

Council Chamber  
City Hall, Saskatoon, Sask.  
Wednesday, September 2, 1992,  
at 12:00 noon

## **MINUTES OF SPECIAL MEETING OF CITY COUNCIL**

**PRESENT:** His Worship Mayor Dayday in the Chair;  
Aldermen Mann, Penner, Waygood, Birkmaier, Mostoway and  
McCann;  
Director of Planning and Development Pontikes;  
Director of Works and Utilities Gustafson;  
Director of Finance Richards;  
City Solicitor Dust;  
City Clerk Mann;  
Aldermanic Assistant Sproule

Alderman Thompson entered the meeting at 12:05 p.m. during consideration of Clause 1, Report No. 11-1992 of the Municipal Planning Commission.

City Commissioner Irwin entered the meeting at 12:07 p.m. during consideration of Clause 1, Report No. 11-1992 of the Municipal Planning Commission.

Alderman Hawthorne entered the meeting at 12:15 p.m. during consideration of Clause 1, Report No. 11-1992 of the Municipal Planning Commission.

In accordance with provisions of the Council Procedure Bylaw, this Special Meeting of City Council was called by His Worship Mayor Dayday in order to deal with the matter of a Development Proposal by Sask Community Services Housing Division for a Senior Citizens Housing Project on the former City Arena property and the matter of Contract No. 2-0026, being the South Downtown Water and Sewer Reconstruction.

The City Clerk circulated copies of Clause 1, Report No. 11-1992 of the Municipal Planning Commission and Clause B1, Report No. 21-1992 of the City Commissioner.

*Moved by Alderman Dyck, Seconded by Alderman McCann,*

*THAT Council go into Committee of the Whole, with Alderman Mann in the Chair, to consider Clause 1, Report No. 11-1992 of the Municipal Planning Commission and Clause B1, Report No. 21-1992 of the City Commissioner.*

*CARRIED.*

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**"REPORT NO. 11-1992 OF THE MUNICIPAL PLANNING COMMISSION"**

Composition of Committee

Mr. R. Tennent, Chairman  
Mr. Jim Kozmyk  
Alderman K. Waygood  
Mr. J. Wolfe  
Mr. Al Selinger  
Mr. Glen Grismer  
Mr. Bill Delainey  
Ms. Fran Alexson  
Mr. Victor Pizzey  
Dr. H.O. Langlois  
Mr. Brian Noonan  
Ms. Lina Eidem

**1. Development Proposal  
115 - 19th Street East (Former City Arena Property)  
D.C.D.1 District  
Senior Citizens Housing Project  
Applicant: Melvyn Malkin Architects Inc. for  
Sask Community Services Housing Division  
(File No. CK. 4130-1)**

An application has been submitted on behalf of Sask Community Services Housing Division requesting City Council's approval of a proposal to develop a parcel of land within the South Downtown area for the purpose of constructing an 11-storey senior citizens' housing project. The project site is situated on part of the former City Arena site immediately south of 19th Street and west of the northbound exit ramp of the Idylwyld Drive Bridge.

The Municipal Planning Commission reviewed this proposal as outlined in the Planning Department's report dated August 19, 1992, which contains the following recommendation:

- "1. that City Council be asked to approve the Drawings as listed hereinafter submitted on behalf of Saskatchewan Community Services Housing Division respecting a proposal to construct an 11 storey, 84 unit senior citizen's apartment building situated on Part of Parcel E, Registered Plan No. 91-S-03511 in the City of Saskatoon." (See report for listing of drawings)

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The Commission held in-depth discussions on this proposed project and wishes to note that this is the first test of the D.C.D.1 Guidelines developed for this area. Based on the Planning Department's report, the guidelines may have failed the test in that they do not afford sufficient protection of the dream or vision that many have held for what has become known as the South Downtown.

The Guidelines were developed some four years ago to replace existing zoning provisions for this area - namely M.3 and B.6 zoning districts. The intent was to encourage an integrated and coordinated development of the properties in this area in a way that made economic sense. The promise was that, by using this zoning vehicle, it would be possible to adopt creative and innovative proposals; evaluate proposals in terms of goals and objectives to be realized rather than narrow, legalistic zoning requirements; and obtain a financial return from the properties in keeping with what taxpayers should expect.

The Planning Department's report neglected to evaluate this project in relation to the seven objectives included in the D.C.D.1 Guidelines bylaw, which, if there is to be an integrated and coordinated development in this area, are perhaps the most important part of the bylaw. The first question which should have been posed to the Commission is this: Does this project contribute to the goals stated in the bylaw? This question has not been asked. Instead, the Commission is simply asked to render judgment on the drawings. If one only applies the specific development Guidelines in the bylaw, such as linkage, building form and mass, pedestrian environment, parking, environmental constraints and landscaping, then it will be impossible to develop an integrated approach to this area.

An example to make this point is that clearly this project is residential and the Guidelines make provision for residential use. If one takes the narrow evaluative approach, then presumably any residential proposal that meets the design criteria will have to be approved. That could include convents, monasteries, dormitories, boarding apartments, hostels, detached one-unit dwellings, four-plexes, etc. Under this bylaw, there are no prohibited uses, as one will find in other bylaws. The bylaw simply states: *"may accommodate mixed use developments including but not limited to office space, hotels, residential development, restaurants, retail uses, recreational, cultural, convention and tourist facilities and other complimentary uses."* The controls that were anticipated when this bylaw was presented to City Council, were the objectives under Section 18.1 of the Zoning Bylaw (Land Use Policy Plan), copy attached.

The Commission believes this project does not conform with the D.C.D.1 Guidelines, not in the specifics, but in the fact that it does not contribute in any significant way to the realization of the objectives and vision that have been held for this area. Those objectives use such terms as "dynamic blend", "year-round indoor and outdoor public activities"; "enhance the existing commercial activities in the downtown"; "highlight the waterfront as a special feature"; "result in an urban environment which is integrated with public activities conducted on the riverbank"; and "provide for physical linkage of covered, pedestrian ways between adjacent developments". The

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Planning Department's report makes no comment about these objectives and addresses only the specifics which, of course, need to be addressed. The Commission has regrettably come to the conclusion that this project does not conform to the Guidelines and does not contribute to the dream many have held for this area.

Attached is a copy of the Planning Department's report dated August 19, 1992 on this development proposal.

With respect to the compatibility of the D.C.D.1 Guidelines and the vision statement in the report of the Mayor's Task Force, the Commission has requested a report from the Administration which will identify the areas of discrepancy and how they can be integrated.

**RECOMMENDATION:** that in the Municipal Planning Commission's judgement, this development proposal does not conform with Section 18.1 of the D.C.D.1 Guidelines.

*Moved by His Worship Mayor Dayday,*

*THAT the information set out under Clause 1, Report No. 11-1992 of the Municipal Planning Commission be received.*

*YEAS: His Worship Mayor Dayday, Aldermen Mann, Penner, Thompson, Waygood,  
Birkmaier, Mostoway, McCann, Hawthorne and Dyck* 10

*NAYS:* 0

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*Moved by His Worship Mayor Dayday,*

*THAT City Council approve the development proposal by Melvyn Malkin Architects Inc. for Sask. Community Services Housing Division for a Senior Citizens Housing Project under the D.C.D.1 guidelines.*

*YEAS: His Worship Mayor Dayday, Aldermen Penner, Thompson, Mann, Mostoway,  
McCann, Hawthorne and Dyck* 8

*NAYS: Aldermen Waygood and Birkmaier* 2

*Moved by His Worship Mayor Dayday,*

*THAT the D.C.D.1 Guidelines be referred to the Planning and Development Committee to initiate a review and amendment to more properly reflect the direction of City Council.*

*CARRIED.*

**REPORT NO. 21-1992 OF THE CITY COMMISSIONER**

**B1) South Downtown  
Water and Sewer Reconstruction  
Contract No. 2-0026  
(File No. CC 4130-2)**

On August 31, 1992, tenders were received, and opened publicly, for the replacement of the storm sewer main and of miscellaneous water and sanitary main work within the South Downtown area. This work was tendered, at this time, to accommodate the underground servicing requirements of the senior citizens' housing project which has been proposed for this area. The nature of the construction is such that it is more convenient and efficient to undertake this work before construction proceeds on the building.

The work which was tendered included two options:

Option A:

This option involves supplying and installing 228 metres of storm sewers and 65 metres of watermains to replace the existing pipes from 19th Street to the River. The storm sewer would be replaced with a larger diameter pipe in order to provide adequate drainage along 19th Street and the westerly portion of the South Downtown area. The 19th Street area, between Avenue A and 4th

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Avenue, floods during rainfalls of any significant intensity. Therefore, this option would serve more than just the immediate requirements of the proposed senior citizens' complex.

Option B

This option is specifically related to the needs of the senior citizens' complex. It involves extending the pipes to the southern property line of the complex's site, as well as clearing the property of existing underground services in order to allow the construction of the building to commence on its targeted date (October 15, 1992).

While the Administration saw an opportunity (through Option A) to address broader underground servicing concerns, it was also recognized that the cost might introduce significant cashflow implications (with respect to investing in underground services where the financing from land development is not immediately forthcoming). As a result, Option B provided an opportunity to address the immediate needs of the proposed senior citizens' housing project and to minimize the immediate cashflow requirements (if the foregone interest revenues on the investment under Option A are considered to be too high). In addition, Option A involves locating the pipe on the School Board's property and while the matter has been discussed with representatives of the Board, the timing has not provided them with an opportunity to complete their review.

The following firms submitted tenders on both options:

	<u>Contractor</u>	<u>Total Tendered Price</u>	
		<u>Option A</u>	<u>Option B</u>
1.	Hamm Construction Ltd. Saskatoon, Saskatchewan	\$299,278.64	\$137,590.44
2.	Miazga Construction Ltd. Saskatoon, Saskatchewan	395,741.59	193,157.77
3.	Acadia Armstrong Construction Ltd. Saskatoon, Saskatchewan	537,350.66	222,477.76

The bids on Option A are well above the cost which the Administration feels could be accommodated without having major cashflow implications for the City. As a result, the Administration is proposing that City Council award the contract for Option B only. This would accommodate the immediate needs of the proposed senior citizens' housing complex, as well as offering additional time for the Public School Board to complete its review of the future extension of the pipes to the River.

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The Administration recommends awarding the contract to the low bidder. The summary of the total purchase costs and applicable taxes for this bid are as follows:

Total Cost of Purchase	\$126,820.20
GST @ 7%	8,033.41
PST	2,942.83
GST Rebate	<u>(4,590.52)</u>
Net Tender Price	\$133,205.92

The contractor has demonstrated the necessary experience and equipment to carry out this work.

- RECOMMENDATION:**
- 1) that City Council accept the unit prices submitted by Hamm Construction Ltd., for Option B of the South Downtown Water and Sewer Reconstruction Project, for an estimated cost of \$137,796.44, including GST and PST;
  - 2) that the source of funds be the proceeds from the sale of the most westerly 28,236 square feet of the site of the former Arena Rink to the Saskatchewan Department of Community Services; and,
  - 3) that the City Commissioner and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

*ADOPTED."*

Committee arose.

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*Moved by Alderman Mann, Seconded by Alderman McCann,*

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

*CARRIED.*

*Moved by Alderman Mann, Seconded by Alderman Thompson,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 2:06 p.m.

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Mayor

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City Clerk