grant of up to \$5,000 per unit. The Agreement includes funding for a total of 1,874 units from 2011 to 2015.

On December 7, 2011, the U of S informed the Community Services Department that the plans for Phase II of the College Quarter undergraduate residence had been modified to include an additional ten units and requested City funding for these additional ten units.

REPORT

This project is the second phase of the U of S' College Quarter Undergraduate Residence Project. The first phase opened in September 2011 and construction is under way for Phase II with completion estimated for August 2012. The U of S revised the mix and sizes of units to better meet the needs of students requiring housing. The result is that Phase II now includes ten studio units that will be in addition to the 115 larger units that were previously approved.

There continues to be a great need for rental housing in the City of Saskatoon (City). The current vacancy rate in Saskatoon is 2.6 percent and 0.8 percent in neighbourhoods near the university (statistics received from Canada Mortgage and Housing Corporation). Generally speaking, a vacancy rate below 3 percent indicates a shortage of rental housing. The demand for these additional ten units is expected to be high.

Your Administration has concluded that this project will qualify for a rental capital contribution under Innovative Housing Incentives Policy No. C09-002. Based on the provision of ten purpose-built rental units, the City's additional contribution will be \$50,000. The U of S is exempt from paying property tax; therefore, are not eligible for the five-year incremental tax abatement.

In order to ensure that the units remain as rental stock for 15 years, as per the Innovative Housing Incentives Policy No. C09-002, the applicant will be required to enter into an Incentive Agreement. Further ensuring that the units remain rental, City Council will deny approval of any Condominium Conversion Application for these units while the Incentive Agreement is in effect. Funding will only be provided upon completion of the project and closure of all Building Permits.

OPTIONS

1. Provide a capital contribution of \$50,000 to the U of S for the creation of ten purpose-built rental housing units, located on U of S land east of Cumberland Avenue, payable upon completion of construction and subject to the signing of an Incentive Agreement.
2. Decline to fund this project. Choosing this option would represent a departure from Innovative Housing Incentives Policy No. C09-002 and create a funding shortfall for the project.

Your Administration is recommending Option 1.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

The Province of Saskatchewan has agreed to match the City's contribution of up to \$5,000 per

unit for a total of 1,874 new purpose-built rental units constructed between 2011 and 2015. The City's share of this \$50,000 grant will be \$25,000. The Affordable Housing Reserve has sufficient funds to cover this contribution.

ENVIRONMENTAL IMPLICATIONS

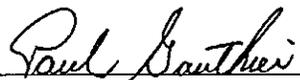
Beside the fact that this is an infill development, the U of S has paid special attention to sustainable design practices and incorporated a number of environmentally sustainable features into the buildings. These include: solar water heating system, energy efficient windows, faucets, bathroom fixtures, appliances, motion sensor lights in common areas, recycling stations on each floor, and pedestrian/cyclist paths (the GreenWay) linking residence buildings to the main campus. Furthermore, the students are located within walking distance to the U of S, which reduces their dependence on an automobile to attend classes. With the potential of more than 800 students living in the new College Quarter Undergraduate Residence, it was important that sustainable design and environmentally sustainable features be included.

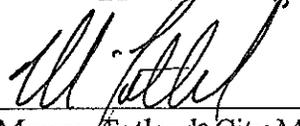
PUBLIC NOTICE

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

Written by: Daryl Sexsmith, Housing Analyst
Neighbourhood Planning Section

Reviewed by: 
Randy Grauer, Manager
Planning and Development Branch

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

Approved by: 
Murray Totland, City Manager
Dated: Dec 20/11

TO: Secretary, Planning and Operations Committee
FROM: General Manager, Community Services Department
DATE: December 19, 2011
SUBJECT: Saskatoon Goldfins Swim Club and City of Saskatoon Lease Agreement
FILE NO: LS 290-84 and LS 290-70

RECOMMENDATION: that a report be submitted to City Council recommending:

- 1) that a five-year Lease Agreement at Shaw Civic Centre between Saskatoon Goldfins Swim Club and the City of Saskatoon from March 1, 2012, to February 28, 2017, totalling \$18,687 be approved;
- 2) that the rental rate for each of the years (plus G.S.T.) of the term be charged to the Saskatoon Goldfins Swim Club as follows:

i)	year one	\$3,450;
ii)	year two	\$3,588;
iii)	year three	\$3,732;
iv)	year four	\$3,881;
v)	year five	\$4,036; and
- 3) that the City Solicitor be requested to prepare the appropriate Contract Agreement and that His Worship the Mayor and The City Clerk be authorized to execute the Agreement under the Corporate Seal.

BACKGROUND

During the design of the Shaw Civic Centre (Shaw Centre), your Administration took into consideration that the aquatic user groups may wish to have office space within the facility. Consequently, potential office space was identified in the Shaw Centre design. In 2009, the Saskatoon Goldfins Swim Club (Goldfins) moved their competitive swim program from Harry Bailey Aquatic Centre (HBAC) to the Shaw Centre. Now that the Goldfins have been at the Shaw Centre for two years, they have come forward with a request to lease office space at the Shaw Centre.

In the spring of 2011, the Goldfins contacted your Administration requesting to lease office space at the Shaw Centre (see Attachment 1). Your Administration held several meetings with the Goldfins to discuss their space requirements and the terms and conditions for leasing space at the Shaw Centre.

The City of Saskatoon (City) has similar Lease Agreements with other user groups for office space in other civic facilities, such as the Saskatchewan Track and Field Association and the Saskatchewan Baseball Association at the Saskatoon Field House.

This report summarizes the Lease Agreement negotiated by your Administration.

REPORT

The Goldfins currently rent space in the competitive pool at the Shaw Centre to deliver programming. To support the delivery of this program, the Goldfins have requested to lease approximately 252 square feet of space. This will require the City to renovate this space at a cost of approximately \$18,500.

The office space is a non-programmable space located on the second floor of the Shaw Centre (see Attachment 2). There are stairs that lead directly to the new office space; therefore, any visitors to the office will not have an impact on existing or potential programming areas. The area will be renovated as per the City's building codes, and this project will be managed by Infrastructure Services. The Goldfins lease will repay the construction costs of the office space over the five-year term of this agreement.

Your Administration has concluded negotiations with the Goldfins and both parties have agreed to the following terms and conditions that will form the basis of the Agreement:

Rental Space

The City will convert an existing storage area at the Shaw Centre to an office space for lease by the Goldfins. The Goldfins are permitted use of the leased 252 square feet during hours that the Shaw Centre is open to the public.

Term of Agreement

The term of this Agreement is for five years commencing on March 1, 2012, and ending on February 28, 2017, with the option to extend the lease for an additional three years, with the lease fee to be negotiated at that time.

Lease Fee

The capital cost of improvements (approximately \$18,500) will be paid by the City and recovered from the Goldfins fees in lieu of lease payments in the first five years of this lease.

The Goldfins shall pay an annual lease fee to the City as follows:

- 1) a yearly fee of \$ 3,450 for 2012 to 2013;
- 2) a yearly fee of \$ 3,588 for 2013 to 2014;
- 3) a yearly fee of \$ 3,732 for 2014 to 2015;
- 4) a yearly fee of \$ 3,881 for 2015 to 2016; and
- 5) a yearly fee of \$ 4,036 for 2016 to 2017

The above rates are adjusted by 4 percent to reflect annual inflationary cost increases.

Cleaning, Utilities, and Parking

The City shall furnish janitorial supplies for Occupational Health and Safety compliance, as well as be responsible for all utility charges except for telephone and internet. The Goldfins shall have access to Shaw Centre public parking for delivery of programs.

Termination

The City may terminate the Lease Agreement if any instalment of the licence fee or part thereof is in arrears. Either party may terminate the Lease Agreement with 60 days written notice.

Modifications

Any modifications or renovations to this space must be approved by the City in writing prior to being undertaken and shall be at the cost of the Goldfins.

Waiver, Indemnity, and Insurance

The Goldfins assumes all risks associated with its use of this space. The Licensee shall purchase and maintain insurance in the amount of \$2,000,000 and name the City as an additional insured.

Temporary Closure

If the Goldfins are unable to use this space for more than two days due to a closure of the Shaw Centre, Goldfins shall be entitled to a reduction of rent.

The proposed Lease Agreement provides an opportunity for the Goldfins to expand its programming and provide new opportunities for its users. The Goldfins have been reliable renters throughout the years, and their programming has a presence at the Shaw Centre.

OPTIONS

The only other option would be for City Council not to approve this proposed Lease Agreement with the Goldfins.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPLICATIONS

At the end of the five-year repayment period, the Shaw Centre will receive additional lease revenue of \$4,036, and will be increased annually by 4 percent beginning on March 1, 2017, to reflect inflationary cost increases. This revenue will be applied to the overall operating costs for the Shaw Centre.

PUBLIC NOTICE

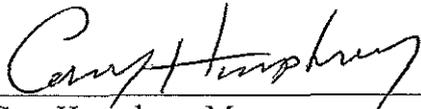
Public Notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

ATTACHMENTS

1. Letter from Saskatoon Goldfins Swim Club requesting office space at the Shaw Centre.
2. Proposed lease space to the Goldfins

Written by: Roxane Melnyk, Facility Supervisor

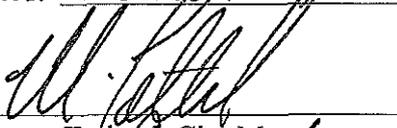
Reviewed by:


Cary Humphrey, Manager
Leisure Services Branch

Approved by:


Randy Grauer, A/General Manager
Community Services Department
Dated: December 29/2012

Approved by:


Murray Totland, City Manager
Dated: Jan 3/12



Saskatoon Goldfins Swim Club

Nov 24, 2011

To Whom It May Concern:

This is a formal request to the City of Saskatoon for office space for the Saskatoon Goldfins Swim Club at the Shaw Center.

Our club is currently at 330 members, an all time high, and we continue to grow. As you know we are currently renting over \$100,000 of pool space annually and it is our goal, which we believe to be very realistic, that we can grow this number towards \$150,000. In order to manage our current staff, programs, communication and finances effectively and to facilitate our anticipated growth a central office at the Shaw Center is crucial. Since moving to the Shaw Center we have given up our office space in the Gondola at the Harry Bailey Aquatic Center. It is our intent to establish regular office hours; 9am to 4pm Monday-Friday, with access to the office being limited to coaching staff and designated board members. We believe that an office will be mutually beneficial for the Goldfins and the City, as our success results in increased revenue for the City. It is my understanding that during the planning of the Shaw Center the Goldfins had asked for office space. As I was not part of the organization at that time I am not aware of what was discussed during that time.

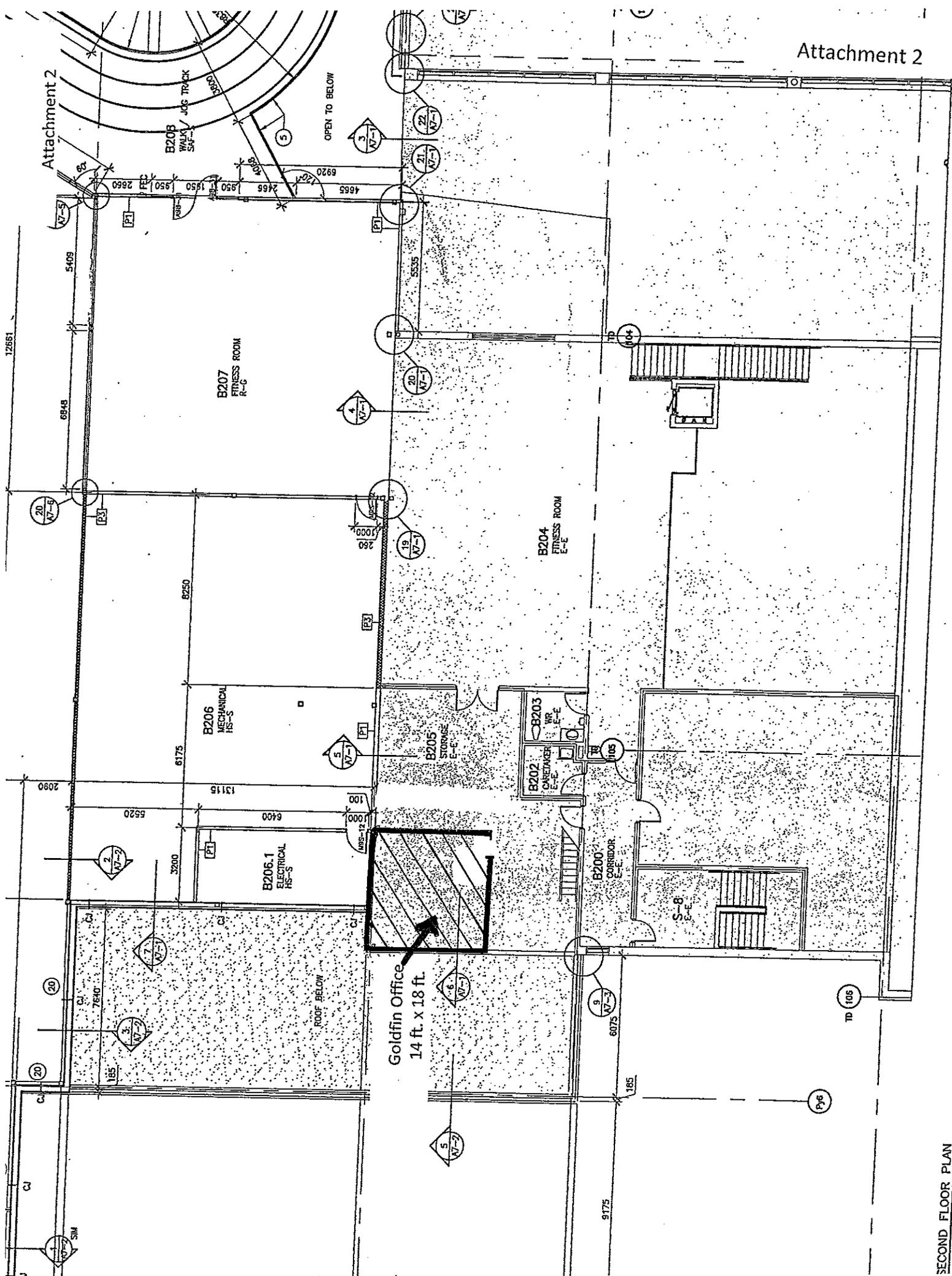
Since moving to the Shaw center our program continues to grow and we would appreciate if the City of Saskatoon could find our club office space at the Shaw Center.

Thank you for considering this.

A handwritten signature in black ink, appearing to read "Morris Markentin".

Morris Markentin, President, Goldfins Swim Club

Paul Armstrong, Head Coach, Goldfins Swim Club



COMMUNICATIONS TO COUNCIL

MEETING OF CITY COUNCIL – MONDAY, JANUARY 16, 2012

A. REQUESTS TO SPEAK TO COUNCIL

1) **Janice Braden, Partnership and Strategy Development Coordinator, Saskatoon Regional Intersectoral Committee, dated November 29**

Requesting permission for Sherry Benson, Executive Director, United Way Saskatoon, and Dr. Cory Neudorf, Chief Medical Health Officer of Saskatoon, to present Saskatoon Poverty Reduction Program report. (File No. CK. 5000-1) (Booklet *from poverty to possibility ... and prosperity* has been distributed previously and is available for viewing in the City Clerk's Office.)

RECOMMENDATION: that Sherry Benson and Cory Neudorf be heard.

2) **Chris Fossenier, dated December 20**

Requesting permission to address City Council with respect to the wind turbine project. (File No. CK. 2000-5)

3) **Logan Fossenier, dated December 21**

Requesting permission to address City Council with respect to the wind turbine project. (File No. CK. 2000-5)

4) **John Laforet, dated December 21**

Requesting permission to address City Council with respect to the wind turbine project. (File No. CK. 2000-5)

5) **Denis Grimard, dated December 21**

Requesting permission to address City Council with respect to the wind turbine project. (File No. CK. 2000-5)

6) **Donna Dent, dated December 22**

Requesting permission to address City Council with respect to the wind turbine project. (File No. CK. 2000-5)

Requests to Speak to Council
Monday, January 16, 2012
Page 2

7) **Barb Biddle, dated December 23**

Requesting permission to address City Council with respect to the wind turbine project. (File No. CK. 2000-5)

RECOMMENDATION: that Clause F1) of Administrative Report No. 1-2012 be considered, and that Chris Fossiener, Logan Fossiener, John Laforet, Denis Grimard, Donna Dent and Barb Biddle be heard.

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Vanessa Thomas, Director of Promotions, Rock 102 FM, dated December 12

Requesting City Council proclaim August 24 to 28, 2012, as Rock 102 Cruise Weekend and requesting temporary street closures on August 26, 2012, from 4 a.m. to 6 p.m., at the following locations, in conjunction with the event:

1st Avenue, between 20th and 22nd Streets;
2nd and 3rd Avenue, between 20th and 23rd Streets; and
21st and 22nd Streets, between 1st and 4th Avenues.

- RECOMMENDATION:**
- 1) that City Council approve the proclamation as set out above;
 - 2) and that the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council; and
 - 3) that the temporary street closures, as set out above, be approved subject to any administrative conditions.

2) Clint McCullough, President, Trans Canada Yellowhead Highway Association, dated December 2011

Submitting invoice for per capita contribution for municipal membership. (File No. CK. 155-5)

- RECOMMENDATION:** that the 2012 Trans Canada Yellowhead Highway Association Membership Invoice in the amount of \$29,219.40 be paid.

3) Brock Carlton, Chief Executive Officer, FCM, dated December 5

Advising of payment in the amount of \$216,951 constituting the first contribution in regard to the Green Municipal Fund Study Grant Agreement for the City of Saskatoon Strategic Plan & Community Visioning Initiative.

- RECOMMENDATION:** that the information be received.

Items Which Require the Direction of City Council

Monday, January 16, 2012

Page 2

4) Tammy Forrester, Director of Corporate Events, RSVP event design dated December 16

Requesting a temporary street closure of the roadway of Sonnenschein Way from Avenues A and B, from January 28 to February 12, 2012, for the PotashCorp WinterShines, 2012 Festival. (File No. CK. 205-1)

RECOMMENDATION: that the request for a temporary street closure of the roadway of Sonnenschein Way from Avenues A and B, from January 28 to February 12, 2012, for the PotashCorp WinterShines, 2012 Festival be approved subject to any administrative conditions.

5) Shawn Antosh, Administrator, RM of Vanscoy No. 345, dated December 20

Commenting on recent comments regarding untidy and unsightly properties. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

6) Thom Knutson, CUPE Local 2669 President, dated December 21

Commenting on decision not to match increase to Employee and Family Assistance Program. (File No. CK. 4500-4)

RECOMMENDATION: that the information be received.

7) Rick Brown, dated December 21

Commenting on proposed mill rate increase. (File No. CK. 1905-5) (Writer has been provided with a link to the City's 2012 Business Plan/Budgets.)

RECOMMENDATION: that the information be received.

Items Which Require the Direction of City Council
Monday, January 16, 2012
Page 3

8) Michelle Prytula, Mogathon Race Director, dated December 21

Requesting an extension to the time amplified sound can be heard for the annual Mogathon event, on June 23, 2012, from 7 a.m. to 3 p.m. (File No. CK. 185-9)

RECOMMENDATION: that the request for an extension to the time amplified sound can be heard for the annual Mogathon event, on June 23, 2012, from 7 a.m. to 3 p.m, be approved.

9) Sinclair Harrison, President, Hudson Bay Route Association, dated December 24

Submitting notice of the Hudson Bay Route Association membership fee in the amount of \$300. (File No. CK. 155-7)

RECOMMENDATION: that the 2012 membership fee to the Hudson Bay Route Association, in the amount of \$300, be paid.

10) John and Heather Peret, undated

Submitting petition of approximately 27 signatures regarding damage to vehicles and maintenance of the 700, 800 and 900 blocks of 10th Street East. (File Nos. CK. 6290-1 and 4110-1)

RECOMMENDATION: that the direction of Council issue.

11) Evan Larkam, Property Acquisitions Manager, Seymour Pacific Developments Limited, dated December 23

Commenting on proposed development north of 11th Street in Montgomery Park. (File No. CK. 4350-1)

RECOMMENDATION: that the letter be considered with Clause A2 of Administrative Report No. 1-2012.

Items Which Require the Direction of City Council
Monday, January 16, 2012
Page 4

12) Greg Foley, Administrator, Elim Lodge, dated December 29

Commenting on drivers running red lights and not stopping for pedestrians at crosswalks. (File No. CK. 6150-1)

RECOMMENDATION: that the direction of Council issue.

13) Reverend Colin Clay, dated January 10

Commenting on Mayor's trip to Japan. (File No. CK. 100-10)

RECOMMENDATION: that the information be received.

14) Joanne Sproule, Deputy City Clerk, dated December 15

Providing Notice of Hearing of the Saskatoon Development Appeals Board with respect to the property located at 225 Avenue M South. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

15) Joanne Sproule, Deputy City Clerk, dated December 15

Providing Notice of Hearing of the Saskatoon Development Appeals Board with respect to the property located at 419 Avenue H South. (File No. CK. 4352-1)

16) Shellie Mitchener, Secretary, Development Appeals Board, dated January 9, 2012

Providing Notice of Hearing of the Saskatoon Development Appeals Board with respect to the property located at 1815/1817 Avenue D North. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Qian Tan, Approvals Engineer, Saskatchewan Environment, dated December 9

Submitting Permit to Construct Water Treatment Plant Clarifier. (File No. CK. 292-011-75)
(Referred to Administration for appropriate action.)

2) Darin Felstrom, Secretary, Saskatoon Inner-City Council of Churches, dated December 13

Commenting on paid/metered parking on Sundays. (File No. CK. 6120-3) (Referred to Administration to respond to the writer.)

3) Noella Dustyhorn, dated December 17

Commenting on affordable housing. (File No. CK. 750-1) (Referred to Administration to respond to the writer.)

4) Joanne Sorenson, dated December 17

Commenting on Kinsmen Park Development Plan. (File No. CK. 4205-9-3) (Referred to Administration to respond to the writer.)

5) Donna Morin, dated December 18

Commenting on pedestrian tunnels. (File No. CK. 6150-1) (Referred to Planning and Operations Committee for further handling.)

6) E. Bruce Chamberlin, dated December 19

Commenting on traffic on 33rd Street between Avenue J and Valens Drive. (File No. CK. 5200-5)
(Referred to Administration to respond to the writer.)

7) Angela Wallman, Finance and Personnel Officer, Tourism Saskatoon dated December 15

Submitting 2012 Operating and Capital Budget. (File No. CK. 1711-1) (Referred to Administration for further handling.)

Items Which Have Been Referred for Appropriate Action

Monday, January 16, 2012

Page 2

8) Philip Stephens, dated December 16

Commenting on CETA Agreement. (File No. CK. 277-1) **(Referred to Administration to respond to the writer.)**

9) Bryce Bahrey, dated December 21

Commenting on parking in front of residence. (File No. CK. 6120-1) **(Referred to Administration to respond to the writer.)**

10) Rachel Schultz, dated December 9

Commenting on fluoride in the City's water. (File No. CK. 7920-1) **(Referred to Administration to respond to the writer.)**

11) Megan Pelletier, dated December 19

Commenting on fluoride in the City's water. (File No. CK. 7920-1) **(Referred to Administration to respond to the writer.)**

12) Shelby Page, dated December 22

Commenting on fluoride in the City's water. (File No. CK. 7920-1) **(Referred to Administration to respond to the writer.)**

13) Shanda Stefanson, dated December 30

Commenting on transit services. (File No. CK. 7300-1) **(Referred to Administration to respond to the writer.)**

14) Jackie Cooper, dated December 31

Commenting on transit services in Hampton Village. (File No. CK. 7310-1) **(Referred to Administration to respond to the writer.)**

Items Which Have Been Referred for Appropriate Action
Monday, January 16, 2012
Page 3

15) Jerry Dmytryshyn, dated January 2

Commenting on recycling bins at Lakewood Civic Centre. (File No. CK. 7830-4) **(Referred to Administration to respond to the writer.)**

16) Sara Lui, dated January 2

Requesting information on admission rates at leisure centres. (File No. CK. 613-1) **(Referred to Administration to respond to the writer.)**

17) Jamie McKenzie, dated January 2

Requesting consideration of receiving Certificate of Distinguished Community Service. (File No. CK. 225-70) **(Referred to Administration to respond to the writer.)**

18) Marc Potter, dated January 5

Commenting on the durability of transit Go-Pass cards. (File No. CK. 7312-1) **(Referred to Administration to respond to the writer.)**

19) Jennifer Barrett, dated January 5

Commenting on transit fare increase. (File No. CK. 1905-4) **(Referred to Administration to respond to the writer.)**

20) Harvey Peever, dated January 10

Suggesting snow clearing crews be redirected to clearing litter. (File No. CK. 6315-3) **Referred to Administration to respond to the writer.)**

21) Derek Tiessen, dated December 16

Commenting on wind turbine project. (File No. CK. 2000-5) **(Referred to Administration to respond to the writer.)**

Items Which Have Been Referred for Appropriate Action
Monday, January 16, 2012
Page 4

22) Doug and Donna Irvine, dated December 17

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

23) Victor Das, dated December 19

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

24) Michael Nemeth, dated December 19

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

25) Michelle Hubbard, dated December 19

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

26) Dwayne Kerr, dated December 19

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

**27) Walter Katelnikoff, President, Holiday Park Community Association
dated December 20**

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

28) Lalina Simon, dated January 4

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

Items Which Have Been Referred for Appropriate Action
Monday, January 16, 2012
Page 5

29) Carmen Krogh, two letters, dated January 1 and 5

Commenting on wind turbine project. (File No. CK. 2000-5) (Referred to Administration to respond to the writer.)

RECOMMENDATION: that the information be received.

D. PROCLAMATIONS

- 1) **Tanya Dunn-Pierce, Public Health Services and Lynn Lacroix, City of Saskatoon dated December 14**
-

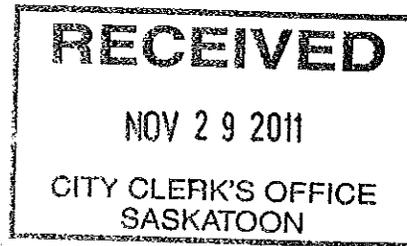
Requesting City Council proclaim February 20, 2012 as Family *in motion* Day. (File No. CK. 205-5)

- 2) **Cathy Sieben, President, Saskatoon Literacy Coalition, dated January 3**

Requesting City Council proclaim April 29 to May 5, 2012 as Saskatoon Literacy Week. (File No. CK. 205-5)

RECOMMENDATION:

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



A1)

Saskatoon Regional Intersectoral Committee
880- 122 3rd Avenue North
Saskatoon SK S7K 2H6
(306) 933-5030

November 29, 2011

To Mayor Atchison and the Members of Saskatoon City Council;

The Saskatoon Poverty Reduction Partnership (SPRP), an initiative of the Saskatoon Regional Intersectoral Committee (SRIC), will be launching a strategy document titled *From Poverty to Possibility* at the Quality of Life forum on December 8, 2011. This document outlines the results of research and community interviews on Saskatoon poverty, as well as a preview of action items which will form the basis of a larger community action plan early in 2012.

SPRP Co-Chairs Sheri Benson (Executive Director of the United Way of Saskatoon) and Dr. Cory Neufeld (Chief Medical Health Officer for Saskatoon) would like to present this work to Saskatoon City Council on December 5, 2011 to provide an overview of the document and the work that needs to be done to address poverty in Saskatoon.

The partnership includes many Saskatoon agencies and departments – including the City of Saskatoon – but we recognize that, as the city grows, broader community involvement will be needed to tackle the issues effectively. Early in 2012, we will approach service organizations, faith groups, business groups and other community organizations to make them aware of the issues facing people living in poverty, and ask them to consider participating more in addressing these issues.

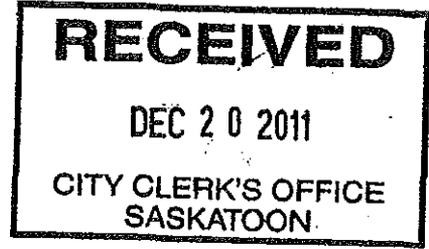
Working together, we believe we can ensure that all Saskatoon residents will enjoy the benefits of living in our growing and prospering city.

Sincerely,

Janice Braden
Partnership and Strategy Development Coordinator
Saskatoon Regional Intersectoral Committee

2000 A2)

From: CityCouncilWebForm
Sent: December 20, 2011 4:44 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Chris Fossenier
3438 Normandy
Saskatoon
Saskatchewan
S7M 3R2

EMAIL ADDRESS:

chris@itvinci.com

COMMENTS:

I am requesting to speak at the 16th January 2011 council meeting with regard to public health and safety along with other concerns about the tall wind turbine project.

I respectfully ask to speak prior to the vote on the RFP bid selection.

A recent report (14 Dec 2011) contains important information regarding health.

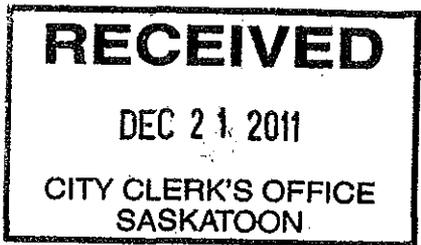
As stated by the World Health Organization.
"The precautionary principle. In all cases noise should be reduced to the lowest level achievable in a particular situation. When there is a reasonable possibility that the public health will be endangered, even though scientific proof may be lacking, action should be take to protect the public health, without awaiting the full scientific proof."

I would also like to request use of the laptop and projection system.

Sincerely,
Chris Fossenier

200 A3)

From: CityCouncilWebForm
Sent: December 21, 2011 4:13 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Logan Fossenier
3438 Normandy
Saskatoon
Saskatchewan
S7M 3R2

EMAIL ADDRESS:

logan@fossenier.com

COMMENTS:

My name is Logan and I am 8 years old.

I would like to speak to the council people and Mr. Mayor.

I would like to talk about what I know about the wind turbine and what my friends from school know too.

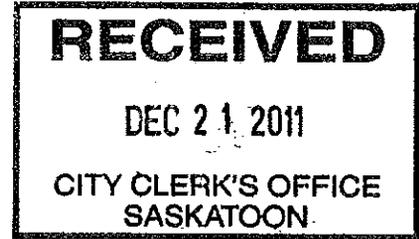
I might need to use power point but I might not.

Thank You

Logan

2000 A4)

From: CityCouncilWebForm
Sent: December 21, 2011 4:17 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

John Laforet
3403 Dieppe Street
Saskatoon
Saskatchewan
S7M 3S8

EMAIL ADDRESS:

john.laforet@laforet.ca

COMMENTS:

To whom it may concern:

I wish to speak at the January 16th Council Meeting regarding the RFP for the Tall Wind Turbine Project.

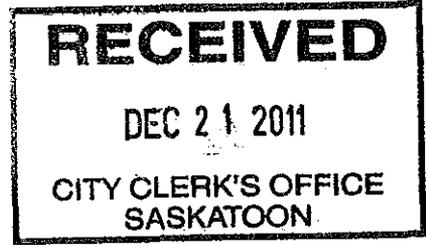
My name is John Laforet and I am dedicated to assisting people across Canada in dealing with government at all levels with regard to wind turbine installations that are going to affect quality of life.

I will be speaking about dozens of cases from Ontario and around the world to give Saskatoon City Council a better understanding of what is really happening to real people who are near large wind turbines just like the one proposed for Saskatoon.

Sincerely,
John Laforet

2000-5 AS)

From: CityCouncilWebForm
Sent: December 21, 2011 4:24 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Denis Grimard
3123 Mountbatten Street
Saskatoon
Saskatchewan
S7M 3T3

EMAIL ADDRESS:

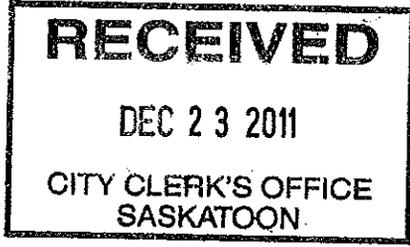
dvgrimard@gmail.com

COMMENTS:

I wish to speak at City council on Jan 16th regarding the RFP from the city regarding the Tall Wind turbine.

2000-5
A6)

From: CityCouncilWebForm
Sent: December 22, 2011 7:23 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Donna Dent
3121 Dieppe Street
Saskatoon
Saskatchewan
S7M 3S3

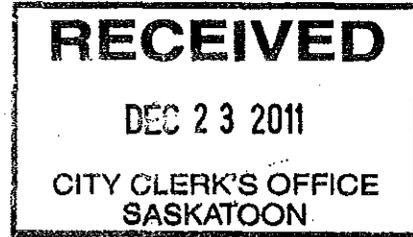
EMAIL ADDRESS:

dentfamily@sasktel.net

COMMENTS:

I wish to address City Council on January 16, 2012 regarding the proposed wind turbine. I respectfully ask that I speak before their vote on the RFP.

From: CityCouncilWebForm
Sent: December 23, 2011 9:39 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

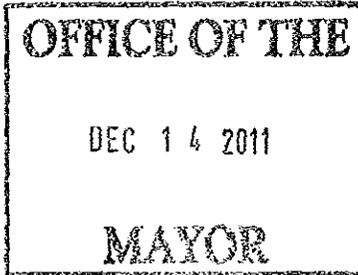
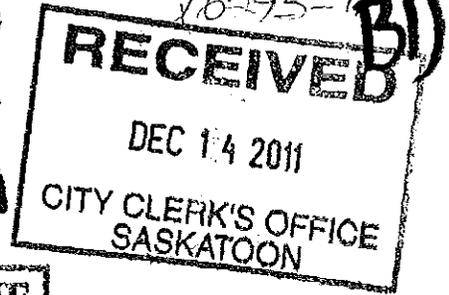
Barb Biddle
3101 Ortona Street
Saskatoon
Saskatchewan
S7M 3R3

EMAIL ADDRESS:

b.r.biddle@sasktel.net

COMMENTS:

I would like to speak to council on January 16th regarding the RFP on the wind Turbine project.



December 12, 2011

City of Saskatoon
His Worship, Mayor Don Atchison
222 - 3rd Avenue North
Saskatoon, SK
S7K 0J5

Your Worship,

The 30th Annual Rock 102 Cruise Weekend is scheduled to take place Friday to Sunday, August 24-26, 2012 in downtown Saskatoon. This is Saskatoon's official final event to a great summer! This event attracts thousands of people from Saskatchewan & Canada plus Rock 102's Cruise Weekend is a Saskatoon Tradition that we are proud to host.

Plans this year include:

- Friday:
Racing at Bridge City Speedway
Potential: 8th Street Parade
- Saturday:
Poker Rally & Racing at SIR
Potential: 8th Street Parade
- Sunday:
Optimist Pancake Breakfast
Rock 102 Cruise Weekend 'Show & Shine Event'

For Rock 102 Cruise Weekend 'Show & Shine Event' we anticipate approximately 50,000 people in attendance and more than 900 vehicles on display. We are working closely with The Partnership to revitalize downtown Saskatoon for this special weekend.

Please accept this letter as our application for City Council Approval for Rock 102's 30th Annual Cruise Weekend.

We wish to ask City Council to declare the weekend of August 24-28, 2011 as "Rock 102 Cruise Weekend" in Saskatoon.

We request from the City, permission to close the following streets on Sunday, August 26th from 4AM-6PM:

1st Avenue between 20th and 22nd Street and
2nd & 3rd Avenue between 20th and 23rd Street and
21st and 22nd Street between 1st and 4th Avenue

To ensure the public is aware of street closures, we ask that the city post notice of street closures beginning August 24th, 2012.

Through The Partnership, letters and posters will be distributed to businesses in the downtown area that will be affected. In addition, an extensive radio campaign will air to inform the public of the street closures. As in years past, the middle of the closed streets will not be blocked to allow access for emergency vehicle.

We also kindly request that The City/Partnership look after ensuring large garbage bins are spread throughout the downtown area during the event. Rock 102 will be hiring a non-profit group to clean up the area and a place for them to put the garbage in would be appreciated.

Rock 102 Cruise Weekend is a free fun-filled family event open to the public that embodies the spirit of the 50's, 60's, 70's & showcases current, unique vehicles as well!! It is a Saskatoon tradition that we hope to continue.

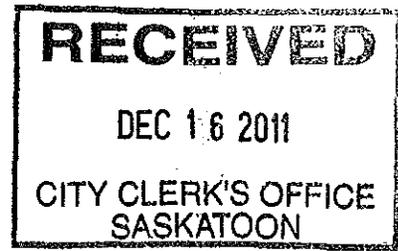
With this in mind, we respectfully submit our application for Council's approval.

Please direct any correspondence or questions to myself - at the email address noted on this letter.

Best Regards,

Vanessa Thomas
Director of Promotions
Rawlco Radio Saskatoon
306.934.2222 Ext 211
306.221.6584
vthomas@rawlco.com

715 Saskatchewan Cr W
Saskatoon, S7M 5V7



December 2011

Dear Member,

Over \$87Million was invested into the Yellowhead Highway this year with a projected \$100+Million scheduled for 2012. Your Association, the Trans Canada Yellowhead Highway Association, was a key influencer in those infrastructure investment decisions. We were able to accomplish that thanks to the broad representation of member communities along the Yellowhead and we invite you to continue your membership in 2012 so we, in turn, can continue to effectively address the needs of the highway.

This past year we have also continued to improve our web presence and are moving forward with more improvements that will play a key supporting role to provide the opportunity for economic activity growth in your community.

Our consumer website, www.yellowheadit.com, along with our extremely successfully redesigned Travel Guide have been extensively used to provide valuable traveler information. We do need your help to keep our online information current and we encourage you to take advantage of your TCYHA membership to add or update your listing with information on community events, attractions, amenities and activities. We want to keep travelers fully informed of all the great features the Yellowhead Highway provides in delivering a unique and memorable holiday experience.

Our members' website, www.transcanadayellowhead.com, has begun a functional face lift. Once complete, we will be able to share ideas, concerns and other information relating to highway issues in this new format.

We are in a new information age with electronic hardware such as smart phones and tablets. The Association is striving to keep pace with new initiatives to gather and distribute information about the Yellowhead Highway that will encourage travel and that will support economic development in our member communities. We are looking at new web site applications for example to link to economic data, apps that will guide visitors while they travel, and tools such as social media.

For over 65 years the TCYHA has worked collaboratively on your behalf to advocate on issues relating to the Yellowhead Highway for the development, maintenance and enhancement of the Yellowhead Trade Corridor (Highway #16 and BC#5). We promote its benefits and assets to industry, tourists, governments and communities including highway safety. With your continued support and increased involvement we will take this to the next level using today's technology.

Your continued membership in the Trans Canada Yellowhead Highway Association is instrumental to making certain our collective voices are heard to achieve the best results possible for your constituents. A membership renewal invoice for 2012 has been included for your consideration and to ensure you remain a part of this great team. Please feel free to contact the Association should you have any questions.

We wish you safe highway travels and a prosperous 2012!

Yours truly,

A handwritten signature in black ink, appearing to read "Clint McCullough".

Clint McCullough
(Councillor, Vermillion AB)
President 2011-12 TCYHA



TRANS CANADA YELLOWHEAD HIGHWAY ASSOCIATION
107, 4990 - 92 AVENUE
EDMONTON, AB, T6B 2V4
PH: (780) 429-0444 1-877-469-3556



**Trans Canada Yellowhead Highway Association
2012 Contact Confirmation Form**



MUNICIPALITY or REGION NAME:			
DESIGNATED APPOINTEE NAME:			
POSITION/TITLE:			
EMAIL:			
ALTERNATE APPOINTEE NAME (if applicable):			
POSITION/TITLE:			
EMAIL:			
PRIMARY CONTACT NAME (for billing, correspondence etc):			
POSITION/TITLE:			
EMAIL:			
ADDRESS:			
CITY/TOWN/VILLAGE:			
PROVINCE:		POSTAL CODE:	
TELEPHONE:			
Fax:			
GENERAL E-MAIL: (if applicable)			
ALT E-MAIL:			
WEB SITE: (if applicable)			
Most Recent Population count:			

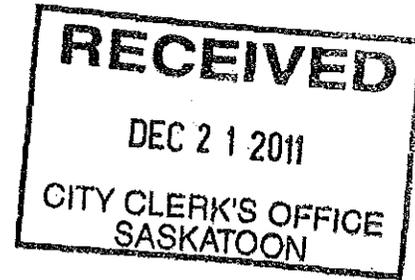
DATE _____

SIGNATURE _____

Name (Printed): _____

**Thank you ... Should you have any questions, please feel free to contact us at
admin@yellowheadit.com**

1860-1
B3)



December 5, 2011

President
Président
Berry Urbanovic
Councillor,
City of Kitchener, ON

First Vice-President
Première vice-présidente
Karen Leibovici
Councillor,
City of Edmonton, AB

Second Vice-President
Deuxième vice-président
Claude Dauphin
Maire,
arrondissement de Lachine,
Ville de Montréal, QC

Third Vice-President
Troisième vice-président
Brad Woodside
Mayor,
City of Fredericton, NB

Past President
Président sortant
Hans Cunningham
Director,
Regional District of
Central Kootenay, BC

Chief Executive Officer
Chef de la direction
Brock Carlton
Ottawa, ON

His Worship Mayor Donald J. Atchison and Members of Council
City of Saskatoon
222 - 3rd Avenue North
Saskatoon, SK
S7K 0J5

Project Title: City of Saskatoon Strategic Plan & Community Visioning Initiative
Application Number: GMF 10371

Dear Mayor Atchison and Members of Council:

We would like to inform you that a payment was made from FCM to the City of Saskatoon in the amount of \$216,951. This amount constitutes payment for the first contribution in regard to the Green Municipal Fund Study Grant Agreement for the project mentioned above.

The FCM is grateful to the City of Saskatoon for its initiative and its partnership with the Green Municipal Fund.

Yours sincerely,

Brock Carlton
Chief Executive Officer

BC:vl

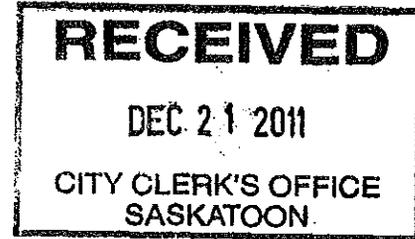
10, rue Rideau Street,
Ottawa, Ontario

Mailing address/
Adresse postale
24, rue Clarence Street,
Ottawa, Ontario K1N 5P3

T. 613-241-5221
F. 613-244-1515

www.fcm.ca

205-1(B4)



December 16th, 2011

To Council Members of the City of Saskatoon

PotashCorp WinterShines 2012 Festival is to be held in Saskatoon at the Market Square at River Landing between January 28th and February 12th, 2012. As we did last year we are requesting that the road way of Sonnenschein Way from Ave A-Ave B be closed during the 2 weeks of the festival. We feel that by closing this road it will better the safety to those who attend the festival. We have spoken with Todd Jarvis who is aware of this request. Than-you in advance for your consideration of this request.

If there are questions, comments or concerns we would be happy to discuss.

Regards,

A handwritten signature in black ink, appearing to read 'Tammy Forrester', with a long horizontal flourish extending to the right.

Tammy Forrester
Director of Corporate Events - Project Manager, PotashCorp WinterShines 2012

150-1
BS)

Rural Municipality of Vanscoy No. 345

Box 187 Vanscoy, Sask. S0L 3J0

PH :(306) 668-2060

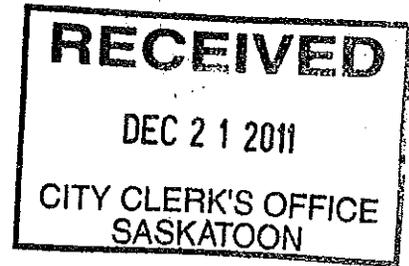
FX :(306) 668-1338

Email: rm345@sasktel.net

Floyd Chapple
Reeve

Shawn Antosh
Administrator

December 20, 2011



City of Saskatoon
City Councillors
222 3rd Avenue North
Saskatoon, Sask.
S7K 0J5

Dear Council Members:

Re: StarPhoenix, November 19, 2011

Council of the R.M. of Vanscoy No. 345 at their December 13, 2011 meeting passed a resolution asking that a letter be sent to the City of Saskatoon in regards to an article in the November 19, 2011 edition of the StarPhoenix. Council is very disappointed with City Councillor Myles Heidt's statement telling residences of the City of Saskatoon that if they don't want to follow the rules "then move out into the country and you can do what you want."

Rural Municipalities also have bylaws to enforce "untidy and unsightly" properties. We face the same issues enforcing our bylaws. You cannot "do what you want" in our municipality as stated by Councillor Heidt. Councillor Heidt's comments were made with no thought about the rural neighbours. Council hopes that other Councillors in the City of Saskatoon do not have the same opinion of their rural neighbours.

Sincerely,

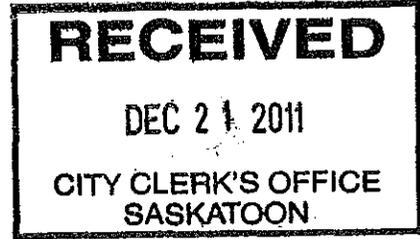
A handwritten signature in black ink, appearing to read "Shawn Antosh".

Shawn Antosh
Administrator

B6)

4500-4

From: CityCouncilWebForm
Sent: December 21, 2011 3:22 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

CUPE Local 2669
c/o 311 - 23rd Street East
Saskatoon
Saskatchewan
S7K 0J6

EMAIL ADDRESS:

thom2669@yahoo.ca

COMMENTS:

December 21, 2011

Murray Totland, City Manager
City of Saskatoon
222 3rd Avenue North
Saskatoon, SK S7K 0J5

Re: Funding increase for E.F.A.P.

Dear Mr. Totland,

I am writing to express CUPE Local 2669's great disappointment with the City Administration's decision not to match the increase to the joint Employee and Family Assistance Program, already passed by the unions and associations. As you are aware, the E.F.A.P. Board has completed a study demonstrating the program's cost-effectiveness, and the program has received an international award.

The changes outlined in a recent email from the program coordinator, Maria Besenski, will have a significant impact on our members who rely on the current service level provided by the program. We have members who have suffered the tragic loss of immediate family (including children) or are experiencing other considerable personal crises; these members are now facing a cap in counseling sessions, the loss of anonymity, and the cutting of mediation and financial counseling. We expect that some of these members will be forced to exercise additional sick leave time due to stress once they have exhausted their E.F.A.P. sessions, resulting in higher costs to the taxpayers of Saskatoon. In addition, a third of our members earn \$9.50 - \$10.08 per hour, all part-time positions. Despite the low wages, they are committed to the public service - for them and many other civic workers, paying for additional sessions is not a reality, while access to financial counseling is critical.

Under the Excellence Within Us program, you stated "I honestly believe that people should be happy in their work life as well as their private life. If we're not, both can become troubled." The E.F.A.P. supports civic workers through difficult personal times with the goal

of keeping the workplace healthy for all workers. We strongly encourage you to reverse your decision and match the program contribution as outlined by the Board. In a province as wealthy as Saskatchewan, where there is city funding for new infrastructure such as a police station, river crossing and art gallery, the city's E.F.A.P. matching contribution of \$80,000 is a small price to pay to support the workers who provide taxpayers excellent public service.

Let's ensure Saskatoon shines for everyone, including all civic employees.

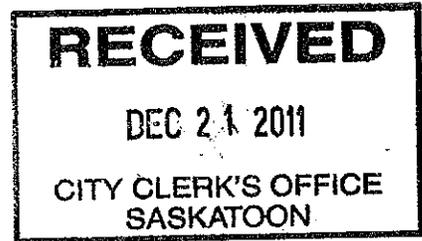
Yours sincerely,

Thom Knutson, President
CUPE Local 2669
Saskatoon Public Library Workers

Cc:
His Worship the Mayor and City Council
CUPE Local 59
CUPE Local 859
CUPE Local 47
IAFF Local 80
IBEW Local 319
IATSE
Saskatoon Police Association
SCMMA
Saskatoon Exempt Association
E.F.A.P. Board
Saskatoon Public Library Board
R. Heisler, CUPE National Service Rep

B7D
1905-5

From: CityCouncilWebForm
Sent: December 21, 2011 4:46 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Rick Brown
1513 Hnatshyn Avenue
Saskatoon
Saskatchewan
S7L 4G6

EMAIL ADDRESS:

Rick.Brown@shaw.ca

COMMENTS:

Hello. As was the case with last year's 4% mill rate increase, this year's 4% increase is unacceptable. Although some people's wages might be rising at a rate that can afford these increases, I seriously doubt that most people's are, and I know for sure that mine is not. Whenever I ask my employer for a larger increase, they always tell me they'd love to be able to provide that, but they don't have the resources. In spite of my efforts and those of my employer, I am being forced into a lower standard of living due to property tax increases. The only other realistic option, which I am researching, is to move to a different city - one that I can afford to live in.

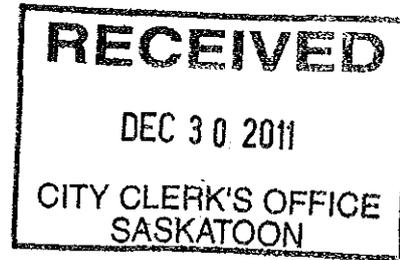
Perhaps the most frustrating thing about this is that it could be easily avoided. The primary problem driving the mill rate increases is not WHAT services the City of Saskatoon offers, but HOW it provides them. The City, for example, needs to repair damaged sidewalks. They should NOT, however, be doing that and then, a few months later, completely replacing the sidewalk. The City needs to build roads. The City, however, should not build a road, and then a few years later, rip it up so that it can be widened. The City delivers services in a horribly wasteful manner!! No ordinary household could conduct itself in this way and expect to avoid bankruptcy!!

The City of Saskatoon clearly needs to immediately change the way in which it conducts its operations. Please develop a plan for starting to deliver services in an effective and affordable manner. Please provide me with the details of that plan.

Sincerely
Rick Brown

185-9
B8)

City Council
3rd Ave. North
Saskatoon, Saskatchewan
S7K 0J5



December 21, 2011

Michelle Prytula
Race Director, Saskatoon Mogathon
20 Wayne Hicks Lane,
Saskatoon, SK S7L 6S2
Ph: 230-0003

Dear City Council;

Please accept this letter in request for your support through a noise bylaw limit extension for the Saskatoon Mogathon, a walking and running family event designed to benefitting three Saskatoon charities: the St. Paul's Hospital Urology Centre of Health, the Children's Wish Foundation, and the Saskatoon SPCA. It is our goal to make the Mogathon a first class nation-wide running event that raises funds for the centre, as well as showcases the best of our beautiful city.

The past three annual Mogathon events were great successes. This year, once again in consultation with Mr. Jarvis and the City of Saskatoon, we have planned a fantastic running route along the river and using the West side of the Riverbank with the start and finish showcasing the beautiful River Landing location.

Over the previous three years, our event has attracted people from all over the province and beyond, as well as high calibre runners and the young and old. We have garnered the support of Rock 102 and Rawlco Radio, we have permission to use River Landing for the start and finish, and we have access to the Persephone Theatre for race package pick up, the volunteer stations, and the first aid area. We also have the support of Mano's restaurant, who will cater the event so that we can allocate as many funds as possible for the cause.

To attract all age groups. The Saskatoon Mogathon consists of a 30K run and relay, a 21.1K run, a 10K and 5K walk and run, a family 2K, and for those who want to participate without breaking a sweat, a No-K Beer run. In our efforts to make this a first class event, we have garnered the support of one of our local bands to play as participants cross the finish line.

We are requesting a noise level bylaw extension for our announcers to start at 7:00 a.m., and the band to start at 10:00 a.m. Activities will shut down by 3:00 p.m. We will make the necessary communication to the local community associations prior to the event, as well as any residences near River Landing and along the race route.

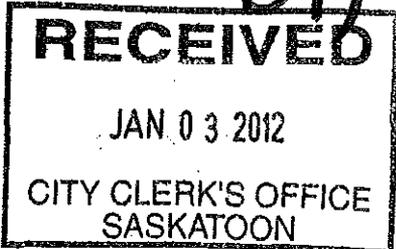
Our volunteer committee has been working hard to bring the #1 calibre running event to runners and walkers from all over. We ask that you support our work by giving allowing us a noise bylaw extension on June 23rd, 2012 starting at 7:00 a.m.

We look forward to your response,


Michelle Prytula
Mogathon Race Director

Q attachments

155 (B9)



HUDSON BAY ROUTE ASSOCIATION
SUPPORT OUR PRAIRIE PORT

To members and potential members,

The coming year is going to be a challenging time for the Port of Churchill and the HBRA. With the passage of Bill C18 comes a whole new regime for the marketing of wheat and barley from the prairie region. In order to maximize the full potential of the Port of Churchill for the coming years will require a lot of time and effort for our association working with Governments, Churchill Gateway Development Corporation, the Town of Churchill, OmniTRAX and potential grain handlers that may want to use the Port of Churchill. If you require more information we would be pleased to have a member of our association attend a meeting. To make these arrangements call or email president Sinclair Harrison 1-306-435-7319 or sinc.gail@sasktel.net. Please visit our web site at www.hbra.ca. Our association is funded solely by membership revenue and we would ask you to give strong consideration to renewing your membership or becoming a new member. The membership fee structure is as follows:

R.M., Cities & Associations	\$300.00 per year
Towns	\$100.00 per year
Villages & Corporations	\$ 50.00 per year
Individuals	\$ 20.00 per year

Make cheques payable to Hudson Bay Route Association and mail to Box 89 Moosomin, Sask. S0G 3N0. **Please Note change of address!** Please detach bottom portion and return with your cheque.

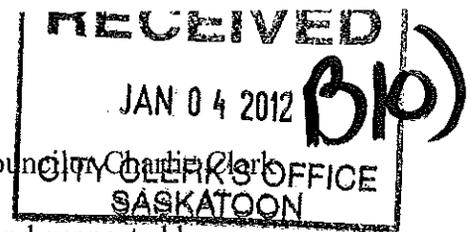
Name _____

Address _____

Email _____

To the City Council of Saskatoon

0210
x 4110-1



This is addressed to several groups. The city of Saskatoon, our city council, and Saskatchewan Government Insurance.

This submission comes from two taxpayers John and Heather Perret and supported by signatures from a number of taxpayers along Tenth St. We live on the corner of 10th Street East and Lansdowne Avenue. The house number is 719 Lansdowne Ave. We have a 30' lot with a fire hydrant in front of our house. As a result of that we park on Tenth Street. Through 2010-11 winter months we have had our vehicles hit twice. This usually happens after a measure of snowfall and the street develops ruts. The ruts through the winter of 2010-11 were exceedingly bad. (See photograph)

Tenth Street is a conduit for people exiting Broadway area and proceeding east through to Clarence Ave. Since the traffic bridge was closed the pattern of traffic has increased considerably.

Of greater concern is the number of bars on and around Broadway. There are 6 major bars in a 4-block radius. This is probably the highest concentration in the city. Everyone knows that people in bars drink. When they get out at 1:00A.M. to 2:00 A.M. they are in a compromised state. Many of the people who frequent these bars are university students heading for rental properties in the University area and along Main Street and east of Clarence Ave.

These are not the only ones who are the culprits but represent a number of hit and runs that occur at the times when the bars are clearing out such is the case with my vehicle.

There are still a number of people coming and going from Broadway that have difficulty maneuvering their vehicles out of 5" deep ruts. Tenth Street is a narrow street and there are only two ruts in the middle that make it impossible to pass one another. I have included a photograph to illustrate how deep the ruts were last winter and that they were all ice.

During the time period when they were the worst I phoned Snow removal and sanding three times to the City to have the street graded. The department did spread gravel however we were not a priority for grading and they would get to it if they could. We were told that the ruts had to be 6" deep before they graded. Our ruts apparently did not pose a problem. My wife phoned at least three times to beg for gravel. They had made a token effort to put gravel at the corners even though the 700, 800, and 900 blocks along Tenth Street had deep ruts. The City never did grade 10th Street except for the immediate block off Broadway. Just before the melt in spring they sent a dump truck with a plow on front to reduce the ruts. They never did grade properly. As a result of the City of Saskatoon's neglect there was approximately 40,000 dollars worth of damage to vehicles. Our vehicle was hit twice. The first incident cost SGI 7,000.00 dollars for my vehicle and the young girl who hit me totaled her car and may have cost 7 to 8,000.00 dollars to her Alberta insurance. Our second incident was a hit and run and was not reported, as I did not have enough money to pay a 750.00 deductible.

There was a small truck that crashed in to a power pole east of us with severe damage. I estimate the cost at least 5,000.00 dollars damage. In the 700 block there was a two car collision hit and run. Cost for repairs to the resident's vehicle 4000.00 dollars damage. At this point in time it has yet to be repaired. There was a three-car pile up in the 900 block of Tenth Street. One mini van was totaled and between the three vehicles approx. cost is 17,000.00 dollars. That would be a conservative estimate. As I said the cost of repairs to property damage for residents is at least 40 thousand dollars. This was only last year. This dangerous situation the city is allowing to continue has been going on for a number of years. We as residents are tired of being neglected and the dangerous situation the city has put us in. How much does it cost to grade a street? They graded Lansdowne three times. Turn the corner and grade Tenth Street. The city has not exercised due diligence in maintaining the 700, 800 and 900 block of 10th Street East. The City of Saskatoon is putting our personal

property and lives at risk. It is only a matter of time before a vehicle that has lost control in the ruts hits someone.

I firmly believe the City in 2010 and 2011 winter has shown poor performance in their responsibility to the residents along Tenth Street east.

There are a number of things I am asking the City to do.

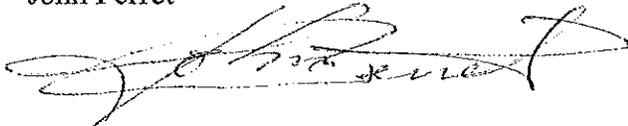
1. It is the City's responsibility to grade the high traffic areas. I want 10th street east from Broadway Ave to Clarence Ave designated as a high traffic area and graded at least three times during the winter months or as required. It needs to be graveled and the snow removed regularly through the winter. The 6' rut factor needs to be revisited. There is not even 6" of clearance on most small cars. This would guarantee that could not get out of 6" ruts and would be dragging on the undercarriage of the car.
2. It is also unusual to have such a high concentration of bars in and around Broadway. The police seem to be conspicuous by their absence when the bars close. As you have chosen to reduce the number of pawnshops on Twentieth Street I am of the opinion that there should be a reduction in the number of bars around Broadway.
3. I would also like a legal opinion as to what is reasonable and diligent performance of the city's duty and to make sure the streets are safe to drive on. And when the city is responsible for non-performance of its duties. A statement that the ruts need to be 6" deep before it is plowed is ridiculous and irresponsible. The councilors need to drive in these icy ruts and try to get out of the way of oncoming traffic. There are other factors that should determine if the street should be graded. Two would be traffic volume and the width of the street. With residents vehicles on either side when a moving vehicle jumps out of the ruts it turns sideways and hits parked vehicles on either side.
4. We as a taxpayer declare that the city has ignored the requests of the residents of this area to grade 10th Street. I feel that some of my taxes should go to the maintenance and grading of the street this winter. If the city is not prepared to fulfill its responsibilities we should have the right to hire a private contractor and have it graded. We would then equally deduct the cost from the resident's taxes.

This would certainly be less than 40,000.00 dollars. I believe the cost to grade would be about 200.00 dollars. We need these changes implemented now for the winter of 2011 and 2012.

A copy is being forwarded to the director of SGI because I believe the city is offloading its responsibilities to protect drivers on to the shoulders of SGI.

Thank you for your attention to this matter.

John Perret



Heather Perret



719 Lansdowne Ave.

STW/ET

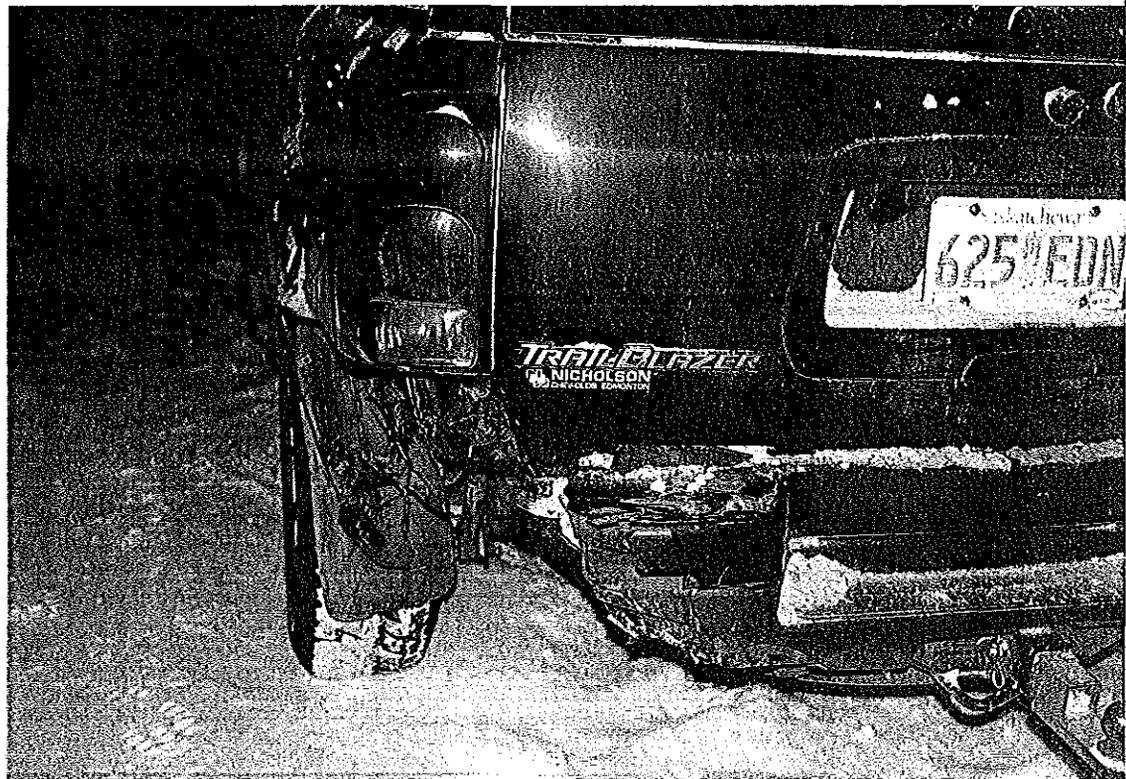
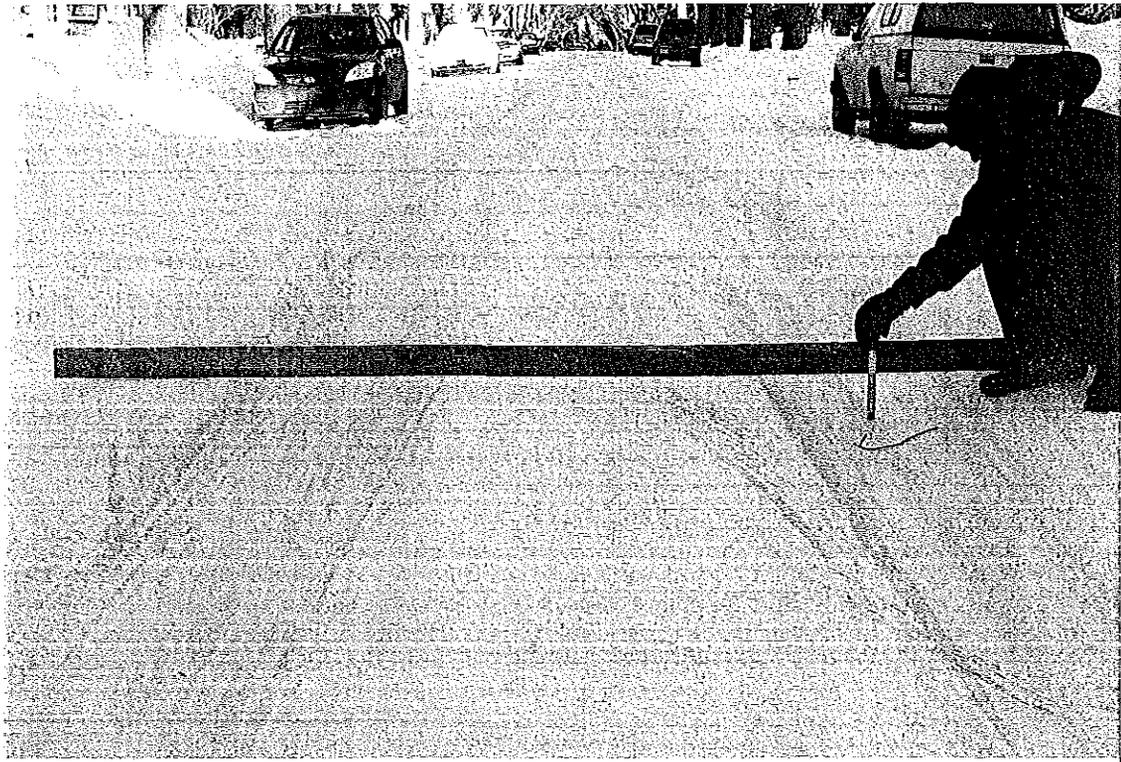
242-0804

cc Charlie Clark

cc Saskatchewan Government Insurance

Concerned tax payers 700 800 and 900 blocks of 10th St East

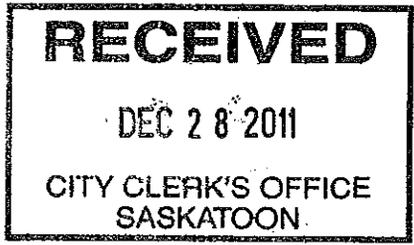
Name	Address	Signature
Barbara Barkley	813-10 th St E	
Spunk / Roney	817-10 th St. E	
Frank	821-10 th St E	
Ann / [unclear]	901-10 th St E	
Anne McElroy	903-10 th St E	
[unclear]	903 10 th St E	
[unclear]	913 10 th St E	
[unclear]	910 10 th St E	
[unclear]	903 10 th St E, Renter	
[unclear]	904-10 th St E	
Jean-Cy LeBlanc	902 10 th St. East	
Yvan LeBlanc	900 10 th St. East	
Barbara Banks	824-10 th St E.	
Ruth Thompson	820 10 th St E	
Paul M. Findlay	818 10 th St E	ROBERT M. FINDLAY
L. M. Findlay	818 10 th St E	L. M. FINDLAY
Lesley Biggs	806 10 th St E	L. Biggs
Jose - Andres Baldo	812 10 th St. E	
Nigel West	814 10 th St	
Tara Collins	809 10 th St E	
David Palmer	802 10 th St E	
Janel Hill	802 10 th St E	
Brett Smith	734 10 th St E.	
Andy McMeekin	705 10 th St. E	
Clare (C. J. J. J.)	706 10 th St E	
Barbara [unclear]	707 10 th St E	
L. Drigh	713 10 th St E	





4110-1
B11

From: Web E-mail - Mayor's Office
Sent: December 23, 2011 4:56 PM
To: City Council
Subject: FW: Message from Evan Larkam
Attachments: administrator@seymourpacific.ca_20111220_141202.pdf



-----Original Message-----

From: Evan Larkam [mailto:evan.larkam@seymourpacific.ca]
Sent: December 22, 2011 4:36 PM
To: Web E-mail - Mayor's Office
Subject: Message from Evan Larkam

Hello Your Worship,

I would really appreciate it if you could please read the attached letter.

Please get a hold of me at any of the contacts below if you would like to further discuss. In order for us to continue to build new rental apartments in the City of Saskatoon we require the support from the City on this issue and an increased amount of zoning in future developments that will permit the development of 4 storey apartments.

Have a Merry Christmas and Happy New Year.

Thank You,

Evan Larkam, Property Acquisitions Manager SEYMOUR PACIFIC DEVELOPMENTS LTD.
BROADSTREET PROPERTIES LTD.
920 Alder Street, Campbell River, B.C. V9W 2P8 Phone 250.850.3194 Cell 250.203.4209 Fax 250.286.8047 www.seymourpacific.ca www.broadstreet.ca RENT NOW! 1-866-RENT-515 This communication contains confidential and privileged information. If you are not the person intended to receive it, please contact me immediately then destroy it. Any unauthorized use of this communication is strictly prohibited.

Your message is ready to be sent with the following file or link attachments:

administrator@seymourpacific.ca_20111220_141202

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



To:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5

Regarding:

Official Community Plan Amendment: Phase 2 to Phase 1 Montgomery Neighborhood. Because of Service Issues, this land is designated for future development in Phase 2 of the City of Saskatoon Official Plan.

These service issues have now been addressed and Northridge Development Corp has applied to the City to amend the phasing designation to Phase 1 so the land can be developed. The public meeting was held on December.01/11 and Seymour Pacific Developments would like to request that the decision now be put forth to Council as soon as possible. Given that Northridge Developments has addressed the service issues Seymour Pacific Developments also requests that members of Council strongly consider supporting the designation to Phase 1.

By voting to support the amendment of the land from Phase 2 to Phase 1, Council will be providing opportunity to 192 households in need of rental opportunities in Saskatoon along with a variety of other exciting new housing opportunities from Northridge Developments.

The reason this land is so important is because of its zoning which is a RM4 land use. This land use is extremely hard to come by in Saskatoon which is necessary for Seymour Pacific Developments to build new rental units.

While some residents of the Montgomery community will be resistant to new development in their community and feel that multi-family development isn't a fit in their community. It's important to note that this land has been zoned RM4 multi family for many years now. Since this is a matter of service capacity and not zoning we hope that Council will put their decision forward to a Phase 1 designation as soon as possible.

Kind Regards,

A handwritten signature in black ink, appearing to read "Evan Larkam", written over a horizontal line.

Evan Larkam
Property Acquisitions Manager

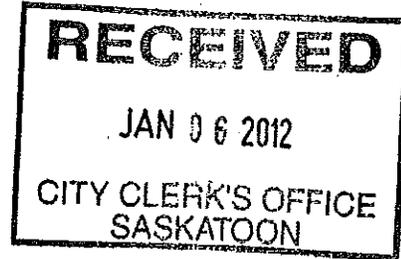
ELIM LODGE

Quality Independent Retirement Living

B12)

29 December 2011

His Worship Donald J. Atchison
Office of the Mayor
222 Third Avenue North
Saskatoon, SK S7K 0J5



cc: Bev Dubois; Tiffany Paulsen (by email)

Dear Mayor Atchison:

I am increasingly alarmed by the number of Saskatoon drivers that are casually and regularly endangering the lives of countless Saskatoon citizens by **Running Red Lights and Not Stopping for Pedestrians at Crosswalks.**

I live in proximity to St. Joseph's High School. Each day, to and from work, I drive through the intersection of Attridge and Berini where hundreds of high school students and children cross each day to go to St. Joseph's, Centennial Collegiate and the Alice Turner Library. I am appalled by the number of drivers who regularly run the red at this intersection. A student will be killed if nothing is done.

I am also extremely concerned about the penchant of Saskatoon drivers to drive through crosswalks even when there are people actively crossing the street. I have seen this often; most recently at the Taylor St. crosswalk by Walter Murray high school.

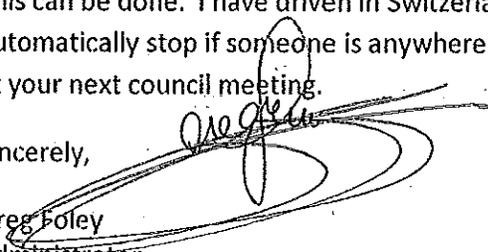
As you can see from the letterhead, I am the administrator at Elim Lodge. The crosswalk on Moss Avenue is also a significant danger for seniors, as drivers often breeze on through the marked crosswalk even when there are seniors on scooters or with walkers ready to cross. I have even seen seniors in the crosswalk barely escape being run down.

We can address this in the following ways:

- Red light cameras at this and other problem intersections (which you are no doubt aware)
- Increase the fines to make it hurt (i.e. \$350)
- Crosswalk violation cameras with heavy fines
- Heavily emphasized through Driver Education

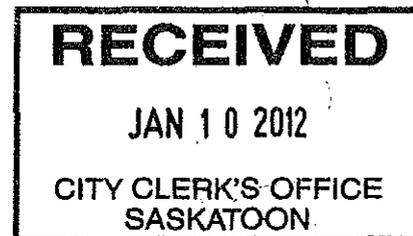
This can be done. I have driven in Switzerland and other countries where drivers are trained to automatically stop if someone is anywhere near a crosswalk. And it works. Please address this situation at your next council meeting.

Sincerely,


Greg Foley
Administrator

100-10
(B13)

From: CityCouncilWebForm
Sent: January 10, 2012 1:54 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Reverend Colin Clay
812 Colony Street
Saskatoon
Saskatchewan
S7N 0S1

EMAIL ADDRESS:

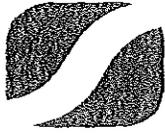
COMMENTS:

Your Worship,

I write as a member of the Hiroshima/Nagasaki committee of the Saskatoon Peace Coalition. We are encouraged by your membership in the Mayors for Peace initiative and I note that you are presently visiting Japan on behalf of our city. May we encourage you to find a brief space in your present mission to visit at least one of the two cities that suffered as a result of the atomic bombs in August 1945. This would be a wonderful example and a great encouragement to those of us who count you as a supporter of every means to ensure a peaceful world.

Blessings,

Colin Clay



City of
Saskatoon
Saskatoon Development
Appeals Board

B14)

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

December 15, 2011

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Refusal to Issue Development Permit
 Construction of an Addition to Place of Worship
 (With Rear Yard Setback Deficiency)
 225 Avenue M South - R2 Zoning District
 Maurice J. M. Soulo dre, MRAIC
 (Appeal No. 21-2011)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

Joanne Sproule
Deputy City Clerk
Secretary, Development Appeals Board

JS:

Attachment

Templates\DABs\Mayor.dot



City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306-975-8002
222 - 3rd Avenue North fx 306-975-7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

DATE:	Monday, January 9, 2012	TIME: 4:00 p.m.
PLACE:	Committee Room E, Ground Floor, South Wing, City Hall	
RE:	Refusal to Issue Development Permit Construction of an Addition to Place of Worship (With Rear Yard Setback Deficiency) 225 Avenue M South - R2 Zoning District Maurice J. M. Soulodre, MRAIC (Appeal No. 21-2011)	

TAKE NOTICE that Maurice J. M. Soulodre, MRAIC, has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a Development Permit for construction of an addition to the place of worship at 225 Avenue M South, which is located in an R2 zoning district.

Section 8.4.2(8) of the Zoning Bylaw requires that a rear yard setback be provided of not less than 7.5 metres (24.60 feet). Based on the information provided, the rear yard has a setback of 3.5 metres (11.48 feet) resulting in a rear yard setback deficiency of 4.0 metres (13.12 feet).

The Appellant is seeking the Board's approval of the rear yard setback deficiency in order to enable more efficient use of the site and facilities.

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2880.

Dated at SASKATOON, SASKATCHEWAN, this 15th day of December, 2011.

Joanne Sproule, Secretary
Development Appeals Board

Templates\DABs\Dab-A



City of
Saskatoon
Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

B15)

December 15, 2011

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Refusal to Issue Development Permit
 Conversion of One-Unit Dwelling to Two-Unit Dwelling
 (With Frontage Deficiency and Site Area Deficiency)
 419 Avenue H South - R2 Zoning District
 Daniel Barkhouse
 (Appeal No. 22-2011)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

Joanne Sproule
Deputy City Clerk
Secretary, Development Appeals Board

JS:ks

Attachment

Templates\DABs\Mayor.dot



City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

DATE:	Monday, January 9, 2012	TIME: 4:00 p.m.
PLACE:	Committee Room E, Ground Floor, South Wing, City Hall	
RE:	Refusal to Issue Development Permit Conversion of One-Unit Dwelling to Two-Unit Dwelling (With Frontage Deficiency and Site Area Deficiency) 419 Avenue H South - R2 Zoning District Daniel Barkhouse (Appeal No. 22-2011)	

TAKE NOTICE that Daniel Barkhouse has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a Development Permit for conversion of a one-unit dwelling to a two-unit dwelling at 419 Avenue H South, which is located in an R2 zoning district.

Section 8.4.2(2) of the Zoning Bylaw requires a minimum lot frontage of 15.0 metres in the R2 zoning district. The frontage of the property is 9.14 metres resulting in a deficiency of 5.86 metres.

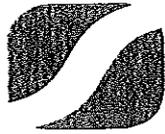
Section 8.4.2 (2) of the Zoning Bylaw requires a minimum site area of 450.0 square metres for a two-unit dwelling. The property has a site area of 387.88 square metres resulting in a deficiency of 62.12 square metres.

The Appellant is seeking the Board's approval of the frontage deficiency and the site area deficiency.

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2880.

Dated at SASKATOON, SASKATCHEWAN, this 15th day of December, 2011.

Joanne Sproule, Secretary
Development Appeals Board



City of
Saskatoon
Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

B16)

January 9, 2012

His Worship the Mayor
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing
 Order to Remedy Contravention
 Alteration of Two-Unit Dwelling into a Four -Unit Dwelling
 (Required to Cease Using as a Four-Unit Dwelling and
 Alter Form of Development by Removing Two Basement Dwelling Units)
 1815/1817 Avenue D North – R2 Zoning District
 David van der Ploeg
 (Appeal No. 1-2012)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

A handwritten signature in cursive script that reads "Shellie Mitchener".

Shellie Mitchener, Secretary
Development Appeals Board

SM:ks

Attachment

Templates\DABs\Mayor.dot



City of
Saskatoon

Saskatoon Development
Appeals Board

c/o City Clerk's Office ph 306•975•8002
222 - 3rd Avenue North fx 306•975•7892
Saskatoon, SK S7K 0J5

NOTICE OF HEARING -DEVELOPMENT APPEALS BOARD

DATE:	Monday, January 23, 2012	TIME: 4:00 p.m.
PLACE:	Committee Room E, City Hall (Please enter off 4th Avenue, using Door #1)	
RE:	Order to Remedy Contravention Alteration of Two-Unit Dwelling into a Four -Unit Dwelling (Required to Cease Using as a Four-Unit Dwelling and Alter Form of Development by Removing Two Basement Dwelling Units) 1815/1817 Avenue D North – R2 Zoning District David van der Ploeg (Appeal No. 1-2012)	

TAKE NOTICE that David van der Ploeg has filed an appeal under Section 219(1)(c) of *The Planning and Development Act, 2007*, in connection with an Order to Remedy Contravention dated December 8, 2011, for the property located at 1815 and 1817 Avenue D North.

The Order to Remedy Contravention was issued for this property on December 8, 2011, pursuant to Section 242(4) of *The Planning and Development Act, 2007*, and the Order states as follows:

“Contravention:

This property is located in an R2 Zoning District. Building permit 1370/79 was issued for a two-unit dwelling. The legal use of this site is a two-unit dwelling with the keeping of up to five boarders permitted in each dwelling unit.

This property has been illegally converted to a multiple-unit dwelling containing four(4) units, each unit containing, sleeping facilities, sanitary facilities, kitchens with kitchen cabinets, kitchen sinks, refrigerators, stoves and other cooking facilities. Each dwelling unit has a separate interior locking door set.

You are hereby ordered to:

On or before April 15, 2012:

Remove the two basement dwelling units by removing both kitchens including kitchen cabinets (upper and lower), kitchen sinks (plumbing capped off behind the wall and covered), stove outlet (wires capped off behind the wall and removed from the electrical

panel), stove and any other cooking facilities, and remove the locking passage sets that separate the main floors and basement floors.

Section:

4.2(1); 4.3.1(1); 8.4 and 2.0 "dwelling unit" of the Zoning Bylaw No. 8770."

The Appellant is appealing the Order for reasons dealing with Section 4.5 of Zoning Bylaw No. 8770 in regards to Non-Conforming Buildings, Uses and Structures, claiming that previous permits were issued and approved in 1979 for additional plumbing, with no mention that existing basement suite or kitchens require removal.

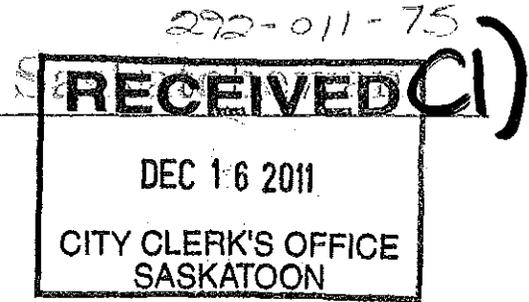
Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email development.appeals.board@saskatoon.ca. Anyone wishing to obtain further information can contact the Secretary at 975-8002.

Dated at SASKATOON, SASKATCHEWAN, this 9th day of January, 2012.

Shellie Mitchener, Secretary
Development Appeals Board



Saskatchewan
Environment



December 9, 2011

File: 21020-50/WW/Con/Mun/Sasktoon

Mayor and Council
City of Saskatoon
222 – 3rd Avenue North
SASKATOON SK S7K 0J5

Dear Mayor and Council:

Permit to Construct – Water Treatment Plant Clarifier No. 1 Upgrade

The Saskatchewan Ministry of Environment wishes to thank the City of Saskatoon for the “Application for Permit to Construct, Extend or Alter Existing Works”. Enclosed is a Permit to Construct under *The Environmental Management and Protection Act 2002* (EMPA) issued to the City of Saskatoon for construction of waterworks at the City of Saskatoon Water Treatment Plant connecting to existing waterworks, namely the upgrade of Clarifier No. 1 which includes the repairs and modification of concrete basin from rectangular to circular, and installation of new tube settlers and mechanical equipment.

It is important to public safety that you read and understand all of this covering letter, the attached permit and guideline documents. A permittee often assigns fulfilling permit conditions to engineering design consultants or others; however the permittee is legally responsible for ensuring the permit conditions are fulfilled. Among other conditions seen on the attached permit, it is a condition of this permit that:

- (a) prior to starting construction, you notify the Environmental Project Officer of the date when construction is to start;
- (b) immediately after construction is significantly complete, you notify the Environmental Project Officer that construction is completed;
- (c) you submit any required sample test results, such as bacteriological verification test results for new water mains, to the Environmental Project Officer;
- (d) you submit “as-constructed” drawings to the Environmental Project Officer;
- (e) you submit operation and maintenance manuals for new treatment works to the Environmental Project Officer; and
- (f) a copy of this cover letter and permit must be given to the person(s) supervising those performing the construction work, such as the contractor or employee.

The construction of the approved works for the City of Saskatoon is to be completed in accordance with information provided to the Saskatchewan Ministry of Environment; “Application for Permit to Construct, Extend, or Alter Existing Works” dated November 10, 2011, the project report titled “Water Treatment Plant Clarifier #1 Upgrade Contract No. 11-0773” dated October 11, 2011, and the project drawings titled “Water Treatment Plant Clarifier No. 1 Upgrade Contract No. 11-0773” including drawing Nos. W10G103-101r00, W10G103-402r00, W10S103-103r00, W10S103-304r00, W10S103-505r00, W10M103-106r00, W10M103-307r00, W10M103-508r00, W10E103-609r00, W10E103-610r00, W10E103-611r00 and W10E103-612r00, which were received by the Saskatchewan Ministry of Environment on November 15, 2011.

The City of Saskatoon must comply with the conditions listed on the permit.

1. Deficiency in Clarifier Capacity

The Saskatchewan Ministry of Environment commends the City of Saskatoon's efforts to improve the clarification efficiency at the water treatment plant. The Ministry encourages continuous efforts of the City to add more clarification capacity to the water treatment plant and eventually addresses the hydraulic overloading of clarifiers and the deficiency in clarification.

2. Water Treatment Plant Disinfection

The latest edition of the "AWWA Standard for Disinfection of Water Treatment Plants C653" shall be used for cleaning and disinfection of new treatment facilities and existing treatment facilities temporarily taken out of service for cleaning, inspection, repair, maintenance or any other activity that may lead to contamination of the water.

3. Waterworks Start-up

There is a need to follow the Ministry of Environment's factsheets EPB260A "Waterwork Start-Up Protocol For Waterworks Regulated By Saskatchewan Environment" and EPB293 "Managing Wastes Generated by Water Treatment, Distribution, Maintenance, Repair and Extension". These fact sheets are available for download at <http://www.saskh2o.ca/DWBinder.asp>.

Another separate application for a Permit to Operate the system is not required as the existing operating permit will be amended as needed by the Saskatchewan Ministry of Environment to include any new representative monitoring of the new system.

Please contact your Environmental Project Officer **prior** to commencing construction. After construction, you must also submit "as-constructed" drawings of the permitted works to your Environmental Project Officer listed here.

Gary Papis, A.Sc.T.
Saskatchewan Ministry of Environment
P.O. Box 1128, 403 Main Street
WATROUS SK S0K 4T0
Telephone: (306) 946-3233
Fax: (306) 946-2221

Every permittee of a waterworks or sewage works and every employee, agent or contractor engaged by a permittee shall immediately report to the Environmental Project Officer, Mr. Gary Papis at the Watrous office at 306-946-3233 or the Saskatchewan Ministry of Environment Spill Control Centre at 1-800-667-7525 any known or anticipated upset condition, bypass condition or events that could adversely affect a waterworks, a sewage works, the environment, or the public.

Please note that our review was not a detailed engineering review of the application rather our review pertained only to those items which could be related to the protection of public health and the

environment. Therefore, please ensure that the project adheres to appropriate good engineering practices and complies with *EMPA, The Water Regulations 2002*, "A Guide to Waterworks Design", and "Guidelines for Sewage Works Design".

This project may require permits from other agencies or regulators before construction may commence. The Ministry of Environment's issuance of a Permit to Construct indicates that a project meets the requirements set out in *The Environmental Management and Protection Act, 2002*; *The Water Regulations, 2002*; and the applicable Ministry of Environment guidelines. The issuance of a Permit to Construct does not guarantee that other regulators will approve the proposed project.

We wish the City of Saskatoon and Catterall & Wright Consulting Engineers success with this project. If you have any questions, or if we can in any way clarify this letter and permit, please contact me at (306) 787-6182 or Environmental Project Officer Gary Papis at (306) 946-3233.

Yours sincerely,



Qian Tan, Ph.D., Engineer-in-Training
Approvals Engineer
Engineering and Approvals Unit
Municipal Branch

cc: N.L. McLEOD, Catterall & Wright Consulting Engineers, Saskatoon
Brent Latimer, Saskatoon Health Region, Saskatoon
Gary Papis, Ministry of Environment, Saskatoon

Enclosure



Saskatchewan
Ministry of
Environment

Permit for Construction of Waterworks

Municipal Branch

Permit No.
00060959-00-00

Issued Pursuant to Section 23 of *The Environmental
Management and Protection Act, 2002*

Page 1 of 3

File: 21020-50/WW/Con/Mun/Saskatoon

To: City of Saskatoon (Permittee).

PURSUANT to section 23(1)(a)(i) of *The Environmental Management and Protection Act, 2002*, a permit for construction of waterworks at the City of Saskatoon Water Treatment Plant connecting to existing waterworks, namely the upgrade of Clarifier No. 1 which includes the repairs and modification of concrete basin from rectangular to circular, and installation of new tube settlers and mechanical equipment, is issued in accordance with the attached Terms and Conditions.

This Permit takes effect on the 9th day of December, 2011

This Permit expires on the 9th day of December, 2014, unless cancelled or suspended before that date.

Issued:

Minister of the Environment

per

Frank Reid, P. Eng.,
Manager Engineering and Approvals Unit
Municipal Branch
Saskatchewan Ministry of Environment
Acting for and on Behalf of the Minister
of the Environment

Terms and Conditions

Section One: Definitions

- 1.1 All words and phrases have the same definitions as set out in *The Environmental Management and Protection Act, 2002*, and *The Water Regulations, 2002*, as the case may be.
- 1.2 In this Permit:
- (a) "Act" means *The Environmental Management and Protection Act, 2002*;
 - (b) "Regulations" means *The Water Regulations, 2002*;
 - (c) "Minister" means the Minister of Environment for the Province of Saskatchewan;
 - (d) "Approvals Engineer" refers to the Approvals Engineer or Drinking Water Engineer of the Municipal Branch of the Ministry of Environment of the Government of Saskatchewan; and
 - (e) "Environmental Project Officer" refers to the Environmental Project Officer for the corresponding geographical administration area of the Municipal Branch of the Ministry of Environment of the Government of Saskatchewan.

Section Two: Effective Date and Expiry

- 2.1 This Permit takes effect on the date shown on the Permit.
- 2.2 The Permittee shall complete construction of the works in accordance with the Permit by the date shown on the Permit.
- 2.3 If the Permittee is unable to complete the construction by the expiry date shown on the Permit, the Permittee shall advise the Approvals Engineer in writing, not less than thirty (30) days prior to the Permit expiry date, stating the reasons for non completion and requesting an extension of the Permit.

Section Three: Construction

- 3.1 The construction of the approved works for the City of Saskatoon is to be completed in accordance with information provided to the Saskatchewan Ministry of Environment; "Application for Permit to Construct, Extend, or Alter Existing Works" dated November 10, 2011, the project report titled "Water Treatment Plant Clarifier #1 Upgrade Contract No. 11-0773" dated October 11, 2011, and the project drawings titled "Water Treatment Plant Clarifier No. 1 Upgrade Contact No. 11-0773" including drawing Nos. W10G103-101r00, W10G103-402r00, W10S103-103r00, W10S103-304r00, W10S103-505r00, W10M103-106r00, W10M103-307r00, W10M103-508r00, W10E103-609r00, W10E103-610r00, W10E103-611r00 and W10E103-612r00, which were received by the Saskatchewan Ministry of Environment on November 15, 2011.
- 3.2 **A copy of this cover letter and permit must be given to the person(s) supervising those performing the construction work, such as the contractor or employee.**
- 3.3 The latest edition of the "AWWA Standard for Disinfection of Water Treatment Plants C653" shall be used for cleaning and disinfection of new and temporary treatment facilities and existing treatment facilities temporarily taken out of service for cleaning, inspection, repair, maintenance or any other activity that may lead to contamination of the water.
- 3.4 The Permittee shall ensure that the requirements listed in EPB 260A 'Waterwork Start-Up Protocol For Waterworks Regulated By Saskatchewan Environment' are followed.
- 3.5 No changes or deviations shall be made to the Plan without the prior consent of the Minister and any proposed change or deviation shall be submitted in writing to the Approvals Engineer for approval.
- 3.6 Prior to commencing construction, the Permittee shall notify the Environmental Project Officer.

- 3.7 Upon completion of construction, the Permittee shall:
- (a) notify the Environmental Project Officer; and
 - (b) submit "as-constructed" drawings to the Environmental Project Officer; and
 - (c) submit operation and maintenance manuals for new treatment works to the Environmental Project Officer.

Section Four: General

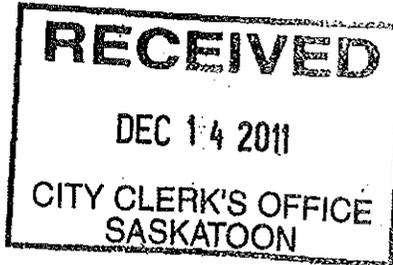
- 4.1 This Permit is not an authorization or approval to operate the works.
- 4.2 The Permittee shall not operate the works without first obtaining a permit to do so in accordance with the Act and Regulations.
- 4.3 This approval is subject to cancellation, alteration, or suspension as provided by Act.
- 4.4 Where any notice or reporting is required to be given by the Permittee, it shall be provided to:
- (a) in the case of the Approvals Engineer:
 - Saskatchewan Ministry of Environment
 - Municipal Branch
 - 3211 Albert Street 4th Floor
 - REGINA SK S4S 5W6
 - Telephone (306) 787-6504
 - Fax: (306) 787-0197
 - (b) in the case of the Environmental Project Officer:
 - Saskatchewan Ministry of Environment
 - Municipal Branch
 - P.O. Box 1128, 403 Main Street
 - WATROUS SK S0K 4T0
 - Telephone: (306) 946-3233
 - Fax: (306) 946-2221

6150-3
(C2)

Saskatoon Inner-City Council of Churches

c/o 401, 4th Avenue North S7K 2M4

December 13th, 2011



Mayor Atchison &

Members of Saskatoon City Council:

Re: Proposal for Paid Parking on Sundays

The churches, ministries and agencies of the Saskatoon Inner-City Council of Churches wish to convey our strong objection to the proposal to introduce paid/ metered parking on Sundays. Many of those who attend our churches, ministries and agencies must park in metered spaces on Sunday mornings. We believe paid Sunday parking would present a hardship and inconvenience for many of those who worship and provide community service downtown.

We echo the calls of other downtown stakeholders for Saskatoon City Council to reconsider this proposal and to take time to consult with those affected before moving forward on this matter.

Respectfully submitted,

Darin Felstrom, Secretary

S.I.C.C.C.



A Ministry
Serving Inner-
City Saskatoon
Since 1969.

We are:

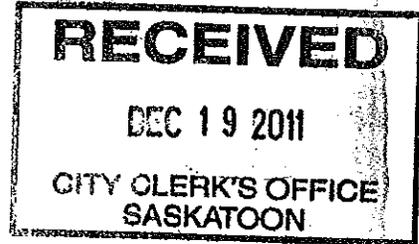
- The Bridge
- City Centre Church
- Christian Counseling Services
- First Baptist
- First Mennonite
- Knox United
- The Lighthouse
- Mount Royal Mennonite
- St. Andrew's Presbyterian
- St. John Bosco Parish
- St. John's Anglican Cathedral
- St. Paul's Roman Catholic Cathedral
- St. Thomas Wesley United
- Saskatoon Native Ministries
- Third Avenue United
- Zion Lutheran

*"What does the Lord require of you?
To act justly
and to love
mercy and to
walk humbly
with your God."*

Micah 6:8

750-(C3)

From: CityCouncilWebForm
Sent: December 17, 2011 12:14 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Noella Dustyhorn
1040 13th street east
saskatoon
Saskatchewan
S4H0B9

EMAIL ADDRESS:

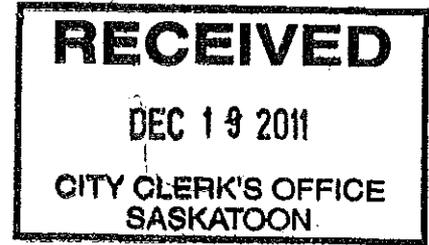
ndustyhorn@hotmail.com

COMMENTS:

I dont like to complain about things but how can a Landlord own a house in Saskatoon when they live half way around the world, the services they provide is worse than most housing and yet the rent is quite high. I am a student and I pay a \$1000 in rent a month. I never met my landlord but I pay my rent to her sister and we get treated pretty bad from the landlords agent (sister). I lived this house with 2 small children without a smoke detector for a month until I phoned the Fire Marshal and mold around the toilet in the bathroom. Plus this house is not suitable for a small family, but this is the closes to affordable housing that is available in this city. I am asking the City Council to look over the ownership of the houses in the city and hope the people that own houses actually live in the city or the province or better yet live in Canada. Sorry for complaining but I think I deserve to live in a better house than a wreck of a home. Sorry for taking up your time also.

4205-9-3 (C4)

From: CityCouncilWebForm
Sent: December 17, 2011 12:03 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Joanne Sorenson
302 Maple Street
Saskatoon
Saskatchewan
S7J-0A5

EMAIL ADDRESS:

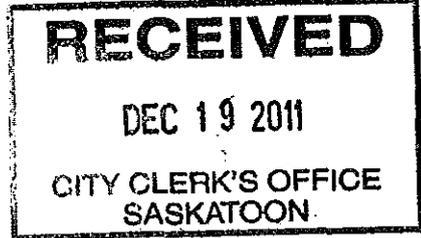
jsorenson@sasktel.net

COMMENTS:

I support the Nordic Ski Club and the Kinsmen Park Ski Committee to have an all season facility included in the INITIAL PHASE of the redevelopment plan. We must get more citizens to embrace our winter season. The warm up facilities at outdoor skating rinks helps us get our young skaters getting cold fingers and toes warmed up to extend time in physical activity outside. The addition of such a facility for cross country skiing will add just one more tool to keep our people active and healthy.

C5)
6150-1

From: CityCouncilWebForm
Sent: December 18, 2011 12:17 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Donna Morin
234 Avenue X north
saskatoon
Saskatchewan
s7l 3j5

EMAIL ADDRESS:

COMMENTS:

I am a user of the west end tunnels.

We used to crawl through a hole in the fence over the tracks & circle drive to get to the city facilities. So when the tunnels were installed, I felt much safer in that aspect. The planners did a good job but there can be improvements.

The earth berms should be cut down or opened up at both ends. The west end of the confederation tunnel should be lowered to street level. The east end of the tunnel has the back alley but it still can be opened up. Right in the tunnel, the fences should be brought up to the sides of the pavement. This would not allow for people to hide or hang out on the grass. These tunnels are used a lot.

During the summer, these tunnels are very important to our cycle path system the city is encouraging us to use.

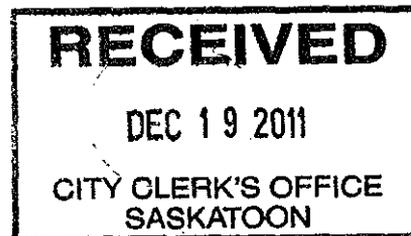
It is a rare day I go through these tunnels when I do not meet someone else. A lot of kids, going to Mount Royal use these tunnels also.

Please work with us to make them safer but Please, Please do not close them. If these tunnels were closed, we would have only 3 options left. Go all the way around to 22nd or 33rd Streets or back to the old system of through the fence.

I thank you in advance for your attention to this.

5200-56

From: CityCouncilWebForm
Sent: December 19, 2011 2:05 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

R. Bruce Chamberlin
A-1127 Ave K.N.
Saskatoon
Saskatchewan
S7L2N7

EMAIL ADDRESS:

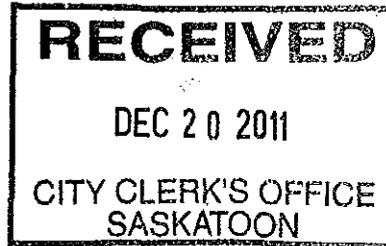
rbchamberlin@sasktel.net

COMMENTS:

I would also like to draw your attention to the situation of traffic on 33rd. between Ave J. N. and Valens Dr. We walk with an elderly person using a walker to the park every day so that she can sit on a bench while we walk our dog. On several occasions we have almost been run down in the cross walk by speeders 'going around' in the inside lane. The city administration, after consultation with the local community, had installed traffic calming islands at the cross walks. This occurred after a child was killed last fall at Valens Dr. However, drivers and the transit workers have voiced complaints about the slowness of the traffic. Again isn't this exactly what we want to happen-having vehicles drive at the speed limit and obey the cross walks laws. Are we going to allow drivers and vehicles to dictate all the policy decisions of the city. When will pedestrians get a similar break. I have been told by administration that 33rd. is an arterial street and that we can't slow traffic on an arterial street. Yet I have noticed that Taylor, another street with 4 lanes has traffic calming islands. So, is this another case of discrimination against the tax payers of the west side?

I had sent a similar letter to the Mayor and was told by a city representative in the late summer that there would be a solution to the problem of drivers speeding through the school zone on 33rd. by late fall. It is now nearly the first day of winter and if anything the situation has deteriorated. There have been speed traps set on three occasions (that I am aware of) since I last wrote. If this is the solution proposed by city administration then we are all in a sorry state.

I implore you to please do something about this situation before someone else is killed. With incivility and recklessness, I feel like we have complete anarchy on our streets now. This is not the city I came to love when I moved here twenty years ago.



Mayor Don Atchison & City Council
Mayor's Office
City of Saskatoon
222 - 3rd Avenue North
Saskatoon, SK
S7K 0J5

December 15, 2011

Dear Mayor Atchison:

Re: Tourism Saskatoon 2012 Operating and Capital Budget

Please find enclosed our detailed budget for the year 2012 as required by your department.

You may contact Todd Brandt at 931-7574 should you have any questions pertaining to the proposed budget.

Yours truly,



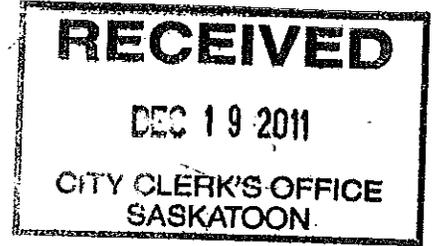
Angela Wallman
Finance and Personnel Officer

Enclosure

cc: Marlys Bilanski

277-1 C8

From: CityCouncilWebForm
Sent: December 16, 2011 5:52 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Philip Stephens
7 Deborah Crescent
Saskatoon
Saskatchewan
S7J 2W9

EMAIL ADDRESS:

plusgforce@gmail.com

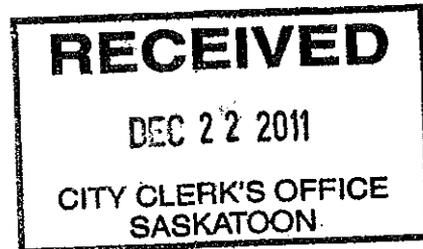
COMMENTS:

I hope you and the members of city council take action before it's too late. I am referring to the CETA agreement which will limit the power of local governments to create policies which benefits local municipalities. For more information check out:

<http://www.canadians.org/trade/issues/EU/index.html>

6120-C9)

From: CityCouncilWebForm
Sent: December 21, 2011 8:58 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Bryce Bahrey
604 McPherson Avenue
Saskatoon
Saskatchewan
S7N 0X6

EMAIL ADDRESS:

bryce bahrey

COMMENTS:

My name is Bryce Bahrey. I live in 604 McPherson Avenue.

Over the past few years, we have struggled with the construction of this sewage lift station across the street from us. We are patient, reasonable people. Over the past couple of years, our alley access has been either shut off or limited. All the while, our property taxes steadily increased. While the alley was closed, and we were unable to park in our garage, we made due and parked as close to home as we could. We were frequently being ticketed (or towed) for parking too close to the corner of McPherson and Sask crescent which was not even open to traffic. We would be swamped with additional traffic from the city holding city events in Rotary park.

Our next door neighbour is elderly and had the city put up a reserved handicap parking space on the street in front of her house. She no longer has a car. She is a nice lady, but the space is her personal reserved area for company.

The construction crew across the street used my water for a week and ruined our hose without permission. I tried addressing that with the city and nothing happened. I am a non-confrontation guy. I continued to let these things go.

Several weeks ago, the city narrowed sask crescent to slow traffic. They placed a barricade directly in line with our alley access. Oh well, again, we will let it go.

Today, i walked home from work to find a parking ticket on my car. My car was parked on the road right in front of my house. My girlfriend though she saw city workers changing signs on our street today. They have put up permanent no parking signs in front of our house. (and ticketed me for being parked there). So, i cannot park in front of my house or for several houses down. This is ridiculous. I am the second house from the corner, as of now, to park on our side of the street, we would have to park four houses up from the corner. Not neighbourly to use the spots in front of my neighbours house. We also have a new baby, grocery loads and company that deserves to park near our home.

Additionally, our house is currently listed for sale. Any idea what the decrease in real estate value is if you can park no where near your house in nutana. Unreal.

I have no interest in paying this ticket. However, that is nothing in comparison to the frustration and inconvenience this will cause. We were given no notification. (nor were we notified for alley closures). This is unacceptable. Who makes these decisions? Is this because this corner is on a bus route? Cause if so, there is plenty of room for the bus to make the turn. God forbid they slow down for a turn.

This has angered me to the point of e-mailing you. Not only is this unfair to the residents that live here, especially after the mess we just lived through, but it substantially decreases our property value. (and taxes keep rising)

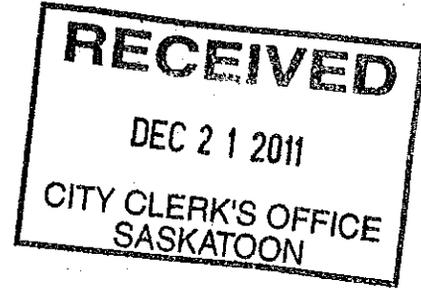
Are there going to be residential parking passes? Any consideration to the people who live here? Any interest in our input?

Thanks for taking your time to read this. I really would like a call Charlie. Please call me at 651-0020(h) or 280-4936(c).

Bryce Bahrey

7920-1
C10)

Rachel Schultz
215 Steiger Crescent
Saskatoon, SK
S7N 4K1



Office of the City Clerk
222 Third Avenue North
Saskatoon, SK
S7K 0J5

December 9, 2011

City Council

Re: Saskatoon City Drinking Water Fluoridation

I am a lifetime resident of Saskatoon and am writing this letter in support of the City adding fluoride to the drinking water supply. I have been following the national and local debate regarding fluoridation of drinking water. What concerns me is how the public debate is almost entirely one-sided and news coverage has only given voice to those criticizing the matter.

My research on the subject allows me to conclude that I support the addition of fluoride to drinking water. This practice is advocated by the World Health Organization, Health Canada, and the Canadian Dental Association and is proven to prevent tooth decay. It is of my concern that the discontinuation of this process will have negative effects on communities in a low income bracket who may not have access to fluoride toothpaste. This public body may only have Saskatoon drinking water as their sole source of fluoride.

Is City Council considering debating the issue of fluoride in Saskatoon's drinking water? I look forward to your prompt response.

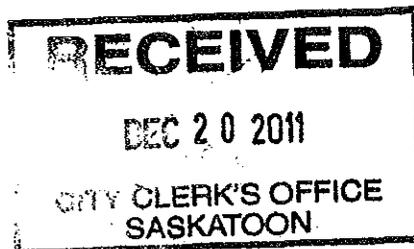
Sincerely,

A handwritten signature in cursive script that reads "Rachel Schultz".

Rachel Schultz

7920-1 C11)

From: CityCouncilWebForm
Sent: December 19, 2011 5:07 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:
Megan pelletier Pelletier
445-51. 3 rd ave. N
Saskatoon
Saskatchewan
S7k 2j2

EMAIL ADDRESS:
meganann9@gmail.com

COMMENTS:

To date I'm aware that there is temporarily no fluoride in Saskatoon water . Why is a toxic poison needed in the water? It's a myth that it s good for dental.it's lethal and I don't want it back! I'm ready to do what I can to see that it doesn't return. With our increasing Economy growth ,it would be the councils best interest to find that a honest cleanly environment is a major attraction to people. The of people majority will stand by this. It's time so look more at the comforts and needs of the people ,instead of mostly to those who are predominately looking for there own financial gain wether in politics or business and corporations .. It's time to really wake up individually as a human species . Give us no contaminants in our food and drink(clean fuel) and we together will yield stronger healthier people. Now this fluoride problem is vast. Its just a hint to the vastly massive corruptiveness that controls the majority . Are day is split on average: 8:8:8 ratio =24..meaning 8 hrs to work , 8 hrs to sleep , 8 hrs to ourselves Interesting... Gets me thinking... Thank you!

C12)

From: CityCouncilWebForm
Sent: December 22, 2011 10:18 PM
To: City Council
Subject: Write a Letter to City Council

RECEIVED

DEC 23 2011

CITY CLERK'S OFFICE
SASKATOON

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Shelby Page
1633 ave C north
saskatoon
Saskatchewan
S7L1H4

EMAIL ADDRESS:

littlemisspoppins@hotmail.com

COMMENTS:

Hello, Im quite concerned about our water supply. Im aware that we dump Hazardous chemicals in our drinking water that not only effects me but you and our environment. Why do we dump fluoride in our water supply when it puts every one who comes in contact with in unnecessary danger. its disturbing. "His Worship" the Mayor and Members of City Council obligations is good governing. To develop and maintain a safe viable community, well being of social and environmental affairs.... I don't see this. If you are not aware of the dangers to humans and the environment get educated. sorry to be blunt but change needs to happen!
<http://fluorideaction.ca/>

7300-1
C13

From: CityCouncilWebForm
Sent: December 30, 2011 6:35 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Shanda Stefanson
1126 Byng Avenue
Saskatoon
Saskatchewan
S7L 5Z6

EMAIL ADDRESS:

tarantuluv@hotmail.com

COMMENTS:

I just wanted to drop you a line to let voice my displeasure with the bus system in Saskatoon. I have just been made aware that fares are going up AGAIN, and that there will be cutbacks in service AGAIN, and I am saddened and angered by this.

I ride the bus because I choose not to own a car for environmental and financial reasons. In spring, summer and fall I ride a bicycle, but in winter I rely on the bus system to get around. I live far on the west side and work far on the east side, and it's pathetic that I can bike to work in far less time it takes me to ride the bus. This winter, I have adjusted my work hours so that I can finish work at 4pm instead of 5 because when I rode the bus last winter, waiting 20 minutes for a bus to show up (after it's scheduled time, mind you) was the norm. In -30 that simply is not acceptable. Also annoying is when busses show up at a stop 5 minutes early and I miss it, then have to wait up to an hour for the next one.

My main problems with the bus system as it currently runs:

- Busses are rarely on time. I understand that this is party a traffic congestion problem, (getting more people to ride the bus=fewer cars=less traffic=busses on time!) but when I sit on a bus for 7-10 minutes past the time it was supposed to depart while the driver runs into a convenience store for a snack or takes a smoke break with his buddies, and then miss my transfer on the other end, you can't tell me that this is a traffic problem.
- Transferring at night is inconvenient and downright scary. After 6 pm, if I want to transfer busses, I have a minimum wait of 20 minutes, depending on where I want to go. Is there no way to co-ordinate things better so that busses meet up at that time of night? Especially since most only run once an hour, it's not like we have many choices as to which bus to take. Also, waiting in the downtown terminal is frightening. More than once I have seen shady things go on that have made me more than uncomfortable. And the "security guards" you have stationed there are a joke. More often then not I see them chatting with these same shady-looking people rather than patrolling and making sure your customers are safe.
- Sunday service ends far too early. Perhaps you think that co-ordinating your hours with the hours of shops and stores is a smart move. You seem to forget that supermarkets, restaurants, and people's social lives often stay open later than 9 on Sundays. There are

people who rely on bus service to get to and from work. What are they to do if they work past nine? People often take Sundays to visit with their families. I guess they'd better be home by nine too. I personally have a social engagement that I attend every Sunday night that runs until 10pm at the earliest. I am forced to take a cab home at least once a week because I can't rely on the busses to get me there.

-Busses are not only less frequent on weekends/Sunday, but they change routes and time schedules!! Just when you think you've got the schedule down from riding every week day, you go to catch a bus on Saturday and find that it runs at a totally different time than you're used to and takes a different route! I can understand that perhaps you feel it necessary to cut back service on weekends, but why change the routes and times? Its confusing and inconvenient.

-Drivers are rude or do not pay attention to safety. I have seen so many drivers snap at costumers who are asking them questions re: routes and transfers that it is impossible to count. I have often seen drivers talking on cell phones, eating while driving, and once even reading a magazine that was propped up on the steering wheel! Unsafe and rude drivers often make my ride unpleasant at best, scary at worst.

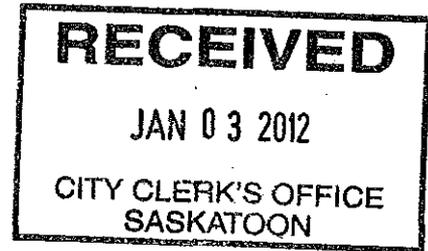
-"Rack and ride" busses are unpredictable. As I mentioned earlier, I often ride my bike when the weather permits. Sometimes I prefer to bus part way or all the way, but take my bike with me for the ride home, etc. I always plan my route so that I take a dart bus, as it was my understanding that all dart busses should have a bike rack on the front. This has not been the case. On these occasions, when I questioned the bus drivers as to what I should do with my bike since I can't take it on the bus, I am told to "leave it here," or "wait for the next one." Leave my bike behind? Not an option. Wait for the next one? And be late for work. Would it be such a hassle for ALL busses to have bike racks? It's unfair that I should have to play a guessing game as to whether or not the bus I need to take will be able to take my bike too.

In this time of concern about green house gasses and peak oil, it is shameful to me that this city has done so little to improve its transportation. I know many people that say they would take the bus if it wasn't so inconvenient and didn't take so long. These people all own cars. Perhaps if you made the bus system cheaper and more efficient, people would leave their cars at home more often. In my experience, the only people who ride the bus are those who are forced to because they are too poor to buy a car, or those who are trying to cut back on their "carbon footprint" by not driving. (It's also shameful to me that the current system makes this admirable pursuit such a hardship.) This makes me think of cities like Vancouver, Calgary, or Toronto where people take public transit because it actually easier,faster and cheaper than driving. It's terrible that in this city, rather than working to solve traffic problems you are increasing bus fare to further gouge the people who are part of the solution. Shame on you.

Shanda Stefanson, concerned citizen

7310-1
C14

From: CityCouncilWebForm
Sent: December 31, 2011 4:31 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jackie Cooper
262 McCallum Way
Saskatoon
Saskatchewan
S7R 0H7

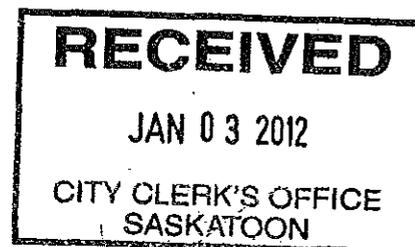
EMAIL ADDRESS:

jjcooper@sasktel.net

COMMENTS:

Our family lives in Hampton Village. I have one son going to Mount Royal and another son that works downtown. The bus service from here is terrible. Every bus that they need to transfer to leaves 1 - 2 minutes before the Hampton bus gets to Confederation Terminal, as they pull in their bus pulls out. As I drive to work everyday I see the Hampton bus sitting at a bus stop waiting, I assume it sits there so it does not get to Confed terminal "early". I have spoken to someone at the transit service and Myles Heidt - not happy with the responses that I got. The person at the transit service told me "That no students were expected to attend Mount Royal from Hampton, they were expected to go to Tommy Douglas or Bethlehem". Was not happy with that response, didn't know my son had to go to a specific school to get a bus ride. Myles Heidt told me to contact Mount Royal - they told me that it is not them that makes the bus schedule. You encourage people to use the transit service but why would you as getting around is very difficult. Really, buses not making connections by 1 - 2 minutes.

From: CityCouncilWebForm
Sent: January 02, 2012 3:07 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jerry Dmytryshyn
107-802 Heritage Cres.
Saskatoon
Saskatchewan
S7H 5T3

EMAIL ADDRESS:

jmdmytryshyn@sasktel.net

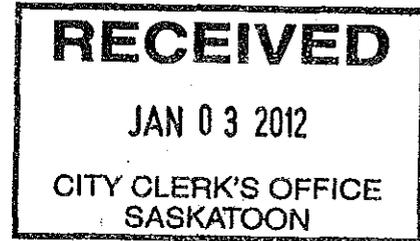
COMMENTS:

I am writing you to voice my concern on the Cosmopolitan recycle bins located by the Lakewood civic centre. I have noticed over this past week papers & cardboard blowing across the park. I have also observed the trucks dumping the dumpsters in the wind we have had this week & while they are trying to dump the bins the papers are all flying across the parking lot. I also drove into the bin area & could not believe the mess left behind from the truck drivers dumping the bins, cardboard & paper scattered every where! I also noticed one of the recycle trucks departing the area down McKercher Drive with paper & cardboard flying everywhere! Something needs to be done to clean up the area around the dumpsters & eliminate the garbage that we have blowing around the area. We live in a great city & it's sad to see this area looking like a garbage dump due to the improper care taken at this recycle sight!

Jerry Dmytryshyn

613-1
C16)

From: CityCouncilWebForm
Sent: January 02, 2012 10:25 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Sara Lui
207 Brightwater Way
Saskatoon
Saskatchewan
S7J 5H8

EMAIL ADDRESS:

saralyc@gmail.com

COMMENTS:

Hi,

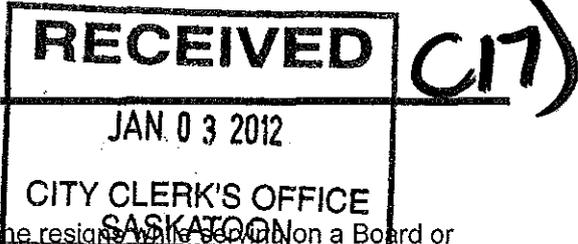
My boy has autism and he scared of water.

But I would like to take him to the swimming pool at civic centre, provide him opportunities to familiar with the settings and get used to the water.

If one of the adults goes to swim with him at one of the civic centre swimming pool, do I need to pay for his admission and myself (or babysitter)?

Thanks

225-10



Mitchener, Shellie (Clerks)

From: jamie mckenzie [jamiem332004@yahoo.ca]
Sent: January 02, 2012 11:13 AM
To: Mitchener, Shellie (Clerks)

Subject: I would like Saskatoon City Council to look if someone resigns while serving on a Board or Committee because they are moving out of Saskatoon that if they have serve over half of there term of five year term they should still be eligible for some kind ...

Hi Shellie and Saskatoon City Council

I would like Saskatoon City Council to look if someone resigns while serving on a Board or Committee because they are moving out of Saskatoon that if they have serve over half of there term of five year term they should still be eligible for some kind of Certificate of Distinguished Community Service.

I under stand if someone resigns while serving on a Board or Committee and they haven't completed the maximum term, they aren't eligible for the Certificate of Distinguished Community Service.

but If Saskatoon City Council just look at if someone have a five year term on a Board or Committee and serve over half of there term of five year term should still be eligible for some kind of Certificate of Distinguished Community Service because when someone resigns while serving on a Board or Committee because they are moving out of Saskatoon like I was moving to Regina so I had no choice to resign because I can not be serving on a Committee in Saskatoon when i'm living in Regina.

thank you from

Jamie McKenzie
304-2240 Albert Street
Regina Sask S4P-2V2
1-306-541-8087

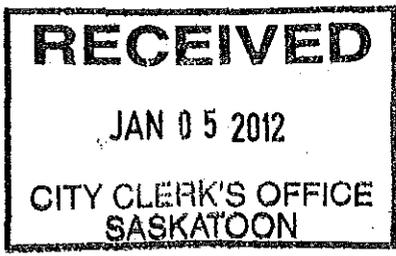
jamiem332004@yahoo.ca

Jan. 5, 2012
(C18)

Mayor and Members of City Council

I have heard many people complain that the Saskatoon Transit Go-Pass cards are breaking/cracking and are unusable. These cards were replaceable free of charge. I, myself have gone through 7 of these cards. I have purchased a pass for January, and noticed Saskatoon Transit is now charging \$5 for all replacement cards (even damaged). I have spoken with Saskatoon Transit, recommending they get better cards. They told me to stop storing my bus pass in my wallet. The issue not about storage, but rather getting a more durable pass made.

Marc Potter
304-2 avenue South
Saskatoon, Saskatchewan
S7K 1L1



1405-T
C19

From: CityCouncilWebForm
Sent: January 05, 2012 8:54 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Jennifer Barrett
526-6th Street East
Saskatoon
Saskatchewan
S7H 1C1

EMAIL ADDRESS:

jbarrett@sasktel.net

COMMENTS:

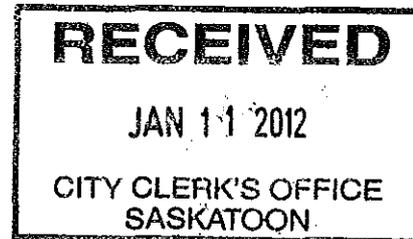
I am very disappointed to discover the hike in bus fare. As a commuter, the bus is now unaffordable as a monthly expense, and definitely unaffordable as an occasional expense. While my husband and I no longer make minimum wage, if we did, there is no way we could afford to pay our mortgage (which is cheaper than renting, by far) and pay for a bus pass each, even with being able to reclaim the funds on our taxes.

For the same price that we would have spent over 2 years on the bus at current rates, we bought a used car. As much as I am looking forward to the occasional convenience of a car, I am disappointed that after 3 years of avidly using the bus system in Saskatoon, it is no longer an economical decision for us.

Sincerely,
Jennifer Barrett

C20)

From: CityCouncilWebForm
Sent: January 10, 2012 5:22 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

harvey peever
116 skye drive
colonsay
Saskatchewan
s0k0z0

EMAIL ADDRESS:

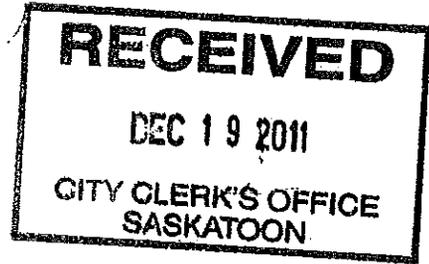
hdawgpeever@yahoo.ca

COMMENTS:

just a thought about the unusual winter and how staff that would normally be busy clearing streets of snow might clear the major thoroughfares of litter that is accumulating and reduce the amount that will need to be cleaned up in the spring.

2000-5. cal)

From: CityCouncilWebForm
Sent: December 16, 2011 6:51 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Derek Tiessen
67 Murphy Crescent
Saskatoon
Saskatchewan
S7J 2T5

EMAIL ADDRESS:

derektiessen@gmail.com

COMMENTS:

I am addressing opinions from the newly formed Saskatoon Wind Turbine Council, and I feel somewhat qualified to comment given that I worked on Vancouver's wind turbine for six months. I feel that this coalition against the wind turbine are grasping at straws that they have no background or education to make these claims. I fully agree that the city of Saskatoon should only build the wind turbine if it makes financial sense as well as have a relatively low risk to birds/bats. Here are a few points:

- 1) All structures have a risk to birds/bats, hundreds likely die each day in this city from hitting windows. That does not mean we should encourage more deaths but we need to keep it in context; furthermore, during migration the wind turbine can be shut down easily. In six months working on Vancouver's wind turbine, we had 4 bird and bat deaths that I am aware of; and that wind turbine is among the forest.
- 2) Although I can not say 100 percent that there are no health risks involved (anyone who claims to know is likely lying), I can personally say that during my six months of working literally inside a wind turbine, I had absolutely no health issues. I was inside the turbine or directly below it for 10 hours a day which is much much closer than any Montgomery resident or coalition member will ever get.
- 3) When wind turbines are operating, they spin. This does create a moving shadow and it does create some noise. The shadow stretches at most a couple hundred meters and at 700 meters, the blades are too small on the horizon to interfere with the sun. It is my hope that Saskatoon would opt for a permanent magnet generator in the wind turbine. The generator itself is noiseless (as it has no grinding parts) and the noise from the blades is only heard within 100 meters of the structure; anyone who can hear them beyond that must have extraordinary hearing.

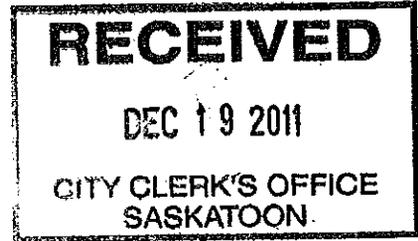
I agree with most people in this city that we should only build this wind turbine so long as it does not become a burden on the tax payers. It is my hope that city council will listen to people like me who have actually worked in one or to the neutral researches who are not pushing an agenda. Many of the reports arguing against wind turbines are funded based on some agenda opposing them, typically having made up their minds before getting all the facts.

Although I would like to see the wind turbine built, I urge city council to make decisions based on the facts and not on scare tactics.

C22)

2000-5

From: CityCouncilWebForm
Sent: December 17, 2011 1:59 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Doug and Donna Irvine
1204 Lancaster Blvd.
Saskatoon
Saskatchewan
S7M 3V7

EMAIL ADDRESS:

dsirvine@sasktel.net

COMMENTS:

Here is a revised letter - sorry we forgot the last paragraph in the last letter we just sent in to this address, so please DIS-REGARD the last letter. Thank you for your patience and understanding as this is our 1st time submitting anything.

To Whom It May Concern:

Well, we must say, that after attending the public information meeting on the purposed wind turbine, at Montgomery School on Wednesday December 7, 2011 and listening to the guest speaker, Carmen Krogh, (a Member of the Advisory Group for The Society for Wind Vigilance), explaining the adverse health affects caused by wind turbines, our concern with the City's proposal comes down to this:

Firstly and Mostly - the people's health! I guess we didn't realize that when we voted in the Mayor, Mr. Don Atchison, and the city council, that we were giving them AUTHORITY to make decisions regarding our health, well being and quality of life! If this proposal is passed it WILL affect thousands of people living in the nearby communities as well as the hundreds of workers, including the city's own workers that take care of our landfill!

If the Mayor, Mr. Don Atchison and city council are SO convinced that this wind turbine will have absolutely NO affect on the people, will they PERSONALLY be held financially responsible for costs incurred that are associated with maintaining our present quality of life? (healthcare, re-location, property values etc)

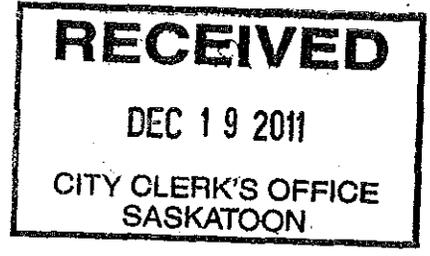
In conclusion, as Mayor and city council your decision MUST be based on the best interest of the people that you represent rather than your own personal bias. After all, it was these very people that elected you to these positions of trust!

Thank you,

Doug and Donna Irvine
1204 Lancaster Blvd.
Saskatoon SK S7M 3V7

2000 (23)

From: CityCouncilWebForm
Sent: December 19, 2011 1:59 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Victor Das
1210B 14th Street E
Saskatoon
Saskatchewan
S7H 0A4

EMAIL ADDRESS:

victor.p.das@gmail.com

COMMENTS:

Dear Saskatoon City Council,

I first would like to say that I support the wind turbine at the landfill. I understand this will be a topic at council today.

Secondly, I've reviewed the claims of the Saskatoon Wind Turbine Coalition. I find them unfounded.

Noise - I'm satisfied with the analyses done; Kevin Hudson showed in a presentation that the sound pressure level will be below the acceptable threshold well before the distance to the first residences. And that this is already far below the background noise (trains, traffic (which is due to increase substantially with the Circle Drive completion)).

Low frequency sound will be of the same frequency range as household appliances, like a refrigerator, or traffic noise and due to the distance, imperceptible. Wind turbine syndrome is unsubstantiated.

Economics - Claims have been made that no feasibility study has been completed. You know better than I that full economics have been worked out for this turbine and found to be acceptable with a 10 year simple payback. Wind power is already a familiar technology and all normal processes (including wind resource assessment, noise and economics) have taken place for this project.

SaskPower offers the Green Options Partners Program for this exact purpose. (I understand that the GOPP is what this project falls under) With the program SaskPower wishes entities with capital to invest in additional medium-scale renewable energy projects. This helps build a diversified and distributed renewable energy production system.

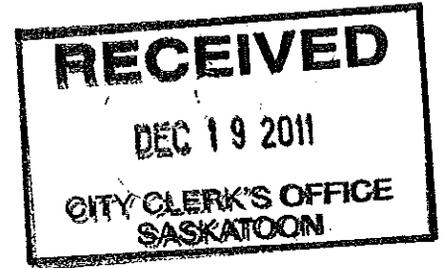
The people of Saskatoon wish to head down a greener path that includes renewable energy. And, claiming that the City of Saskatoon should not get into electricity production is like saying we shouldn't collect garbage and we shouldn't treat water. These are all essential services that a city should provide. Saskatoon Light and Power producing electricity just makes sense, and it wouldn't be the first time.

Thanks so much,

Victor Das, M.Sc.

2000-5
(24)

From: CityCouncilWebForm
Sent: December 19, 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:

Michael Nemeth
367 Rutherford Cres
Saskatoon
Saskatchewan
S7N 4X8

EMAIL ADDRESS:

m@ideatrip.net

COMMENTS:

Saskatoon City Council,
I first would like to say that I support the wind turbine at the landfill. I understand this will be a topic at council today.

Secondly, I've reviewed the claims of the Saskatoon Wind Turbine Coalition. I find them unfounded.

Noise - I'm satisfied with the analyses done; Kevin Hudson showed in a presentation that the sound pressure level will be below the acceptable threshold well before the distance to the first residences. And that this is already far below the background noise (trains, traffic (which is due to increase substantially with the Circle Drive completion)).

Low frequency sound will be of the same frequency range as household appliances, like a refrigerator, or traffic noise and due to the distance, imperceptible. Wind turbine syndrome is unsubstantiated.

Economics - Claims have been made that no feasibility study has been completed. You know better than I that full economics have been worked out for this turbine and found to be acceptable with a 10 year simple payback. Wind power is already a familiar technology and all normal processes (including wind resource assessment, noise and economics) have taken place for this project.

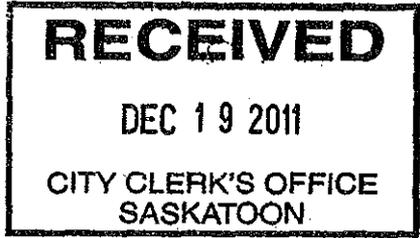
SaskPower offers the Green Options Partners Program for this exact purpose. (I understand that the GOPP is what this project falls under) With the program SaskPower wishes entities with capital to invest in additional medium-scale renewable energy projects. This helps build a diversified and distributed renewable energy production system.

The people of Saskatoon wish to head down a greener path that includes renewable energy. And, claiming that the City of Saskatoon should not get into electricity production is like saying we shouldn't collect garbage and we shouldn't treat water. These are all essential services that a city should provide. Saskatoon Light and Power producing electricity just makes sense, and it wouldn't be the first time.

Thanks,
Michael Nemeth, Engineer-in-Training
367 Rutherford Cres
306 292 6356

2000-5 (25)

From: CityCouncilWebForm
Sent: December 19, 2011 1:35 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Michelle Hubbard
1170 King Cres
Saskatoon
Saskatchewan
S7K 0P1

EMAIL ADDRESS:

michelle.hubbard@usask.ca

COMMENTS:

Saskatoon City Council,
I strongly support the construction of wind turbine at the landfill. I understand this will be a topic at council today.

Any drawbacks associated with wind turbines are far outweighed by their benefits. These benefits include diminished need for coal generated electricity (which emits a high level of green house gases and is non-renewable), making use of a free and renewable resource - wind - and creating local economic activity and self-reliance.

Secondly, I've reviewed the claims of the Saskatoon Wind Turbine Coalition and find them unfounded. Below, I've outline my response to the concerns raised:

Noise and low frequency sound - Kevin Hudson showed in a presentation that the sound pressure level will be well below the acceptable threshold by the time it reaches the closest residences. Furthermore, the noise from the wind turbines reaching the homes will be far below the background noise (trains, traffic (which is due to increase substantially with the Circle Drive completion)). In addition, low frequency sound will be of the same frequency range as household appliances, such as refrigerators, or traffic noise and due to the distance, imperceptible. Wind turbine syndrome is unsubstantiated.

Economics - Claims have been made that no feasibility study has been completed. You know better than I that full economics have been worked out for this turbine and found to be acceptable with a 10 year simple payback. Wind power is already a familiar technology and all normal processes (including wind resource assessment, noise and economics) have taken place for this project.

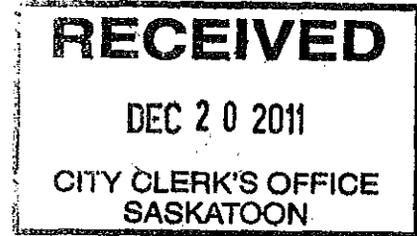
SaskPower offers the Green Options Partners Program for this exact purpose. (I understand that the GOPP is what this project falls under) With the program SaskPower wishes entities with capital to invest in additional medium-scale renewable energy projects. This helps build a diversified and distributed renewable energy production system.

The people of Saskatoon wish to head down a greener path that includes renewable energy. And, claiming that the City of Saskatoon should not get into electricity production is like saying we shouldn't collect garbage and we shouldn't treat water. These are all essential services that a city should provide. Saskatoon Light and Power producing electricity just makes sense, and it wouldn't be the first time.

Sincerely,
Michelle Hubbard, PhD Candidate
1170 King Cres, Saskatoon
306 966-2632

2000-5
C26)

From: CityCouncilWebForm
Sent: December 19, 2011 5:08 PM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Dwayne Keir
908 5th Avenue North
Saskatoon
Saskatchewan
S7K2S1

EMAIL ADDRESS:

keir.dwayne@gmail.com

COMMENTS:

I wish to support the wind turbine at the landfill. This development permits utilizes an under utilized space.

Concern over this type of development can be easily mitigated by a basic understanding of scientific principles.

Excess noise from the turbine means inefficient energy transfer to the generator. As new technologies come on line, this concern is being mitigated.

This is evidenced in the following url.

<http://www.sciforum.net/presentation/623>

Thank you,

Dwayne Keir

2000-5

C27)



Holiday Park Community Association
1250 Avenue K South
Saskatoon, Sask.
S7M 2G7



December 20, 2011

Your Worship and City Councilor's,

At the last Holiday Park Community Association Meeting a motion was made and unanimously passed that the Holiday Park Community Association would send a letter to council stating that we are opposed to the construction of a wind turbine at the land fill. We are one of two communities that are very close to the land fill and feel that this project will affect us in a very negative way.

We feel that the city did not do their due diligence when making the decision to proceed with this project. The decision was made far before the Feasibility and Environmental study was done. The recommendation to proceed was made by council on October 11. The results of the feasibility and Environmental study were not posted on the city website until November 9 2011.

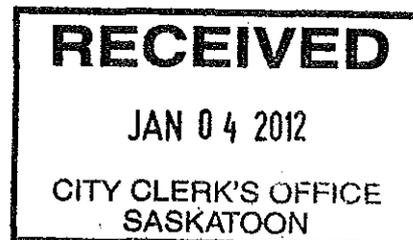
We are asking that project be put on hold until the city has a consultation with the residents that will be affected. We feel that it is the city's responsibility to supply the residents with information about the pro's and con's of this project before it continues any further.

Yours truly,

Walter Katelnikoff
President of the Holiday Park Community Association

2000-5
C28)

From: CityCouncilWebForm
Sent: January 04, 2012 11:19 AM
To: City Council
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Lalena Simon
3141 11th St. W.
Saskatoon
Saskatchewan
S7M 1K1

EMAIL ADDRESS:

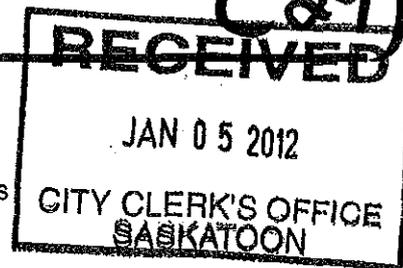
lalenak@hotmail.com

COMMENTS:

I am writing in regards to the wind turbine and asking that it NOT be placed on the landfill, or anywhere close to residential areas, PLEASE!!! I live in Montgomery and love the neighbourhood, my biggest concern is the noise that will be emitted from this... I already am sensitive to low frequency noise, and I am afraid that this will cause me to loose more sleep, resulting in more frequent headaches and daily anxiety attacks. Please don't do this to me! I am not wanting to leave the area, my kids started school here, we love our large yard and mature trees... I do not want to have to move, especially to an area where I can see into 5 neighbour's backyards! I am afraid that if you put the wind turbine too close to residents that we will all suffer, maybe not from the obvious noise or vibrations, but the land values and prices of our homes will drop. Nobody wants this!!! If you still feel that this is a good idea, and put it up at the landfill, I will get sick and be forced to move and wont get a fair price for my home... And who will want to live hear anyway? Would you buy a home near a wind turbine? We will have to sell for less than fair market value, and then wont be able to afford a new home... Think about it, put yourself in my place and do the right thing! Treat people the way you want to be treated, make everyone happy, put the money towards something useful(maybe solar power?). Thank you for taking the time to read this.

Mann, Janice (Clerks)

From: Mann, Janice (Clerks)
Sent: January 06, 2012 8:56 AM
To: Mann, Janice (Clerks)
Subject: FW: Update - adverse health effects and industrial wind turbines
Attachments: Letter - WCO to MOE - 12-01-03 - FINAL.pdf



From: Carmen Krogh [<mailto:krogh@email.toast.net>]
Sent: Thursday, January 05, 2012 5:38 AM
To: Hudson, Kevin (Saskatoon Light & Power); Lorje, Pat (City Councillor)
Cc: Roger & Barb Biddle
Subject: Update - adverse health effects and industrial wind turbines

Hello Mr. Hudson,

Thank you for forwarding my message of January 1, 2012 to the Mayor and Council of Saskatoon. This was appreciated.

Attached, is a response from Eric Gillespie, lawyer, regarding the HGC Report of December 2010, recently released by the Ontario Minister of Environment.

This may be helpful with respect to the deliberations of the Council, City of Saskatoon.

Once again, I ask that you forward this to the Mayor and Council of the City. Thank you for this.

Yours truly,

Carmen Krogh, BScPharm

Ontario

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November 23, 2011

Delivered via Email

The Honourable Jim Bradley
Minister of the Environment
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Fax 416 327 6748
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Dear Sirs/Madams:

Re: Ministry of the Environment Web Page - "The Sound of Science"

We are the solicitors for Wind Concerns Ontario ("WCO"). WCO has analysed the contents of the Ministry of Environment ("MOE") web page "*The sound of science*": http://www.ene.gov.on.ca/environment/en/blog/STDPROD_089377.html, (the "MOE Web Page") initially posted on August 31, 2011.¹

The apparent purpose of the MOE Web Page is to "educate" the public on matters related to wind turbine noise exposure and human health. As part of its mandate, government is responsible for providing citizens with accurate and appropriate information so they can protect themselves and/or their health.² Furthermore, the Renewable Energy Approval ("REA") process requires full and accurate disclosure of any potential health effects of renewable energy projects. It appears the MOE Web Page communication does not fulfill these responsibilities. At the request of our client we are advising you that the MOE Web Page contains content which is inaccurate and/or could be viewed as negligent misrepresentation(s).

The MOE Web Page states "Ontario law requires wind turbine developments adhere to a 40 decibel noise limit..."³ This statement is inaccurate. As you should be aware, Ontario wind turbine noise guideline limits permit,⁴ and projects are being approved for noise levels of up to 51 dBA at a defined noise receptor.⁵

Furthermore Ontario wind turbine noise guideline limits are only applicable at defined noise receptors. Consequently wind turbine noise is unregulated on private and public property (spaces) where there is no defined noise receptor.

The MOE Web Page content also appears to infer the World Health Organization ("WHO") accepts a wind turbine sound pressure level of 40 decibels is protective of human health.⁶

During 2011 Ontario Environmental Review Tribunal⁷ ("ERT") hearings expert witnesses, including the lead author of the Chief Medical Officer of Health 2010 report,⁸ agreed that the

¹ "The sound of science" (MOE Web Page) located at http://www.ene.gov.on.ca/environment/en/blog/STDPROD_089377.html [cited November 20, 2011]

² Health Canada. (2004). Canadian handbook on health impact assessment: Vol.1. The basics. A report of the Federal/Provincial/Territorial Committee on Environmental and Occupational Health. Retrieved from <http://www.who.int/hia/tools/toolkit/whohia063/en/index.html>

³ "The sound of science" (MOE Web Page) located at http://www.ene.gov.on.ca/environment/en/blog/STDPROD_089377.html [cited November 20, 2011]

⁴ Noise Guidelines for Wind Farms, Interpretation for Applying MOE NPC Publications to Wind Power Generation Facilities, Ministry of the Environment, October 2008

⁵ Renewable Energy Approval Number 7988-8AVKM5 Issue Date: November 10 2010,

⁶ "The sound of science" (MOE Web Page) located at http://www.ene.gov.on.ca/environment/en/blog/STDPROD_089377.html [cited November 20, 2011]

⁷ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122. Retrieved from <http://www.ert.gov.on.ca/english/decisions/index.htm>

⁸ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. G. Rachamin, Mar, 4, 2011

WHO 40 dBA noise limit was not established based on research related to wind turbine noise but rather road, rail and aircraft noise.^{9, 10, 11, 12}

A review and search of the WHO 2009 Night Noise Guidelines¹³ (WHO, 2009) revealed no evidence which supports the position that WHO (2009) considered wind turbine noise. For example, the word "wind" only appears once in WHO (2009) and not in the context of wind turbines.^{14, 15} Furthermore none of leading peer reviewed articles on wind turbine noise and health are referenced in WHO (2009).¹⁶

The MOE Web Page also states: "To help put Ontario's noise requirements in perspective, we've developed an online simulation comparing various sound levels"¹⁷ and invites visitors to watch the video content. The video sound purporting to represent 40 decibels does not appear to be the sound of a wind turbine but rather appears to be the background noise of the sound booth. Based on scientifically peer reviewed and published research it is expected that human perception of; and response to; wind turbine sound at 40 decibels will be markedly different than it will be for other common sources of sound.¹⁸ The content of the MOE Web Page is not an accurate or meaningful demonstration of wind turbine sound at 40 decibels and could be viewed as negligent misrepresentation.

Evidence and expert testimony provided during a 2011 Ontario Environmental Review Tribunal ("ERT") confirmed wind turbines can harm human health. The July 18, 2011 ERT Decision states:

This case has successfully shown that the debate should not be simplified to one about whether wind turbines can cause harm to humans. The evidence presented to the Tribunal demonstrates that they can, if facilities are placed too close to residents. The debate has now evolved to one of degree.¹⁹

⁹ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. D. Shepherd, Feb, 9, 2011

¹⁰ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. Christopher Hanning, Feb, 11, 2011

¹¹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. R. McMurtry, Feb, 16, 2011,

¹² Erickson v. Director, Ministry of the Environment, Case Nos. 10-121 and 10-122, Transcript of Dr. W. Colby, Mar, 29, 2011,

¹³ World Health Organization, Night Noise Guidelines for Europe, 2009

¹⁴ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011, p. 109 l. 6 to l. 14

¹⁵ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011, p. 112 l. 2 to l. 5

¹⁶ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011, p. 109, l. 6 to p. 113, l. 15

¹⁷ The sound of science" (MOE Web Page) located at

http://www.ene.gov.on.ca/environment/en/blog/STDPROD_089377.html [cited November 20, 2011]

¹⁸ Pedersen, E., Bakker, R., Bouma, J., & van den Berg, F. (2009), Response to noise from modern wind farms in the Netherlands, Journal of the Acoustical Society of America, 126, 634-643.

¹⁹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122. Retrieved from <http://www.ert.gov.on.ca/english/decisions/index.htm>

At the request of our client we are providing the following references to assist the MOE in fulfilling its responsibilities to fully and accurately describe any negative effects on health and safety. The references set out in this letter reflect generally accepted acoustical and psycho-acoustic principles. The references also include ERT evidence and/or testimony provided by witnesses for the Respondents at the ERT hearing (the Ministry of Environment, Suncor Energy Services Inc.).

Respondent witnesses, Drs. Geoff Leventhall and David Colby, both testified that they intended to participate in the Fourth International Meeting on Wind Turbine Noise from April 12-14, 2011.^{20, 21} The Wind Turbine Noise (2011) post-conference report states:

The main effect of daytime wind turbine noise is annoyance. The night time effect is sleep disturbance. These may lead to stress related illness in some people. Work is required in understanding why low levels of wind turbine noise may produce affects which are greater than might be expected from their levels.”²²

ERT witnesses for both the Respondents and the Appellants provided evidence and/or testimony which acknowledged wind turbine sound in Ontario “will” cause annoyance, which is expected to result in stress related health impacts in some individuals.

For example Dr. Geoff Leventhall, ERT witness for Suncor Energy Services Inc., testified that some people *will be* annoyed by the sound of wind turbines at sound pressure levels permitted in Ontario wind turbine projects.²³ [Emphasis added]

Dr. Christopher Ollson, ERT witness for Suncor Energy Services Inc., provided evidence and/or testimony that wind turbine induced annoyance and sleep disturbance occur at sound pressure levels above and below 40 dBA.²⁴

Recently published peer reviewed articles document individuals living in the environs (i.e. within 2km) of wind turbines report lower quality of life and/or reduced sleep quality and/or sleep disturbance.^{25, 26, 27}

²⁰ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. G. Leventhall, Mar, 11, 2011

²¹ Erickson v. Director, Ministry of the Environment, Case Nos. 10-121 and 10-122, Transcript of Dr. W. Colby, Mar, 29, 2011,

²² Wind Turbine Noise. (2011). Post conference report. Retrieved from http://www.confweb.org/vtn2011/index.php?option=com_content&view=article&id=70:report&catid=35:information

²³ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. G. Leventhall, Mar, 11, 2011

²⁴ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Witness Statement of Dr. Christopher Ollson, January 17, 2011

²⁵ Krogh, CME, (2011), Industrial Wind Turbine Development and Loss of Social Justice? Bulletin of Science Technology & Society 2011 31: 321, DOI: 10.1177/0270467611412550, <http://bst.sagepub.com/content/31/4/321>

²⁶ Krogh, CME, Gillis, L, Kouwen, N, and Aramini, J, (2011), WindVOiCe, a Self-Reporting Survey: Adverse Health Effects, Industrial Wind Turbines, and the Need for Vigilance Monitoring, Bulletin of Science Technology & Society 2011 31: 334, DOI: 10.1177/0270467611412551, <http://bst.sagepub.com/content/31/4/334>

²⁷ Shepherd D, McBride D, Welch D, Dirks KN, Hill EM. Evaluating the impact of wind turbine noise on health-related quality of life. Noise Health 2011;13:333-9.

Peer reviewed findings that wind turbines in the vicinity can lower quality of life of individuals is supported by a Canadian Wind Energy Association ("CanWEA") media release. The October 14, 2011 CanWEA media release acknowledges wind turbines in the vicinity can cause annoyance for some individuals. The CanWEA media release acknowledges annoyance can have "a significant impact on an individual's quality of life". The CanWEA media release further advises affected individuals that "it is important" they obtain the services of medical professionals (i.e. consult their doctor).²⁸

ERT witnesses for both the Respondents and the Appellants also provided evidence and/or testimony which acknowledged annoyance, stress and sleep disturbance to be adverse health effects.

The MOE also commissioned and submitted into evidence a report prepared by HGC Engineering. The report refers to existing Ontario wind turbine regulations and noise guidelines and states:

The audible sound from wind turbines, at the levels experienced at typical receptor distances in Ontario, is nonetheless expected to result in a nontrivial percentage of persons being highly annoyed. As with sounds from many sources, research has shown that annoyance associated with sound from wind turbines can be expected to contribute to stress related health impacts in some persons.²⁹

ERT witnesses for both the Respondents and the Appellants provided evidence and/or testimony which acknowledges wind turbine sound may cause annoyance which may result in sleep disturbance and stress. For example a report (coauthored by ERT witnesses Drs. David Colby, Geoff Leventhall, and Robert McCunney) attributes reported wind turbine symptoms (sleep disturbance, headache, tinnitus, ear pressure, dizziness, vertigo, nausea, visual blurring, tachycardia, irritability, problems with concentration and memory, and panic attack episodes associated with sensations of internal pulsation or quivering when awake or asleep) to be the "well known stress effects of exposure to noise."³⁰

ERT witnesses for both the Respondents and the Appellants provided evidence and/or testimony which acknowledge the reported wind turbine symptoms can be expected to be created via indirect pathways.^{31, 32}

²⁸ The Canadian Wind Energy Association, October 14, 2011, The Canadian Wind Energy Association responds to October 14, 2011 statement by Wind Concerns Ontario, Retrieved from http://www.canwea.ca/media/release/release_e.php?newsId=133

²⁹ Howe Gastineier Chapnik Limited. (2010, December). Low frequency noise and infrasound associated with wind turbine generator systems: A literature review (Final draft, Rfp No. Oss-078696). Mississauga, Ontario, Canada: Ministry of the Environment. Ontario Ministry of Environment Disclosure Document # 34 - Erickson v. Director, Ministry of the Environment (10-121 and 10-122)

³⁰ Colby, W. D., Dobie, R., Leventhall, G., Lipscomb, D. M., McCunney, R. J., Seilo, M. T., & Søndergaard, B. (2009, December). Wind turbine sound and health effects: An expert panel review. Washington, DC: American Wind Energy Association and Canadian Wind Energy Association. [p. 4-3, 4-9, 4-10, 5-3] Ontario Ministry of Environment Disclosure Document # 23 - Erickson v. Director, Ministry of the Environment (10-121 and 10-122)

³¹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Supplementary Witness Statement of William David Colby, MSc, MD, FRCP(C), Exhibit 52,

ERT witnesses for both the Respondents and the Appellants provided evidence and/or testimony that acknowledge sound pressure levels (i.e. decibels) are not the main consideration when assessing noise health impacts acting via indirect pathways.

For example Dr. Colby, witness for MOE, testified under oath:

I believe that there is no specific wind turbine syndrome, that *there can be stress effects in low levels of noise*. But I've made it abundantly clear from my testimony earlier today that the *noise level is not the only or the main – even the main variable that causes that*.³³ (Emphasis added)

Dr. Leventhall, called by the proponent Suncor, provided evidence which states:

Noise is multidimensional. A one dimensional view of noise is the A - weighting, which considers only levels and neglects frequencies. Another one-dimensional view is to consider only frequencies and neglect levels. Developing the dimensions further, two dimensions include both frequency and level (the spectrum), three dimensions adds in the time variations of the noise, whilst higher dimensions include subjective response.³⁴

The content of the MOE Web Page only considers the sound pressure level (i.e. decibels) dimension,³⁵ omitting discussion of the frequency, time variation and subjective response dimensions of wind turbine sound.

ERT witnesses for both the Respondents and the Appellants provided evidence and/or testimony, including evidence from peer-reviewed published journals, which acknowledge wind turbine sound is perceived to be *more annoying* than transportation noise or industrial noise at comparable sound pressure levels.³⁶ [Emphasis added]

ERT witnesses for both the Respondents and/or the Appellants provided evidence and/or testimony which indicate plausible causes of wind turbine health effects include wind turbine sound characteristics such as amplitude modulation and/or impulse noise and/or audible low

³² Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Witness Statement of Dr. R. McMurtry, January 16, 2011

³³ Erickson v. Director, Ministry of the Environment, Case Nos. 10-121 and 10-122, Transcript of Dr. W. Colby, Mar, 29, 2011,

³⁴ Leventhall G. Infrasound from wind turbines: fact, fiction or deception. Can Acoust. 2006;34(2):29-36.,

³⁵ The sound of science" (MOE Web Page) located at

<http://www.ene.gov.on.ca/environment/en/blog/STDP/089377.html> [cited November 20, 2011]

³⁶ Pedersen, E., Bakker, R., Bouma, J., & van den Berg, F. (2009), Response to noise from modern wind farms in the Netherlands, Journal of the Acoustical Society of America, 126, 634-643.

frequency sound and/or infrasound and/or tonality and/or lack of night-time abatement.^{37, 38, 39, 40, 41, 42, 43}

Dr. Ollson, on Suncor's behalf, provided evidence stating "What is clear is that some people living near wind turbines experience annoyance due to wind turbines. Swishing, whistling, resounding and pulsating/throbbing were the sound characteristics that were most highly correlated with annoyance by wind turbine noise among respondents who noticed the noise outside their dwellings."⁴⁴ The MOE Web Page videos omit demonstration of annoying wind turbine sound characteristics acknowledged by Dr. Ollson and other ERT witnesses.

Dr. Leventhall, on the proponent Suncor's behalf, provided evidence which discusses wind turbine amplitude modulation (i.e. fluctuating swish) and states:

*Attention should be focused on the audio frequency fluctuating swish, which some people may well find to be very disturbing and stressful, depending on its level. The usual equivalent level measurements and analyses are incomplete, as these measurements are taken over a time period which is much longer than the fluctuation period and information on the fluctuations is lost. A time varying sound is more annoying than a steady sound of the same average level and this is accounted for by reducing the permitted level of wind turbine noise.*⁴⁵ [Emphasis added]

Dr. Colby, on the MOE's behalf, also provided evidence which discusses wind turbine amplitude modulation (i.e. swoosh) stating:

It appears that there is no specific Wind Turbine Syndrome, but there are stress effects from low levels of noise, either high frequency or low frequency noise, which affect a

³⁷ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. G. Rachamin, Mar, 4, 2011

³⁸ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Dr. Colby's presentation to Nova Scotia Department of Energy on March 4, 2010, Exhibit 90, p.9 p. 18 and p. 29

³⁹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. K. Mundt, Mar, 22, 2011

⁴⁰ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011

⁴¹ Howe Gastmeier Chapnik Limited. (2010, December). Low frequency noise and infrasound associated with wind turbine generator systems: A literature review (Final draft, Rfp No. Oss-078696). Mississauga, Ontario, Canada: Ministry of the Environment. Ontario Ministry of Environment Disclosure Document # 34 - Erickson v. Director, Ministry of the Environment (10-121 and 10-122)

⁴² Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Witness Statement of Dr. R. McMurtry, January 16, 2011

⁴³ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. R. Thorne Feb. 9, 2011

⁴⁴ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Witness Statement of Dr. Christopher Ollson, January 17, 2011

⁴⁵ "Infrasound from Wind Turbines: Fact, Fiction or Deception?" by Dr. Leventhall, Exhibit 54, p. 34, para. 4

small number of people. *It is the audible swoosh- swoosh which, when it occurs, is the cause, not infrasound or low frequency noise.*"⁴⁶ [Emphasis added]

For other forms of industrial noise Ontario regulations specify a +5 dB adjustment for a project that contains an audible cyclic variation in sound level such as beating *or other amplitude modulation.*⁴⁷ [Emphasis added] The 5 dB adjustment for amplitude modulation is not applied to Ontario wind farms despite the acknowledgement, by Suncor Energy Services Inc. and MOE witnesses, that wind turbine amplitude modulation is the cause of noise induced stress effects.

Counsel for Suncor Energy Services Inc. submitted into evidence a reference authored by Dr. Geoff Leventhall. In the reference Dr. Leventhall lists wind turbine symptoms documented by Dr. Nina Pierpont which include sleep disturbance, headache, tinnitus, ear pressure, dizziness, vertigo, nausea, visual blurring, tachycardia, irritability, problems with concentration and memory, and panic episodes associated with sensations of internal pulsation or quivering when awake or asleep. Dr. Leventhall then states "I am happy to accept these symptoms, as they have been known to me for many years as the symptoms of extreme psychological stress from environmental noise, *particularly low frequency noise.*"⁴⁸ [Emphasis added]

In reference to low frequency noise recent peer reviewed research confirms that for modern wind turbines:

It is thus beyond any doubt that the *low-frequency* part of the spectrum plays an important role in the noise at the neighbours.⁴⁹ [Emphasis added]

Dr. Kenneth Mundt, ERT witness for Suncor Energy Services Inc., testified under oath that based on his interpretation of the synthesized evidence and the scientific publications the literature suggests the reported wind turbine health effects, such as sleeplessness and headache, are related to audible low frequency noise.⁵⁰

Internal MOE correspondence obtained through a Freedom of Information request; describe low frequency noise from wind turbine projects in Ontario creating uninhabitable living conditions, resulting in "sleep deprivation" and in some cases individuals abandoning their homes.

Mr. Brian Howe, ERT witness for MOE, testified under oath regarding low frequency noise:

... if you are going to have an issue with low frequency sounds, it's much more likely to be in the inside of the home and, in fact, you can get instances where the stars are aligned against you and you have a window that because of the resonant nature of the window,

⁴⁶ Dr. Colby's presentation to Nova Scotia Department of Energy on March 4, 2010, Exhibit 90, p. 18 and p. 29

⁴⁷ Ministry of the Environment, Ontario. (n.d.). Publication NPC-104: Sound level adjustments. Toronto, Ontario, Canada:

⁴⁸ Dr. Leventhall, (2009), "Wind Turbine Syndrome, an Appraisal," Erickson v. Director, Ministry of the Environment (10-121 and 10-122) Exhibit 55 submitted by Suncor Energy Services Inc.

⁴⁹ Møller, H., & Pedersen, C. S. (2011). Low-frequency noise from large wind turbines. *Journal of the Acoustical Society of America*, 129, 3727-3744.

⁵⁰ Transcript of Dr. K. Mundt, Mar, 22, 2011,

actually amplifies the sound at those low frequencies. And so I don't think there's any question if you hear of complaints indoors, then that's a potential concern and obviously should be taken seriously.⁵¹

Research confirms low frequency noise, in general, does not need to be considered "loud" for it to cause annoyance and irritation⁵² and can cause "...immense suffering to those who are unfortunate to be sensitive to low frequency noise ..."⁵³ Chronic psycho-physiological damage may result from long-term exposure to low-level low frequency noise.⁵⁴

Due to public concerns Danish authorities are in the process of developing regulations for wind turbine low frequency noise inside of homes.

The MOE commissioned and submitted into ERT evidence a report prepared by HGC Engineering. The HGC Engineering report explicitly states in its recommendations:

Since it is evident that complaints related to low frequency noise from wind turbines often arise from the characteristics of the sound impact indoors, and since the indoor low frequency sound levels and frequency spectra can differ markedly from those outdoors, it is recommended that the MOE consider adopting or developing a protocol to provide guidance for addressing such complaints.⁵⁵

Currently Ontario does not have regulations to protect individuals from the effects of wind turbine amplitude modulation and/or low frequency noise.

Consultants for the MOE, Aercoustics Engineering Limited, state:

Sound emissions from operating wind farms frequently give rise to noise complaints. Most compliance-based noise audits measure hourly "A"-weighted Leq, thereby removing the low-frequency contents of the wind turbine sound. The metric is also insensitive to amplitude modulation and is unsatisfactory when sensitive receptors are annoyed by the low frequency sound and amplitude modulation.⁵⁶

⁵¹ Transcript of Mr. B. Howe, March 30, 2011,

⁵² DeGagne *et al.*, Incorporating Low Frequency Noise Legislation for the Energy Industry in Alberta, Canada Source: Journal of Low Frequency Noise, Vibration and Active Control, Volume 27, Number 2, September 2008, pp. 105-120(16)

⁵³ A Review of Published research on Low Frequency Noise and Its Effects, Dr. Geoff Leventhall et.al., May 2003,

⁵⁴ Leventhall HG. Low frequency noise and annoyance. Noise Health [serial online] 2004 [cited 2009 Dec 31];6:59-72. Available from: <http://www.noiseandhealth.org/text.asp?2004/6/23/59/31663>:

⁵⁵ Howe Gastmeier Chapnik Limited, Low Frequency Noise And Infrasound Associated With Wind Turbine Generator Systems A Literature Review Ontario Ministry Of The Environment Rfp No. Oss-078696 Final Draft, December 10, 2010,

⁵⁶ Richarz, W., Richarz, H., and Gambino, T., (2011), Correlating very low frequency sound pulse to audible wind turbine sound, Aercoustics Engineering Limited, Ontario, Canada, Rome Conference Fourth International Meeting on Wind Turbine Noise Rome Italy 12-14 April 2011

Current Ontario guidelines are based on the A-Weighted Leq metric ⁵⁷ and consequently can be considered unsatisfactory to protect individuals from the health impacts of wind turbine amplitude modulation and/or low frequency noise.

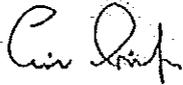
In closing, now that MOE is in possession of this information, as part of its responsibility to fully and accurately describe health issues related to renewable energy projects in Ontario, our client respectfully requests that inaccurate and/or misleading content contained on the MOE Web Page be updated using full and accurate information.

In addition we trust the foregoing information will be provided whenever you are communicating with members of the public on health matters during the Renewable Energy Approval(s) process. In our respectful view, amongst other things, MOE's failure to include such information could be viewed as negligent misrepresentation and be actionable.

Should you have any questions or require additional information please advise.

Yours very truly,

ERIC K. GILLESPIE
PROFESSIONAL CORPORATION



Eric K. Gillespie
EKG/am

c: Ms Doris Dumais
Director, Approvals Program
Environmental Assessment and Approvals Branch
Ministry of the Environment
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Toronto, ON M4V 1L5
Fax 416 314 8457
doris.dumais@ontario.ca

⁵⁷ Ministry of the Environment, Ontario, Noise Guidelines 2008,

RECEIVED

JAN 05 2012

CITY CLERK'S OFFICE
SASKATOON

Mann, Janice (Clerks)

From: Mann, Janice (Clerks)
Sent: January 06, 2012 8:55 AM
To: Mann, Janice (Clerks)
Subject: FW: Adverse health effects and industrial wind turbines - Please Acknowledge this Worship and City Council
Attachments: 2011-10-18 - Presentation - WIND - EN FINAL [2].pdf; Senate_List_of_Attachments_October_18_2011.pdf; WCO - Letter to Ministers - REVISED - 11 11 23.pdf; APPEC - Letter to WPD re White Pines Project - 11-11-08[1].pdf; NSW_Wind_Farm_Guidelines_Web_Dec2011.pdf

From: Carmen Krogh [mailto:krogh@email.toast.net]
Sent: Sunday, January 01, 2012 10:24 AM
To: Hudson, Kevin (Saskatoon Light & Power); Lorje, Pat (City Councillor)
Cc: Roger & Barb Biddle
Subject: [SPAM] - Adverse health effects and industrial wind turbines - please acknowledge receipt of this message - Found word(s) report pharmaceuticals medical pharmaceuticals medical medical pharmaceuticals in the Text body

Mayor and Council
City of Saskatoon

Mr. Kevin Hudson
City of Saskatoon
Kevin.Hudson@Saskatoon.ca

Ms Pat Lorje, Councillor, Ward 2
City of Saskatoon,
Pat.lorje@saskatoon.ca

December 31, 2011

To the Mayor and Council, City of Saskatoon and other interested parties

Re: Adverse Health Effects and Industrial Wind Turbines

I am writing to share the experiences in Ontario regarding the serious risks to health that can occur when industrial wind turbines are sited in close proximity to residents. Please forward this letter and the attachments to the Mayor and Council members for consideration.

I am a volunteer and self support research and other activities such as education regarding the science related to this topic, including meeting with authorities, locally, provincially and federally. I have presented the science in many venues in Ontario, and in Vermont, Quebec, Alberta, Saskatchewan (2010) and California.

On December 6 and 7, 2011, I had the opportunity to make several presentations in Saskatoon on this topic, and to meet with the Executive Director, Mr. Kotyk, Ministry of Environment (Saskatchewan) and Ms Lorje, Councillor.

As background, I have held senior executive positions at a teaching hospital, a professional organization and Health Canada (PMRA). I am a former Director of Publications and Editor in Chief of the *Compendium of*

* note - not all
attachments
photocopied due
to size.
JM

Pharmaceuticals and Specialties (CPS), the book used by physicians, nurses, and health professionals for prescribing information in Canada. I also was responsible for other books and a professional journal.

Through contact with those experiencing adverse health effects which were correlated with the onset of industrial wind turbine operations, I became concerned and decided to research the risk to health.

A colleague and I initiated a self reporting health survey in March 2009. WindVOiCe (Wind Vigilance for Ontario Communities) follows the principles for Health Canada's *Canada Vigilance Programs* for self reporting suspected adverse events for prescription and consumer products, vaccines and other. The results of this research have been published in a special edition of a peer reviewed scientific journal. [i][1] Under *Canada Vigilance Programs*, one does not have to prove the adverse event, only suspect it.

I have also researched the societal impacts relating to this topic. This article has also been published in a peer reviewed journal. [ii][2]

There is ample evidence regarding the health risks associated with industrial wind turbines.

Nine peer reviewed articles have been published in a special edition of the scientific journal, *Bulletin of Science, Technology and Society (BSTS)*. These articles explore the health and social impacts of IWT installations. [iii][3], [iv][4], [v][5], [vi][6], [vii][7], [viii][8], [ix][9], [x][10], [xi][11] Other peer reviewed articles have been summarized in the attached summary which I presented to the *Standing Senate Committee on Energy, the Environment and Natural Resources*, October 18, 2011.

The Ontario Environmental Review Tribunal Decision, July 18, 2011 stated:

“This case has successfully shown that the debate should not be simplified to one about whether wind turbines can cause harm to humans. The evidence presented to the Tribunal demonstrates that they can, if facilities are placed too close to residents. The debate has now evolved to one of degree.” [xii][12]

A Freedom of Information request from the Ontario Ministry of Environment notes:

“It appears compliance with the minimum setbacks and the noise study approach currently being used to approve the siting of WTGs will result or likely result in adverse effects...” [xiii][13] A copy of the documents are available at www.windyleaks.com

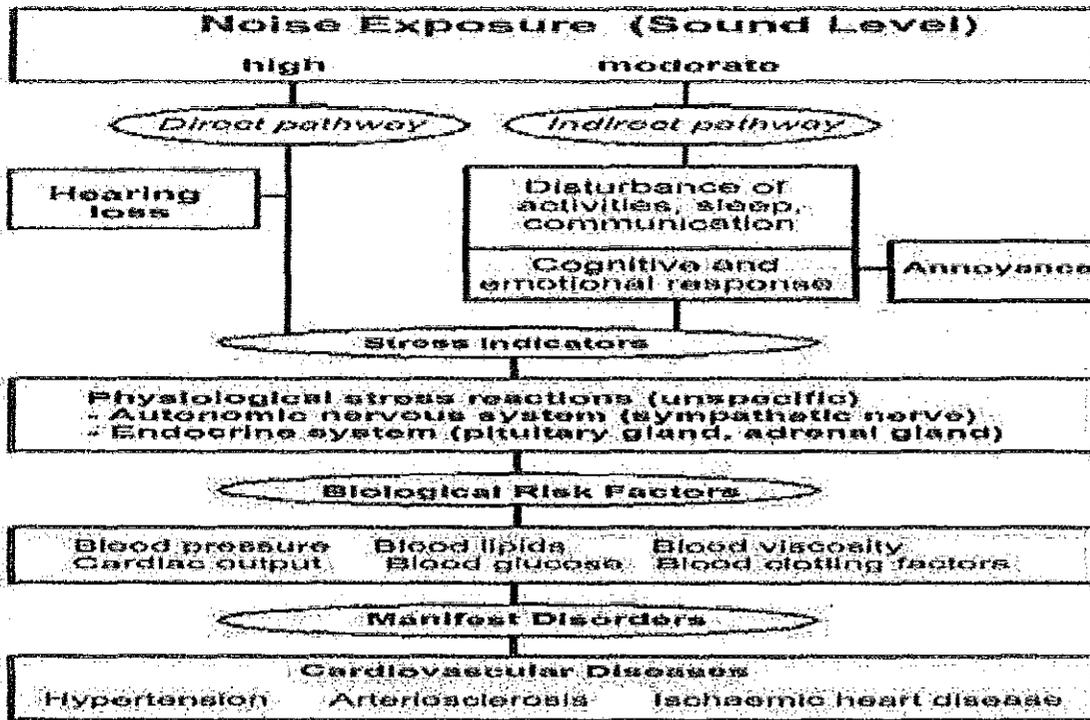
The *Wind Turbine Sound and Health Effects – An Expert Panel Review – December 2009* notes that: wind turbine sound/noise may cause annoyance [p. 5-3], stress [p. 4-3, 4-10] and sleep disturbance [p. 4-3], which may have other consequences [p. 4-3, 4-10] [xiv][14] Annoyance may seem of little consequence in everyday language; however, in clinical terms it has negative health consequences. The term annoyance is acknowledged as an adverse health effect by World Health Organization. [xv][15]

With respect to *The Potential Health Impact of Wind Turbines (Chief Medical Officer of Health (CMOH) Ontario Report) – May 2010*, the Environmental Review Tribunal expressed concerns:

“...about the Director's apparent lack of consideration of indirect health effects and the need for further work on the MOE's practice of precaution...” [xvi][16]

To assist with the understanding of the indirect pathway, please note the World Health Organization noise schema below. [xvii][17] Symptoms being reported are through the indirect pathway. Testimony under oath during the Environmental Review Tribunal acknowledged that the indirect pathway was not considered by the CMOH. [xviii][18]

That there is no evidence of a "direct" causal link is misleading as shown by the noise schema. The indirect pathway of noise annoyance, sleep disturbance and stress leads to consequences (cardiac). When someone quotes "direct" they are missing a significant part of the equation eg indirect effects.



Some have referenced that World Health Organization Noise Guidelines (2009) recommend a 40 dB noise level for industrial wind turbines; however, this is an incorrect interpretation of the WHO guidelines. The WHO guidelines are based on road, rail and air craft noise, not on industrial wind turbine noise. Peer reviewed research dating from 2004 to 2010 has shown wind turbine noise is more annoying than these three types of noise. Therefore the premise of 40 dB applying to wind turbines is not justified - research [xix][19] and MOE field officer [xx][20] propose 30 to 32 dB.

To conclude, the Ontario guidelines regarding industrial wind turbines are not protective of health as had been expected. A December 2010 report commissioned by the Ontario Ministry of Environment and submitted as evidence during the Environmental Review Tribunal and just recently released by the Ministry notes:

“The audible sound from wind turbines, at the levels experienced at typical receptor distances in Ontario, is nonetheless expected to result in a non-trivial percentage of persons being highly annoyed. As with sounds from many sources, research has shown that annoyance associated with sound from wind turbines can be expected to contribute to stress related health impacts in some persons.” [xxi][21]

During 2011, there has been significant progress regarding the harm that can occur when industrial wind turbines are sited too close to residents. Please consider the Australian movement towards a minimum 2 km setback (see Senate slides attached for references).

The attached references should be helpful regarding the proposed project in Saskatoon.

If I can assist regarding this topic, please do not hesitate to contact me.

Thank you for giving this matter your consideration.

Respectfully submitted,

Ms Carmen Krogh, BScPharm
Ontario
krogh@email.toast.net

1183 Cormac Rd
RR 4
Killaloe, ON K0J 2A0

Copy
Ms B. Biddle
b.r.biddle@sasktel.net

Attachments:

Senate presentation
List of peer reviewed articles
NSW Australia, wind farm guidelines
Legal opinions (2)

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- [i][1] Krogh, CME, Gillis, L, Kouwen, N, and Aramini, J, (2011), WindVOiCe, a Self-Reporting Survey: Adverse Health Effects, Industrial Wind Turbines, and the Need for Vigilance Monitoring, *Bulletin of Science Technology & Society* 2011 31: 334, DOI: 10.1177/0270467611412551, <http://bst.sagepub.com/content/31/4/334>
- [ii][2] Krogh, CME, (2011), Industrial Wind Turbine Development and Loss of Social Justice? *Bulletin of Science Technology & Society* 2011 31: 321, DOI: 10.1177/0270467611412550, <http://bst.sagepub.com/content/31/4/321>
- [iii][3] Krogh, CME, (2011), Industrial Wind Turbine Development and Loss of Social Justice? *Bulletin of Science Technology & Society* 2011 31: 321, DOI: 10.1177/0270467611412550, <http://bst.sagepub.com/content/31/4/321>
- [iv][4] Krogh, CME, Gillis, L, Kouwen, N, and Aramini, J, (2011), WindVOiCe, a Self-Reporting Survey: Adverse Health Effects, Industrial Wind Turbines, and the Need for Vigilance Monitoring, *Bulletin of Science Technology & Society* 2011 31: 334, DOI: 10.1177/0270467611412551, <http://bst.sagepub.com/content/31/4/334>
- [v][5] McMurtry, RY, Toward a Case Definition of Adverse Health Effects in the Environs of Industrial Wind Turbines: Facilitating a Clinical Diagnosis, *Bulletin of Science Technology & Society* 2011 31: 316, DOI: 10.1177/0270467611415075, <http://bst.sagepub.com/content/31/4/316>
- [vi][6] Salt, AN, and Kaltenbach, JA, (2011) Infrasound From Wind Turbines Could Affect Humans, *Bulletin of Science Technology & Society* 2011 31: 296, DOI: 10.1177/0270467611412555, <http://bst.sagepub.com/content/31/4/296>
- [vii][7] Shain, M, (2011), Public Health Ethics, Legitimacy, and the Challenges of Industrial Wind Turbines: The Case of Ontario, Canada, *Bulletin of Science Technology & Society*, 2011 31: 256, DOI: 10.1177/0270467611412552, <http://bst.sagepub.com/content/31/4/346>

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- [viii][8] Bronzaft, AL, (2011) The Noise From Wind Turbines: Potential Adverse Impacts on Children's Well-Being, *Bulletin of Science Technology & Society* 2011 31: 256, DOI: 10.1177/0270467611412548, <http://bst.sagepub.com/content/31/4/291>
- [ix][9] Harrison, JP, (2011), Wind Turbine Noise, *Bulletin of Science Technology & Society* 2011 31: 256, DOI: 10.1177/0270467611412549, <http://bst.sagepub.com/content/31/4/256>
- [x][10] Phillips, CV, (2011), Properly Interpreting the Epidemiologic Evidence About the Health Effects of Industrial Wind Turbines on Nearby Residents, *Bulletin of Science Technology & Society* 2011 31: 303, DOI: 10.1177/0270467611412554, <http://bst.sagepub.com/content/31/4/303>
- [xi][11] Thorne, B, (2011), The Problems With "Noise Numbers" for Wind Farm Noise Assessment, *Bulletin of Science Technology & Society* 2011 31: 262, DOI: 10.1177/0270467611412557, <http://bst.sagepub.com/content/31/4/262>
- [xii][12] Case Nos.: 10-121/10-122 Erickson v. Director, Ministry of the Environment Environmental Review Tribunal, Decision, p 207
- [xiii][13] MOE memorandum, Ontario Senior Environmental Officer, April 9, 2010
- [xiv][14] Colby, W. D., Dobie, R., Leventhall, G., Lipscomb, D. M., McCunney, R. J., Seilo, M. T., & Søndergaard, B. (2009). Wind turbine sound and health effects: An expert panel review 2009. Prepared for American Wind Energy Association and Canadian Wind Energy Association. http://www.canwea.ca/pdf/talkwind/Wind_Turbine_Sound_and_Health_Effects.pdf
- [xv][15] Health Canada. (2005). Community noise annoyance. Retrieved from <http://www.hc-sc.gc.ca/hl-vs/iyh-vsv/life-vie/community-urbain-eng.php#he>
- [xvi][16] Case Nos.: 10-121/10-122 Erickson v. Director, Ministry of the Environment Environmental Review Tribunal, Decision, p 206
- [xvii][17] World Health Organization, Night Noise Guidelines for Europe, 2009 http://www.euro.who.int/InformationSources/Publications/Catalogue/20090904_12
- [xviii][18] Case Nos.: 10-121/10-122 Erickson v. Director, Ministry of the Environment Transcript of Dr. G. Rachamin, Mar, 4, 2011 [1] p. 211, [2] p. 216
- [xix][19] Thorne, B, (2011), The Problems With "Noise Numbers" for Wind Farm Noise Assessment, *Bulletin of Science Technology & Society* 2011 31: 262, DOI: 10.1177/0270467611412557, <http://bst.sagepub.com/content/31/4/262>
- [xx][20] MOE memorandum, Ontario Senior Environmental Officer, April 9, 2010
- [xxi][21] HGC (2010) Low frequency Noise and Infrasound Associated with Wind Turbine Generation Systems, A Literature Review, Ontario Ministry of Environment RFP December 2010

**Standing Senate Committee on Energy,
The Environment and Natural Resources**

Industrial Wind Turbines and Health

Wind Turbines Can Harm Humans

October 18, 2011

The Society for Wind Vigilance
www.windvigilance.com

PEER REVIEWED: ABSTRACTS AND CITATIONS

August 2011 Special Edition, Part I:
Windfarms, Communities and Ecosystems,
Bulletin of Science Technology & Society, <http://bst.sagepub.com>



Bronzaft, AL, (2011) The Noise From Wind Turbines: Potential Adverse Impacts on Children's Well-Being,
Bulletin of Science Technology & Society 2011 31: 256,
DOI: 10.1177/0270467611412548,
<http://bst.sagepub.com/content/31/4/291>

Bio: Dr. Arline L. Bronzaft is a Professor Emerita of Lehman College, City University of New York. She serves on the Mayor's GrowNYC, having been named to this organization by three previous Mayors as well. Dr. Bronzaft is the author of landmark research on the effects of elevated train noise on children's classroom learning; has examined the impacts of airport-related noise on quality of life; and has published articles on noise in environmental books, academic journals and the more popular press. In 2007, she assisted in the updating of the New York City Noise Code.

Abstract

Research linking loud sounds to hearing loss in youngsters is now widespread, resulting in the issuance of warnings to protect children's hearing. However, studies attesting to the adverse effects of intrusive sounds and noise on children's overall mental and physical health and well-being have not received similar attention. This, despite the fact that many studies have demonstrated that intrusive noises such as those from passing road traffic, nearby rail systems, and overhead aircraft can adversely affect children's cardiovascular system, memory, language development, and learning acquisition. While some schools in the United States have received funds to abate intrusive aircraft noise, for example, many schools still expose children to noises from passing traffic and overhead aircraft. Discussion focuses on the harmful effects of noise on children, what has to be done to remedy the situation, and the need for action to lessen the impacts of noise from all sources. Furthermore, based on our knowledge of the harmful effects of noise on children's health and the growing body of

Standing Senate Committee on Energy, The Environment and Natural Resources 2

Industrial Wind Turbines and Health: Warning Signs Point to Caution October 18, 2011
The Society for Wind Vigilance www.windvigilance.com

evidence to suggest the potential harmful effects of industrial wind turbine noise, it is strongly urged that further studies be conducted on the impacts of industrial wind turbines on their health, as well as the health of their parents, before forging ahead in siting industrial wind turbines.

Harrison, JP, (2011), Wind Turbine Noise,
Bulletin of Science Technology & Society 2011 31: 256, DOI:
10.1177/0270467611412549,
<http://bst.sagepub.com/content/31/4/256>

Bio: Dr. John P. Harrison has expertise in the properties of matter at low temperatures with emphasis on high frequency sound waves (phonons). For the past 5 years he has studied wind turbine noise and its regulation. He has presented invited talks on the subject at 3 conferences, including the 2008 World Wind Energy Conference.

Abstract

Following an introduction to noise and noise regulation of wind turbines, the problem of adverse health effects of turbine noise is discussed. This is attributed to the characteristics of turbine noise and deficiencies in the regulation of this noise. Both onshore and offshore wind farms are discussed.

Krogh, CME, (2011), Industrial Wind Turbine Development and Loss of Social Justice?
Bulletin of Science Technology & Society 2011 31: 321, DOI: 10.1177/0270467611412550,
<http://bst.sagepub.com/content/31/4/321>

Bio: Carmen M. E. Krogh, BScPharm is a retired pharmacist with more than 40 years of experience in health. She has held senior executive positions at a major teaching hospital, a professional association and Health Canada. She was a former Director of Publications and Editor-in-chief of *the Compendium of Pharmaceutical and Specialties (CPS)*, the book used in Canada by physicians, nurses and other health professions for prescribing information on medication.

Abstract

This article explores the loss of social justice reported by individuals living in the environs of industrial wind turbines (IWTs). References indicate that some individuals residing in proximity to IWT facilities experience adverse health effects. These adverse health effects are severe enough that some families have abandoned their homes. Individuals report they welcomed IWTs into their community and the negative consequences were unexpected. Expressions of grief are exacerbated by the emotional and physical toll of individuals' symptoms, loss of enjoyment of homes and property, disturbed living conditions, financial

loss, and the lack of society's recognition of their situation. The author has investigated the reported loss of social justice through a review of literature, personal interviews with, and communications from, those reporting adverse health effects. The author's intention is to create awareness that loss of social justice is being associated with IWT development. This loss of justice arises from a number of factors, including the lack of fair process, the loss of rights, and associated disempowerment. These societal themes require further investigation. Research by health professionals and social scientists is urgently needed to address the health and social impacts of IWTs operating near family homes.

**Krogh, CME, Gillis, L, Kouwen, N, and Aramini, J, (2011),
WindVOiCe, a Self-Reporting Survey: Adverse Health Effects, Industrial Wind
Turbines, and the Need for Vigilance Monitoring,
Bulletin of Science Technology & Society 2011 31: 334, DOI: 10.1177/0270467611412551,
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Bio: Carmen M. E. Krogh, BScPharm is a retired pharmacist with more than 40 years of experience in health. She has held senior executive positions at a major teaching hospital, a professional association and Health Canada. She was a former Director of Publications and Editor-in-chief of the *Compendium of Pharmaceutical and Specialties (CPS)*, the book used in Canada by physicians, nurses and other health professions for prescribing information on medication.

Bio: Ms Lorrie Gillis is the process administrator for the WindVOiCe health survey. Ms Gillis volunteers her time and ensures the processes for administering the protocols are maintained.

Bio: Dr. Nicholas Kouwen is a Distinguished Professor Emeritus in the Department of Civil and Environmental Engineering of the University of Waterloo, Waterloo, Ontario, Canada. He is a registered Professional Engineer (Ontario) and a Fellow of the American Society of Civil Engineers. His field of expertise is in hydraulic and hydrological modelling and is currently involved in studies dealing with the impact of climate change on water availability.

Bio: Dr. Jeff Aramini is a public health epidemiologist with expertise in the investigation of health concerns using epidemiological principles. DVM and M.Sc. from the University of Saskatchewan; Ph.D. from the University of Guelph. Former senior epidemiologist with Health Canada/Public Health Agency of Canada. Currently, President and CEO of an organization that addresses public health, patient care, public safety and information management for clients in government, industry and academia.

Abstract

Industrial wind turbines have been operating in many parts of the globe. Anecdotal reports of perceived adverse health effects relating to industrial wind turbines have been published in the media and on the Internet. Based on these reports, indications were that some residents perceived they were experiencing adverse health effects. The purpose of the WindVOiCe health survey was to provide vigilance monitoring for those wishing to report their perceived adverse health effects. This article discusses the results of a self reporting health survey regarding perceived adverse health effects associated with industrial wind turbines.

McMurtry, RY, Toward a Case Definition of Adverse Health Effects in the Environs of Industrial Wind Turbines: Facilitating a Clinical Diagnosis, Bulletin of Science Technology & Society 2011 31: 316, DOI: 10.1177/0270467611415075, <http://bst.sagepub.com/content/31/4/316>

Bio: Dr. Robert Y. McMurtry is the former Dean of Medicine for the University of Western Ontario. He was a member of the Health Council of Canada for 3½ years and a member and special advisor to the Royal Commission under Roy Romanow on the future of health care in Canada. Dr. McMurtry was a visiting Cameron Chair to Health Canada for providing policy advice to the Minister and Deputy Minister of Health. He was the Founding and Associate Deputy Minister of Population & Public Health, Canada. Dr. McMurtry also sat on the National Steering Committee on Climate Change and Health Assessment. Presently Dr. McMurtry is Professor (Emeritus) of Surgery, University of Western Ontario.

Abstract

Internationally, there are reports of adverse health effects (AHE) in the environs of industrial wind turbines (IWT). There was multidisciplinary confirmation of the key characteristics of the AHE at the first international symposium on AHE/IWT. The symptoms being reported are consistent internationally and are characterized by crossover findings or a predictable appearance of signs and symptoms present with exposure to IWT sound energy and amelioration when the exposure ceases. There is also a revealed preference of victims to seek restoration away from their homes. This article identifies the need to create a case definition to establish a clinical diagnosis. A case definition is proposed that identifies the sine qua non diagnostic criteria for a diagnosis of adverse health effects in the environs of industrial wind turbines. Possible, probable, and confirmed diagnoses are detailed. The goal is to foster the adoption of a common case definition that will facilitate future research efforts.

Phillips, CV, (2011), Properly Interpreting the Epidemiologic Evidence About the Health Effects of Industrial Wind Turbines on Nearby Residents,
Bulletin of Science Technology & Society 2011 31: 303, DOI: 10.1177/0270467611412554,
<http://bst.sagepub.com/content/31/4/303>

Bio: Dr. Carl V. Phillips is a consultant and author specializing in epidemiology, science-based policy making, and communicating scientific concepts to the public. He spent most of his career as a professor of public health and now works in litigation support, scientific advising, and grant-supported research. He blogs at ep-ology.blogspot.com, which provides links to his other writings.

Abstract

There is overwhelming evidence that wind turbines cause serious health problems in nearby residents, usually stress-disorder type diseases, at a nontrivial rate. The bulk of the evidence takes the form of thousands of adverse event reports. There is also a small amount of systematically gathered data. The adverse event reports provide compelling evidence of the seriousness of the problems and of causation in this case because of their volume, the ease of observing exposure and outcome incidence, and case-crossover data. Proponents of turbines have sought to deny these problems by making a collection of contradictory claims including that the evidence does not “count,” the outcomes are not “real” diseases, the outcomes are the victims’ own fault, and that acoustical models cannot explain why there are health problems so the problems must not exist. These claims appeared to have swayed many nonexpert observers, though they are easily debunked. Moreover, though the failure of models to explain the observed problems does not deny the problems, it does mean that we do not know what, other than kilometers of distance, could sufficiently mitigate the effects. There has been no policy analysis that justifies imposing these effects on local residents. The attempts to deny the evidence cannot be seen as honest scientific disagreement and represent either gross incompetence or intentional bias.

Salt, AN, and Kaltenbach, JA, (2011) Infrasound From Wind Turbines Could Affect Humans,
Bulletin of Science Technology & Society 2011 31: 296, DOI: 10.1177/0270467611412555,
<http://bst.sagepub.com/content/31/4/296>

Bio: Alec N. Salt received his PhD from the University of Birmingham, UK, in 1977 and has been actively involved in research into the physiology of the ear for over 35 years.

Bio: James A. Kaltenbach received his PhD from the University of Pennsylvania in 1984. He specializes in the neurobiology of hearing disorders and is currently the Director of Otology Research at the Cleveland Clinic.

Abstract

Wind turbines generate low-frequency sounds that affect the ear. The ear is superficially similar to a microphone, converting mechanical sound waves into electrical signals, but does this by complex physiologic processes. Serious misconceptions about low-frequency sound and the ear have resulted from a failure to consider in detail how the ear works. Although the cells that provide hearing are insensitive to infrasound, other sensory cells in the ear are much more sensitive, which can be demonstrated by electrical recordings. Responses to infrasound reach the brain through pathways that do not involve conscious hearing but instead may produce sensations of fullness, pressure or tinnitus, or have no sensation. Activation of subconscious pathways by infrasound could disturb sleep. Based on our current knowledge of how the ear works, it is quite possible that low-frequency sounds at the levels generated by wind turbines could affect those living nearby.

Shain, M, (2011), Public Health Ethics, Legitimacy, and the Challenges of Industrial Wind Turbines: The Case of Ontario, Canada,
Bulletin of Science Technology & Society, 2011 31: 256, DOI: 10.1177/0270467611412552,
<http://bst.sagepub.com/content/31/4/346>

Bio: Martin Shain S.J.D. is trained in law and social sciences. He is principal and founder of the Neighbour at Work Centre® and assistant professor at the Dalla Lana School of Public Health, Occupational and Environmental Health Division, University of Toronto.

Abstract

While industrial wind turbines (IWTs) clearly raise issues concerning threats to the health of a few in contrast to claimed health benefits to many, the trade-off has not been fully considered in a public health framework. This article reviews public health ethics justifications for the licensing and installation of IWTs. It concludes that the current methods used by government to evaluate licensing applications for IWTs do not meet most public health ethical criteria. Furthermore, these methods are contrary to widely held fundamental principles of administrative law and governmental legitimacy. A set of decision-making principles are suggested to address this situation that are derived from existing and emerging legal principles in Canada and elsewhere. These include the Precautionary Principle, the Least Impactful Means (Proportionality) Test, and the Neighbor Principle.

Thorne, B, (2011), The Problems With "Noise Numbers" for Wind Farm Noise Assessment,
Bulletin of Science Technology & Society 2011 31: 262, DOI: 10.1177/0270467611412557,
<http://bst.sagepub.com/content/31/4/262>

Bio: Bob Thorne, MSc, PhD, is the principal consultant of Noise Measurement Services Pty Ltd, Brisbane, Australia. He holds a PhD from Massey University, New Zealand, in health

Standing Senate Committee on Energy, The Environment and Natural Resources 7

Industrial Wind Turbines and Health: Warning Signs Point to Caution October 18, 2011
The Society for Wind Vigilance www.windvigilance.com

science and is an environmental health research associate in the Institute of Food, Nutrition and Human Health at Massey University. His research work involves using advanced specialized technology for intrusive noise assessment, and a specific application is personalized sound reinforcement for hearing assistive devices.

Abstract

Human perception responds primarily to sound character rather than sound level. Wind farms are unique sound sources and exhibit special audible and inaudible characteristics that can be described as modulating sound or as a tonal complex. Wind farm compliance measures based on a specified noise number alone will fail to address problems with noise nuisance. The character of wind farm sound, noise emissions from wind farms, noise prediction at residences, and systemic failures in assessment processes are examined. Human perception of wind farm sound is compared with noise assessment measures and complaint histories. The adverse effects on health of persons susceptible to noise from wind farms are examined and a hypothesis, the concept of heightened noise zones (pressure variations), as a marker for cause and effect is advanced. A sound level of LAeq 32 dB outside a residence and above an individual's threshold of hearing inside the home are identified as markers for serious adverse health effects affecting susceptible individuals. The article is referenced to the author's research, measurements, and observations at different wind farms in New Zealand and Victoria, Australia.

Soon to be published

October 2011, Special Edition Part II

Windfarms, Communities and Ecosystems

Bulletin of Science Technology & Society, <http://bst.sagepub.com>

Note: the following references and abstracts are taken from the BSTS Prepublication Online Service and may not represent the final published version. In addition to these references, several others are to be posted on the Prepublication Online Service.



Standing Senate Committee on Energy, The Environment and Natural Resources 8

Industrial Wind Turbines and Health: Warning Signs Point to Caution October 18, 2011
The Society for Wind Vigilance www.windvigilance.com

**Mitigating the Acoustic Impacts of Modern Technologies: Acoustic, Health, and
Psychosocial Factors Informing Wind Farm Placement
Daniel Shepherd and Rex Billington**

Bio: Daniel Shepherd has a PhD in psychoacoustics and holds a lectureship at the Faculty of Health, AUT University. As an environmental psychologist, he researches the psychological response to noise from both individual and social perspectives.

Bio: Dr. Rex Billington is a research health psychologist at AUT University after 18 years with the World Health Organization including directorships in Mental Health and the Global Program on AIDS.

Abstract

Wind turbine noise is annoying and has been linked to increased levels of psychological distress, stress, difficulty falling asleep and sleep interruption. For these reasons, there is a need for competently designed noise standards to safeguard community health and well-being. The authors identify key considerations for the development of wind turbine noise standards, which emphasize a more social and humanistic approach to the assessment of new energy technologies in society.

**Birds and Bird Habitat:
What Are the Risks From
Industrial Wind Turbine Exposure?
Terry Sprague, M. Elizabeth Harrington, and Carmen M. E. Krogh**

Bio: Terry Sprague is a former naturalist and special events coordinator at Quinte Conservation and a former interpretive naturalist at the Sandbanks Provincial Park in Ontario. He has 21 years experience in the environmental services industry and has received several honors and awards for his work.

Bio: Ms M. Elizabeth Harrington is a volunteer with background in broadcasting and communications. She has experience in researching many industrial wind turbine issues, including those regarding bird and bird habitat.

Bio: Carmen M. E. Krogh, BScPharm, provided research and reference support. She is a former Director of Publications and Editor in Chief, *Compendium of Pharmaceuticals and Specialties*. She has held senior positions at a hospital facility, a professional association, and Health Canada.

Abstract

Bird kill rate and disruption of habitat has been reported when industrial wind turbines are introduced into migratory bird paths or other environments. The industrial wind energy industry and its proponents typically deny or assume mitigation will manage the potential risks to birds and habitat. While the literature could be more complete regarding the documentation of negative effects on birds and bird habitats during the planning, construction, and operation of wind power projects, there is sufficient evidence to raise concerns. Authoritative and mandatory vigilance monitoring and long-term surveillance over the life of the industrial wind facility are lacking. By the time the documentation of the rate of bird kills, including that of endangered species is available in an environs of an industrial wind turbine facility, the damage may be irreversible. This article briefly explores the negative environmental impacts of the siting of industrial wind turbines and associated infrastructure, including transformer stations and transmission lines, in proximity to migratory bird corridors, wetlands, and nesting grounds. Research is required prior to proceeding with further industrial wind development in these environs. The authors propose that there is sufficient scientific evidence to require invoking the precautionary principle and halting further development until these risks are resolved.

Occupational Health and Industrial Wind Turbines: A Case Study **Robert W. Rand, Stephen E. Ambrose, and Carmen M. E. Krogh**

Bio: Robert W. Rand is a principal author with over 30 years of experience in industrial noise control, environmental sound, and general acoustics. A member of the Institute of Noise Control Engineering since 1993, he runs a small business providing consulting, investigator, and design services in acoustics.

Bio: Stephen E. Ambrose is a principal author with over 35 years of experience in industrial noise control. A member of the Institute of Noise Control Engineering since 1978, he runs a small business providing cost-effective environmental noise consulting services for industrial and commercial businesses, municipal and state governments, and private citizens.

Bio: Carmen M. E. Krogh, BScPharm, who provided health-related research and reference support, is a retired pharmacist with more than 40 years of experience in health. She has held senior executive positions at a major teaching hospital, a professional association, and Health Canada. She was a former Director of Publications and Editor in Chief of the *Compendium of Pharmaceutical and Specialties (CPS)*, the book used in Canada by physicians, nurses, and other health professions for prescribing information on medication.

Abstract

Industrial wind turbines (IWTs) are being installed at a fast pace globally. Researchers, medical practitioners, and media have reported adverse health effects resulting from living in the environs of IWTs. While there have been some anecdotal reports from technicians and other workers who work in the environs of IWTs, little is known about the occupational

Standing Senate Committee on Energy, The Environment and Natural Resources 10

health sector. The purpose of this case study is to raise awareness about the potential for adverse health effects occurring among workers. The authors propose that there is a need for research regarding occupational worker exposure relating to IWTs.

Omitted Costs, Inflated Benefits: Renewable Energy Policy in Ontario
Parker Gallant and Glenn Fox

Bio: Parker Gallant is a retired banker whose 33-year career with the TD bank included lending positions in the domestic market and many years in international banking where he had responsibility as vice president for both trade finance and correspondent banking relationships.

Bio: Glenn Fox is a professor of agricultural and natural resource economics in the Department of Food, Agricultural and Resource Economics at the University of Guelph. He completed a PhD in agricultural economics and economics in 1985 at the University of Minnesota. In 2010, Glenn was named a Fellow of the Canadian Agricultural Economics Society and is currently the Research Program Director of the Agricultural and Rural Policy Research program in the University of Guelph/Ministry of Agriculture, Food and Rural Affairs partnership. He serves on the boards of the Canadian Justice Review Board, the Canadian Constitution Foundation, and the Energy Probe Research Foundation.

Abstract

The government of Ontario has adopted wind energy development as an alternative energy source. It enacted the Green Energy and Economy Act, May 2009, with the intention to fast track the approval process regarding industrial wind turbines. The Act legislated a centralized decision making process while removing local jurisdictional authority. Throughout this process, the government reassured the public of inexpensive and reliable electricity. This article explores the costs and benefits related to the renewable energy policy established in Ontario, Canada.

**Wind Turbines Make Waves:
Why Some Residents Near Wind Turbines Become Ill**
Magda Havas and David Colling

Bio: Magda Havas, PhD, is an associate professor at Trent University where she teaches and conducts research on the biological and health effects of electromagnetic and chemical pollutants. She received her BSc and PhD at the University of Toronto and did postdoctoral research at Cornell University on acid rain and aluminum toxicity.

Bio: David Colling has applied his electrical engineering studies at Ryerson Polytechnical Institute and his specialized training in electrical pollution to conduct electrical pollution

Standing Senate Committee on Energy, The Environment and Natural Resources 11

testing for Bio-Ag on farms, homes, and office buildings. Some of the homes tested are located in the environs of industrial wind turbines.

Abstract

People who live near wind turbines complain of symptoms that include some combination of the following: difficulty sleeping, fatigue, depression, irritability, aggressiveness, cognitive dysfunction, chest pain/pressure, headaches, joint pain, skin irritations, nausea, dizziness, tinnitus, and stress. These symptoms have been attributed to the pressure (sound) waves that wind turbines generate in the form of noise and infrasound. However, wind turbines also generate electromagnetic waves in the form of poor power quality (dirty electricity) and ground current, and these can adversely affect those who are electrically hypersensitive. Indeed, the symptoms mentioned above are consistent with electrohypersensitivity. Sensitivity to both sound and electromagnetic waves differs among individuals and may explain why not everyone in the same home experiences similar effects. Ways to mitigate the adverse health effects of wind turbines are presented.

Other Peer Reviewed References



Low-frequency noise from large wind turbines

Henrik Møller and Christian Sejer Pedersen

Section of Acoustics, Aalborg University,

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[DOI: 10.1121/1.3543957] J. Acoust. Soc. Am. 129 (6), June 2011 PACS number(s):

43.50.Rq, 43.28.Hr, 43.50.Cb, 43.50.Sr [ADP] Pages: 3727–3744

Abstract

As wind turbines get larger, worries have emerged that the turbine noise would move down in frequency and that the low-frequency noise would cause annoyance for the neighbors. The noise emission from 48 wind turbines with nominal electric power up to 3.6 MW is analyzed and discussed. The relative amount of low-frequency noise is higher for large turbines (2.3–3.6 MW) than for small turbines (~ 2 MW), and the difference is statistically significant. The difference can also be expressed as a downward shift of the spectrum of approximately one-third of an octave. A further shift of similar size is suggested for future turbines in the 10-MW range. Due to the air absorption, the higher low-frequency content becomes even more pronounced, when sound pressure levels in relevant neighbor distances are considered. Even when A-weighted levels are considered, a substantial part of the noise is at low frequencies, and for several of the investigated large turbines, the one-third-octave band with the highest

Standing Senate Committee on Energy, The Environment and Natural Resources 12

level is at or below 250 Hz. It is thus beyond any doubt that the low-frequency part of the spectrum plays an important role in the noise at the neighbors.



Evaluating the impact of wind turbine noise on health related quality of life
by Daniel Shepherd, David McBride, David Welch, Kim N. Dirks, Erin M. Hill

Noise & Health, September-October 2011, 13:54,333-9, DOI:

10.4103/1463-1741.85502

www.noiseandhealth.org

Abstract

We report a cross-sectional study comparing the health-related quality of life (HRQOL) of individuals residing in the proximity of a wind farm to those residing in a demographically matched area sufficiently displaced from wind turbines. The study employed a nonequivalent comparison group posttest-only design. Self-administered questionnaires, which included the brief version of the World Health Organization quality of life scale, were delivered to residents in two adjacent areas in semirural New Zealand. Participants were also asked to identify annoying noises, indicate their degree of noise sensitivity, and rate amenity. Statistically significant differences were noted in some HRQOL domain scores, with residents living within 2 km of a turbine installation reporting lower overall quality of life, physical quality of life, and environmental quality of life. Those exposed to turbine noise also reported significantly lower sleep quality, and rated their environment as less restful. Our data suggest that wind farm noise can negatively impact facets of HRQOL.

Note the acknowledgements: We are grateful to our colleagues and others whose reviews substantially improved the manuscript. We are especially grateful for the thorough review undertaken by Professor Rex Billington, who as the WHO Director of Mental Health in the 1990s oversaw the development of the WHO's program into quality of life, health and the environment.



**Responses of the ear to low frequency sounds, infrasound and
wind turbines.**

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Hearing Research 2010 Sep 1; 268(1-2):12-21. Epub 2010 Jun 16

Abstract

Infrasonic sounds are generated internally in the body (by respiration, heartbeat, coughing, etc) and by external sources, such as air conditioning systems, inside vehicles, some industrial processes and, now becoming increasingly prevalent, wind turbines. It is widely assumed that infrasound presented at an amplitude below what is audible has no influence on the ear. In this review, we consider possible ways that low frequency sounds, at levels that may or may not be heard, could influence the function of the ear. The inner ear has elaborate mechanisms to attenuate low frequency sound components before they are transmitted to the brain. The auditory portion of the ear, the cochlea, has two types of sensory cells, inner hair cells (IHC) and outer hair cells (OHC), of which the IHC are coupled to the afferent fibers that transmit "hearing" to the brain. The sensory stereocilia ("hairs") on the IHC are "fluid coupled" to mechanical stimuli, so their responses depend on stimulus velocity and their sensitivity decreases as sound frequency is lowered. In contrast, the OHC are directly coupled to mechanical stimuli, so their input remains greater than for IHC at low frequencies. At very low frequencies the OHC are stimulated by sounds at levels below those that are heard. Although the hair cells in other sensory structures such as the saccule may be tuned to infrasonic frequencies, auditory stimulus coupling to these structures is inefficient so that they are unlikely to be influenced by airborne infrasound. Structures that are involved in endolymph volume regulation are also known to be influenced by infrasound, but their sensitivity is also thought to be low. There are, however, abnormal states in which the ear becomes hypersensitive to infrasound. In most cases, the inner ear's responses to infrasound can be considered normal, but they could be associated with unfamiliar sensations or subtle changes in physiology. This raises the possibility that exposure to the infrasound component of wind turbine noise could influence the physiology of the ear.

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November 8, 2011

Delivered via Email

WPD Canada
2233 Argentia Road, Suite 102
Mississauga, Ontario
L5N 2X7
Attention – Mr. K. Surette - Manager, Communications
Email: Kevin@wpd-canada.ca

Dear Mr. Surette,

Re: WPD - White Pines Project – Prince Edward County, Ontario (the “Project”)
Our File No.: 00487

We are the solicitors for the Alliance to Protect Prince Edward County (“APPEC”). We are in receipt of your email correspondence dated October 18, 2011 to Inge and Caspar Radden and have been asked to respond on behalf of our client.

As you are aware, as part of the Renewable Energy Approval process WPD is required to fully and accurately describe any potential health effects of the Project. It appears your October 18, 2011 email communication does not fulfill this requirement.

At the request of our client we are providing the following information to assist your organization in fulfilling its responsibilities to fully and accurately describe any negative effects on health and safety.

We note that your October 18, 2011 email selectively cites an article authored by Drs. Christopher Ollson and Loren Knopper entitled “*Health effects and wind turbines: A review of the literature.*” (Knopper and Ollson, 2011). Your email states:

Their report, published in the scientific journal Environmental Health, states that “To date, no peer reviewed articles demonstrate a direct causal link between people living in proximity to modern wind turbines, the noise they emit and resulting physiological health effects.”

Our client wishes to advise WPD that evidence and expert testimony provided during a 2011 Ontario Environmental Review Tribunal (“ERT”) confirmed wind turbines can harm human health. The July 18, 2011 ERT Decision states:

This case has successfully shown that the debate should not be simplified to one about whether wind turbines can cause harm to humans. The evidence presented to the Tribunal demonstrates that they can, if facilities are placed too close to residents. The debate has now evolved to one of degree.¹

Evidence and expert testimony provided during the ERT confirmed negative human health effects of wind turbine exposure can be expected to be created via “indirect” pathways.

Your October 18, 2011 email also appears to reference the Chief Medical Officer of Health of Ontario (the “CMOH”) report “*The Potential Health Impact of Wind Turbines.*” Under oath the lead author of that report, Dr. Gloria Rachamin, explicitly acknowledged the report looked *only* at direct links to human health.²

Based in part on the shortcomings of the CMOH’s report, the ERT Decision expressed concern “...about the Director’s apparent lack of consideration of indirect health effects and the need for further work on the MOE’s practice of precaution...”³

In fact, Knopper and Ollson (2011) does appear to acknowledge health effects from wind turbine exposure can occur via the indirect pathway stating “...self reported health effects of people living near wind turbines are more likely attributed to physical manifestation from an annoyed state...”⁴

During the ERT hearings:

- Expert witnesses for both the Respondents (Ministry of Environment, Suncor Energy Services Inc.) and the Appellants provided evidence and/or testimony which acknowledged wind turbines in Ontario “will” cause annoyance, which is expected to result in stress related health impacts in some individuals.
- Dr. Ollson provided evidence stating “What is clear is that some people living near wind turbines experience annoyance due to wind turbines. Swishing, whistling, resounding and pulsating/throbbing were the sound characteristics that were most highly correlated

¹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122. Retrieved from <http://www.ert.gov.on.ca/english/decisions/index.htm>

² Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122. Transcript of Dr. G. Rachamin, Mar, 4, 2011

³ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122. Retrieved from <http://www.ert.gov.on.ca/english/decisions/index.htm>

⁴ Knopper and Ollson: Health effects and wind turbines: A review of the literature. Environmental Health 2011 10:78

with annoyance by wind turbine noise among respondents who noticed the noise outside their dwellings. Some people are also disturbed in their sleep by wind turbines.”⁵

- Dr. Ollson provided evidence that wind turbine induced annoyance and sleep disturbance occur at sound pressure levels above and below 40 dBA.⁶
- Expert witnesses for both the Respondents and the Appellants provided evidence and/or testimony which acknowledged annoyance, stress and sleep disturbance to be adverse health effects.
- Dr. Ollson testified under oath that “annoyance is a health effect.”⁷
- Expert witnesses for both the Respondents and the Appellants provided evidence and/or testimony which acknowledged there will be some people who will evaluate themselves as annoyed or disturbed by wind turbine noise.
- In reference to people who subjectively evaluated themselves as disturbed by noise Dr. Ollson provided evidence which stated “Regardless of whether the perceived impacts by affected individuals are physiological or psychological in nature, they are a serious matter and are considered as adverse health effects.”^{8,9} Under oath Dr. Ollson reaffirmed these statements in his testimony.¹⁰
- Dr. Ollson provided evidence suggesting some individuals may require clinical treatment stating “...health effects from annoyance can be mitigated through behavioural and cognitive behavioural interventions.”¹¹

Your October 18, 2011 email also states:

Our project will follow the new guidelines put in place by the Ministry of the Environment regarding sound levels and minimum distances for wind projects in Ontario. The key consideration is the sound level. The requirements, supported by information from the Ontario Chief Medical Officer of Health, Health Canada and The World Health Organization (WHO) Europe and upheld by the courts, ensure a project must be sited a minimum distance of 550 metres from non-participating receptors (residences) provided a cumulative sound level of 40 dBA is not exceeded.

As you may or may not be aware, Ontario wind turbine noise guidelines permit,¹² and projects are being approved for,¹³ noise levels of up to 51 dBA.

⁵ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Witness Statement of Dr. Christopher Ollson, January 17, 2011

⁶ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Witness Statement of Dr. Christopher Ollson, January 17, 2011

⁷ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011

⁸ Jacques Whitford Stantec Limited, Byran Wind Project Environmental Review Report, Prepared for SkyPower Corp., August 25, 2009, Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122 Exhibit 74 p. 7-68

⁹ Stantec Consulting Ltd., Ostrander Point Wind Energy Design and Operations Report, Prepared for: Gilead Power Corporation, September 2010, Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122 Exhibit 75 p. 5.18

¹⁰ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011

¹¹ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Witness Statement of Dr. Christopher Ollson, January 17, 2011

In addition, during the ERT hearings expert witnesses, including the lead author of the Chief Medical Officer of Health 2010 report, testified that the WHO 40 dBA noise limit was not designed based on research related to wind turbine noise but rather road, rail and aircraft noise.

¹⁴ ¹⁵ ¹⁶ ¹⁷ ¹⁸
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Conversely, of the 26 ERT witnesses that testified, Dr. Ollson was the only one to express the opinion that the WHO Night Noise Guidelines for Europe, 2009 (WHO, 2009) did not exclude consideration of wind turbines noise.¹⁹

A review and search of WHO (2009) revealed no evidence which supports the position that the WHO 2009 Night Noise Guidelines considered wind turbine noise. For example, the word "wind" only appears once in WHO (2009) and not in the context of wind turbines.²⁰, ²¹ Furthermore, Dr. Ollson's witness statement identified 13 leading peer reviewed articles on wind turbines. None of these articles are referenced in WHO (2009).²²

During the ERT hearings, expert witnesses for both the Respondents and the Appellants provided evidence and/or testimony, including evidence from peer-reviewed published journals,²³ which acknowledged wind turbine sound is perceived to be more annoying than transportation noise or industrial noise at comparable sound pressure levels.

Furthermore the Ministry of Environment commissioned and submitted into evidence a report prepared by HGC Engineering. Referring to existing Ontario wind turbine regulations and noise guidelines the report states:

The audible sound from wind turbines, at the levels experienced at typical receptor distances in Ontario, is nonetheless expected to result in a nontrivial percentage of persons being highly annoyed. As with sounds from many sources, research has shown

¹² Noise Guidelines for Wind Farms, Interpretation for Applying MOE NPC Publications to Wind Power Generation Facilities, Ministry of the Environment, October 2008

¹³ Renewable Energy Approval Number 7988-8AVKM5 Issue Date: November 10 2010,

¹⁴ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. G. Rachamin, Mar, 4, 2011,

¹⁵ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. D. Shepherd, Feb, 9, 2011,

¹⁶ Erickson v. Director, Ministry of the Environment, Environmental Case Nos. 10-121 and 10-122, Transcript of Dr. Christopher Hanning, Feb, 11, 2011

¹⁷ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. R. McMurtry, Feb, 16, 2011,

¹⁸ Erickson v. Director, Ministry of the Environment, Case Nos. 10-121 and 10-122, Transcript of Dr. W. Colby, Mar, 29, 2011,

¹⁹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Supplementary Witness Statement of Christopher A. Ollson, March 8, 2011

²⁰ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011, p. 109 l. 6 to l. 14

²¹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011, p. 112 l. 2 to l. 5

²² Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011, p. 109, l. 6 to p. 113, l. 15

²³ Pedersen, E., Bakker, R., Bouma, J., & van den Berg, F. (2009), Response to noise from modern wind farms in the Netherlands, Journal of the Acoustical Society of America, 126, 634-643.

that annoyance associated with sound from wind turbines can be expected to contribute to stress related health impacts in some persons.²⁴

A 2009 American Wind Energy Association and Canadian Wind Energy Association sponsored panel review (Colby et al., 2009) acknowledges wind turbine sound may cause annoyance which may result in sleep disturbance and stress. The report attributes reported wind turbine symptoms (sleep disturbance, headache, tinnitus, ear pressure, dizziness, vertigo, nausea, visual blurring, tachycardia, irritability, problems with concentration and memory, and panic attack episodes associated with sensations of internal pulsation or quivering when awake or asleep) to be the “well known stress effects of exposure to noise.”²⁵

Other ERT expert witnesses confirmed these findings. For example Dr. Geoff Leventhall, ERT witness for Suncor Energy Services Inc., agreed with the above symptoms and provided evidence that he was “...happy to accept these symptoms, as they have been known to me for many years as the symptoms of extreme psychological stress from environmental noise, particularly low frequency noise.”²⁶ Dr. Geoff Leventhall further stated the above symptoms are “...effects of annoyance by noise—a stress effect.”²⁷

During the ERT Dr. Geoff Leventhall also testified that some people *will be* annoyed by the sound of wind turbines at sound pressure levels permitted in Ontario wind turbine projects. (emphasis added)²⁸

In reference to Colby et al., (2009) the President of the Canadian Wind Energy Association stated: “The study does acknowledge that wind turbines can be annoying, the sound of wind turbines can be annoying for some individuals and that may cause them to feel some stress etcetera.”²⁹

During the ERT hearings witnesses for both the Respondents and/or the Appellants provided evidence and/or testimony which indicate plausible causes of wind turbine health effects include: amplitude modulation and/or audible low frequency sound and/or infrasound and/or tonality

²⁴ Howe Gastmeier Chapnik Limited. (2010, December). Low frequency noise and infrasound associated with wind turbine generator systems: A literature review (Final draft, Rfp No. Oss-078696). Mississauga, Ontario, Canada: Ministry of the Environment, Ontario Ministry of Environment Disclosure Document # 34 - Erickson v. Director, Ministry of the Environment (10-121 and 10-122)

²⁵ Colby, W. D., Dobie, R., Leventhall, G., Lipscomb, D. M., McCunney, R. J., Seilo, M. T., & Søndergaard, B. (2009, December). Wind turbine sound and health effects: An expert panel review. Washington, DC: American Wind Energy Association and Canadian Wind Energy Association. [p. 4-3, 4-9, 4-10, 5-3] Ontario Ministry of Environment Disclosure Document # 23 - Erickson v. Director, Ministry of the Environment (10-121 and 10-122)

²⁶ Dr. Leventhall, (2009), “Wind Turbine Syndrome, an Appraisal,” Erickson v. Director, Ministry of the Environment (10-121 and 10-122) Exhibit 55 submitted by Suncor Energy Services Inc.

²⁷ Dr. Leventhall, (2009), “Wind Turbine Syndrome, an Appraisal,” Erickson v. Director, Ministry of the Environment (10-121 and 10-122) Exhibit 55 submitted by Suncor Energy Services Inc.

²⁸ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. G. Leventhall, Mar, 11, 2011

²⁹ Hornung, R. (2010, March 4). Interview on Business News Network (Video). Retrieved from <http://watch.bnn.ca/clip272347>

and/or lack of nighttime abatement and/or shadow flicker and/or visual impact and/or economic impacts.^{30 31 32 33 34 35}

The reference list contained in Knopper and Ollson (2011) is also incomplete. For example Knopper and Ollson (2011) cites a number of literature reviews but does not appear to reference Colby et al. (2009) which, as noted above, acknowledges wind turbines may cause annoyance, stress and sleep disturbance which may have other consequences (see above for the "well known stress effects of exposure to noise").³⁶ Dr. Christopher Ollson and/or his Stantec staff have previously cited and relied on this American and Canadian Wind Energy association sponsored panel review in other productions.³⁷

Furthermore Knopper and Ollson (2011) appears to have omitted the published proceedings from the Fourth International Meeting on Wind Turbine Noise from April 12-14, 2011. The Wind Turbine Noise (2011) post-conference report states:

The main effect of daytime wind turbine noise is annoyance. The night time effect is sleep disturbance. These may lead to stress related illness in some people. Work is required in understanding why low levels of wind turbine noise may produce affects which are greater than might be expected from their levels."³⁸

Since the summer of 2011, at least ten further relevant articles have been published in peer reviewed journals which are not included in the reference list of Knopper and Ollson (2011).³⁹

³⁰ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. G. Rachamin, Mar, 4, 2011

³¹ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Dr. Colby's presentation to Nova Scotia Department of Energy on March 4, 2010, Exhibit 90, p.9 p. 18 and p. 29

³² Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. K. Mundt, Mar, 22, 2011

³³ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Transcript of Dr. C. Ollson, Mar, 22, 2011

³⁴ Howe Gastmeier Chapnik Limited. (2010, December). Low frequency noise and Infrasound associated with wind turbine generator systems: A literature review (Final draft, Rfp No. Oss-078696). Mississauga, Ontario, Canada: Ministry of the Environment. Ontario Ministry of Environment Disclosure Document # 34 - Erickson v. Director, Ministry of the Environment (10-121 and 10-122)

³⁵ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Witness Statement of Dr. R. McMurtry, January 16, 2011

³⁶ Colby, W. D., Dobie, R., Leventhall, G., Lipscomb, D. M., McCumney, R. J., Seilo, M. T., & Sondergaard, B. (2009, December). Wind turbine sound and health effects: An expert panel review. Washington, DC: American Wind Energy Association and Canadian Wind Energy Association. [p. 4-3, 4-9, 4-10, 5-3] Ontario Ministry of Environment Disclosure Document # 23 - Erickson v. Director, Ministry of the Environment (10-121 and 10-122)

³⁷ Stantec Consulting Ltd., Ostrander Point Wind Energy Design and Operations Report, Prepared for: Gilead Power Corporation, September 2010

³⁸ Wind Turbine Noise. (2011). Post conference report. Retrieved from http://www.confweb.org/wtn2011/index.php?option=com_content&view=article&id=70:report&catid=35:information

³⁹ McMurtry, RY, Toward a Case Definition of Adverse Health Effects in the Environs of Industrial Wind Turbines: Facilitating a Clinical Diagnosis, Bulletin of Science Technology & Society 2011 31: 316, DOI: 10.1177/0270467611415075, <http://bst.sagepub.com/content/31/4/316>

For example recent peer reviewed articles document some individuals living in the environs of wind turbines report reduced quality of life.^{46, 47} An October 2011 Noise & Health article describes the results of a peer reviewed study. The study found "... residents living within 2 km of a turbine installation reporting lower overall quality of life, physical quality of life, and environmental quality of life. Those exposed to turbine noise also reported significantly lower sleep quality ..."⁴⁸

Peer reviewed findings that wind turbines in the vicinity can lower quality of life of individuals is supported by a Canadian Wind Energy Association media release. The October 14, 2011 media release acknowledges wind turbines in the vicinity can cause annoyance for some individuals. The media release acknowledges annoyance can have "a significant impact on an individual's quality of life". The media release further advises affected individuals that "it is important" they obtain the services of medical professionals (i.e. consult their doctor).⁴⁹

The conclusion of Knopper and Olsson (2011) acknowledges the existence of "trade-offs" between "mental and social well-being" of some individuals exposed to wind turbines "against the larger demand for energy and its source."⁵⁰

Knopper and Olsson (2011) also cite The World Health Organization definition of health stating "Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity."⁵¹

⁴⁰ Salt, AN, and Kaltenbach, JA, (2011) Infrasound From Wind Turbines Could Affect Humans, *Bulletin of Science Technology & Society* 2011 31: 296, DOI: 10.1177/0270467611412555, <http://bst.sagepub.com/content/31/4/296>

⁴¹ Shain, M, (2011), Public Health Ethics, Legitimacy, and the Challenges of Industrial Wind Turbines: The Case of Ontario, Canada, *Bulletin of Science Technology & Society*, 2011 31: 256, DOI: 10.1177/0270467611412552, <http://bst.sagepub.com/content/31/4/346>

⁴² Bronzaft, AL, (2011) The Noise From Wind Turbines: Potential Adverse Impacts on Children's Well-Being, *Bulletin of Science Technology & Society* 2011 31: 256, DOI: 10.1177/0270467611412548, <http://bst.sagepub.com/content/31/4/291>

⁴³ Harrison, JP, (2011), Wind Turbine Noise, *Bulletin of Science Technology & Society* 2011 31: 256, DOI: 10.1177/0270467611412549, <http://bst.sagepub.com/content/31/4/256>

⁴⁴ Phillips, CV, (2011), Properly Interpreting the Epidemiologic Evidence About the Health Effects of Industrial Wind Turbines on Nearby Residents, *Bulletin of Science Technology & Society* 2011 31: 303, DOI: 10.1177/0270467611412554, <http://bst.sagepub.com/content/31/4/303>

⁴⁵ Thorne, B, (2011), The Problems With "Noise Numbers" for Wind Farm Noise Assessment, *Bulletin of Science Technology & Society* 2011 31: 262, DOI: 10.1177/0270467611412557, <http://bst.sagepub.com/content/31/4/262>

⁴⁶ Krogh, CME, (2011), Industrial Wind Turbine Development and Loss of Social Justice? *Bulletin of Science Technology & Society* 2011 31: 321, DOI: 10.1177/0270467611412550, <http://bst.sagepub.com/content/31/4/321>

⁴⁷ Krogh, CME, Gillis, L, Kouwen, N, and Aramini, J, (2011), WindVOiCe, a Self-Reporting Survey: Adverse Health Effects, Industrial Wind Turbines, and the Need for Vigilance Monitoring, *Bulletin of Science Technology & Society* 2011 31: 334, DOI: 10.1177/0270467611412551, <http://bst.sagepub.com/content/31/4/334>

⁴⁸ Shepherd D, McBride D, Welch D, Dirks KN, Hill EM. Evaluating the impact of wind turbine noise on health-related quality of life. *Noise Health* 2011;13:333-9.

⁴⁹ The Canadian Wind Energy Association, October 14, 2011, The Canadian Wind Energy Association responds to October 14, 2011 statement by Wind Concerns Ontario, Retrieved from http://www.canwea.ca/media/release/release_e.php?newsId=133

⁵⁰ Knopper and Olsson: Health effects and wind turbines: A review of the literature. *Environmental Health* 2011 10:78

The Canadian federal, provincial, and territorial governments and health officials have accepted WHO's definition of health.⁵² Dr. Ollson himself provided evidence during the ERT hearings where stated he is completely in support of the WHO definition of health.⁵³

The WHO also states: "Mental health is as important as physical health to the overall well-being of individuals, societies and countries."⁵⁴ Health Canada specifically states: "Mental health is as important as physical health. In fact, the two are intertwined. Our mental health directly affects our physical health and vice versa."⁵⁵

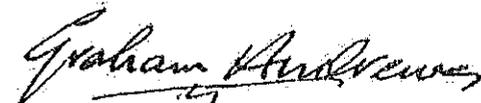
In summary "mental and social well-being" falls within the definition of health recognized by the WHO, Canadian jurisdictions, public health authorities and Dr. Ollson. Consequently Knopper and Ollson (2011) appears to acknowledge that the health of some individuals will be traded off as a result of wind turbine projects.

In closing, now that you and WPD are in possession of this information, as part of your organization's responsibility to fully and accurately describe health issues related to the Project, or any other project(s) in Ontario, we trust that the foregoing information will be provided whenever you are communicating with members of the public or regulatory authorities on health matters during the Renewable Energy Approval(s) process. In our respectful view, amongst other things, WPD's failure to include such information could be viewed as negligent misrepresentation and be actionable. In addition, a failure to disclose such information may provide grounds for a landowner to void any agreement purportedly reached with WPD.

Should you have any questions or require additional information please advise.

Yours very truly,

ERIC K. GILLESPIE
PROFESSIONAL CORPORATION


per Eric K. Gillespie
EKG/am

cc. Mr. H. Garand - Chair - APPEC

⁵¹ Knopper and Ollson: Health effects and wind turbines: A review of the literature. Environmental Health 2011 10:78

⁵² Health Canada. (2004). Canadian handbook on health impact assessment: Vol.1. The basics. A report of the Federal/Provincial/Territorial Committee on Environmental and Occupational Health. Retrieved from <http://www.who.int/hia/tools/toolkit/whohia063/en/index.html>

⁵³ Erickson v. Director, Ministry of the Environment, Environmental Decision Case Nos. 10-121 and 10-122, Supplementary Witness Statement of Christopher A. Ollson, March 8, 2011.

⁵⁴ World Health Organization, The World Health Report; 2001: Mental Health: New Understanding, New Hope,

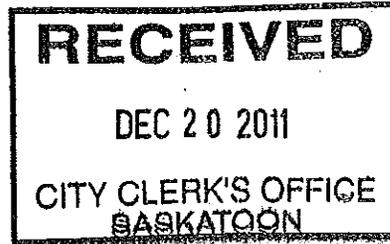
⁵⁵ Health Canada (May 2006), It's Your Health Mental Health - Mental Illness

in motion

#101-310 Idylwyld Dr N
Saskatoon, SK S7L 0Z2

December 14, 2011

City Council, c/o. City Clerk
City of Saskatoon
City Hall
222-3rd Avenue North
Saskatoon, SK S7K 0J5



Dear City Council:

**Re: Request for the February 20th, 2012 Family Day to be designated as
"Family *in motion* Day"**

in motion is a health promotion strategy led by the Saskatoon Health Region in partnership with the City of Saskatoon and University of Saskatchewan. The vision of *in motion* is that all residents of Saskatoon and Region will incorporate regular physical activity into their daily lives and that Saskatoon will be the healthiest community in Canada through physical activity.

Saskatoon Health Region, along with our community partners, will be encouraging everyone in Saskatoon and Region to make memories and build the tradition of being physically active with family and friends on the Family Day statutory holiday. Along with other events held in the community, we are pleased that our partner, the City of Saskatoon, will be providing free skating events on that day.

Please accept this letter as a formal request to declare Family Day February 20th as "Family *in motion* Day". This request is being made on behalf of the *in motion* partnership: Saskatoon Health Region, City of Saskatoon - Community Services Department; University of Saskatchewan - College of Kinesiology.

Thank you for taking the time to review our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Tanya Dunn-Pierce".

Tanya Dunn-Pierce
Manager,
Health Promotion Department
Public Health Services
Saskatoon Health Region

A handwritten signature in black ink, appearing to read "Lynne Lacroix".

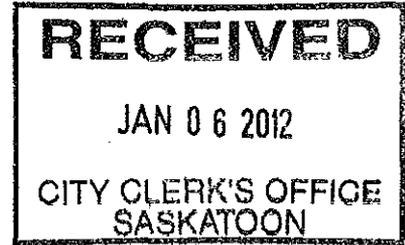
Lynne Lacroix
Chairperson,
in motion Partnership Coordinating Committee
Manager,
Community Development
City of Saskatoon



Saskatoon Literacy Coalition

205-5
D2)

January 3, 2011



His Worship the Mayor and City Council:

I am writing on behalf of the **Saskatoon Literacy Coalition**. The Coalition provides a forum for various organizations and agencies in Saskatoon who are involved in literacy to meet monthly. Together Coalition members organize, support and promote a variety of literacy programs and events in our city. Please find enclosed a brochure with further information about our organization.

As we have for a number of years, the Coalition is again pleased to support the Saskatoon Public School Division's Literacy for Life Conference. To coincide with the conference, the Saskatoon Literacy Coalition is requesting that your worship declare the week of April 29- May 5th, 2012 as **Saskatoon Literacy Week**. During this week the school division plans exciting events that raise awareness and celebrate literacy in Saskatoon, including sessions for both elementary and high school students, an evening banquet and a Business Leaders' Luncheon.

The Coalition would also request that your worship agree to be photographed with Coalition members, to accompany the declaration in the StarPhoenix.

As always, we are extremely grateful for your continued support of literacy in our city, and appreciate your positive response to our requests over the years.

Sincerely,

Cathy Sieben, President

Can you help?

Saskatoon Literacy Coalition Inc. members include:

The Saskatoon Food Bank and Learning Centre.....	664-6565
READ Saskatoon.....	652-5448
Saskatoon Public School Division.....	683-8200
The StarPhoenix Educational Services.....	657-6277
Saskatchewan Literacy Network.....	651-7288
SIAST Kelsey.....	659-5700
Saskatchewan Aboriginal Literacy Network.....	934-2632
Greater Saskatoon Catholic Schools.....	659-7079
Saskatoon Open Door Society.....	653-4464
Saskatoon Public Library.....	975-7643
Radius Community Centre for Education and Employment Training.....	665-0362
Federation des Francophones de Saskatoon	653-7440
Wing on Wing	230-7332
University of Saskatchewan Language Centre.....	966-4351
Frontier College.....	374-7323

Become a tutor...

Saskatchewan Literacy Network
..... 651-7288
They will refer you to an appropriate agency.

Do you need help with reading, writing or math?

Call...

The Saskatoon Food Bank & Learning Centre	664-6565
Radius Community Centre	665-0362
READ Saskatoon	652-5448
Saskatoon Open Door Society.....	653-4464
SIAST - Kelsey Campus	659-5700
Saskatoon Public School Division Royal West Campus.....	683-7540
Frontier College.....	374-7323

Or look under LEARN in the Yellow Pages™



How to donate to the SLC...

contributions may be sent to:

The Saskatoon Literacy Coalition
c/o 204 5th Ave. North, Saskatoon, SK S7K 2P1
Phone 657-6277 Email: sktnlitcoalition@gmail.com
www.nald.ca/slc

Saskatoon Literacy Coalition Inc.



The Saskatoon Literacy Coalition Inc. is a non-profit group which meets monthly.

We are a group of individuals and representatives from organizations working together to promote literacy.

We exchange information, facilitate cooperation between member groups and raise public awareness about the importance of a literate society. We invite everyone interested in literacy to join us.

The Saskatoon Literacy Coalition

c/o 204 5th Ave. North, Saskatoon, SK S7K 2P1
Phone 657-6277 Email: sktnlitcoalition@gmail.com
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Saskatoon Literacy Coalition Inc.

Membership Form

Join us in working together for literacy!

CONTACT NAME _____

ORGANIZATION NAME _____

ADDRESS _____

CITY/TOWN _____

POSTAL CODE _____

PHONE _____

FAX _____

E-MAIL _____

Copies of Meeting Minutes

Please e-mail minutes to me.

Do not send minutes to me.

Yearly Membership Fees

Individual Membership \$20

Company/Organization Membership \$40

Do not mail me a receipt.

Please mail me a receipt.

The Saskatoon Literacy Coalition

c/o 204 5th Ave. North, Saskatoon, SK S7K 2P1
Phone 657-6277 Email: sktnlitcoalition@gmail.com
www.nald.ca/slc

What We Do

- 1. Work Cooperatively**
 - arranging presentations by adult learners to encourage students to stay in school;
 - facilitating learner participation at literacy events.
- 2. International Literacy Day**
 - we host a celebration of International Literacy Day on September 8th of each year.
- 3. We raise public awareness about literacy by:**
 - publishing literacy supplements in The StarPhoenix;
 - participating in the annual StarPhoenix Raise-A-Reader fundraising campaign for children and family literacy;
 - providing resource materials and speakers;
 - responding to local, provincial and national literacy issues;
 - supporting the celebration of Family Literacy Day;
 - promoting literacy events.

Why We Do It

We are concerned about literacy because:

- 40% of Adults in Saskatchewan ages 16 and over are struggling with literacy below levels where Canadians are able to meet the growing literacy demands of a knowledge-based economy and society (IALSS, 2003);
- In the next five years, 2/3 of new and replacement jobs will require some type of post secondary education.

Did you know?

- Many adults with poor reading, writing, and math skills are very reluctant to seek help.
- There are volunteer literacy programs in all regions of Saskatchewan.
- Albert Einstein, Thomas Edison, Walt Disney, Winston Churchill, and Jacque Demers had difficulty learning to read.



The Saskatoon Literacy Coalition Inc. invites YOU to support literacy!