

Council Chamber
City Hall, Saskatoon, Sask.
Monday, March 25, 1996,
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Atchison, Birkmaier, Heidt, Langford,
Langlois, McCann, Postlethwaite, and Steernberg;
City Commissioner Irwin;
City Solicitor Dust;
City Clerk Mann;
City Councillors' Assistant Kanak

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT the minutes of the regular meeting of City Council held on March 11, 1996, be approved.

CARRIED.

HEARINGS

- 2a) **Proposed Heritage Designation**
W.P. Bate House - 610 Saskatchewan Crescent East
Lots 36-40, except S.W. 10 feet of Lot 40,
Block 86, Plan QB 1856
Proposed Bylaw No. 7511
(File No. CK. 680-11)

REPORT OF CITY CLERK:

"Attached is an excerpt from the minutes of meeting of City Council held on January 15, 1996, as well as a copy of proposed Bylaw No. 7511. Council will note that the hearing was deferred until this meeting.

This matter is also being reported on under Clause 1, Report No. 2-1996 of the Municipal Heritage Advisory Committee.

Also attached are copies of the following communications:

- Letter dated March 20, 1996 from Ruth Robinson, President, Saskatoon Heritage Society; and

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- Letter dated March 20, 1996 from Derek E. Kindrachuk, Architect, Kindrachuk Agrey Architects Ltd.
- Letter dated March 25, 1996 from Jan Norris;
- Letter dated March 25, 1996, from Councillor Patricia Roe requesting that Council defer the hearing to its next meeting, scheduled for April 9, 1996; and
- Letter dated March 25, 1996 from Gwen Schmidt, 426B Eighth Street East.

Also attached is a copy of the heritage evaluation submitted by the Heritage Evaluation Committee."

His Worship Mayor Dayday opened the hearing and ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

Ms. Pauline Melis, Vice-Chair, Municipal Heritage Advisory Committee, reviewed the recommendations of Report No. 5-1995 of the Municipal Heritage Advisory Committee and noted that these recommendations are the preferred outcome for the Committee. She commented regarding the significance of preserving this property, and urged Council to support the designation of the W.P. Bate House as a Municipal Heritage Property. Ms. Melis noted that in the event that Council agrees to designate the house, the Municipal Heritage Advisory Committee has recommended that \$10,000 from the Heritage Fund be provided for moving, stabilizing and restoring the exterior of the building on its existing site. She advised Council that in preparing its recommendation for City Council, the Municipal Heritage Advisory Committee discussed the suggestion that the owner might move the house on the original site, and this option was supported by the Committee; however, the Committee, as a heritage committee, could not recommend the demolition of the house and its replication. If it is not possible for Council to support heritage designation of the house, then the Committee suggests that Council support controls on the property for redevelopment. Ms. Melis drew Council's attention to the recommendation of the Heritage Evaluation Committee that the owner be permitted to demolish the building on the condition that he would enter into an agreement that would require any new buildings to be of an external design reflecting the historical and architectural significance of the existing dwelling, and that the owner be required to install a commemorative cairn and plaque to recognize the valued contributions to the City's development by its previous owners, including the importance of the site and the previous owners to the City's history. While this would not be a preferred outcome for the Municipal Heritage Advisory Committee, the Committee is willing to facilitate this outcome, as an alternative, to protect the historical integrity of the site. On behalf of the Municipal Heritage Advisory Committee, Ms. Melis requested that Council adopt Bylaw 7511, and designate the WP Bate House as Municipal Heritage Property.

Ms. Ruth Robinson, President, Saskatoon Heritage Society, expressed strong support for the designation of the W.P. Bate House. She highlighted the significance and importance of preserving

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this house. Ms. Robinson noted that the position the Society has taken is that the building should be designated and remain on its present location and alone on the lot. However, the Society has stated that it would accept moving the house closer to the intersection of Broadway and Saskatchewan Crescent in order to make room for other development on the site, to allow the owner more fully to develop the plan he had when he purchased the property. The Society feels that designation would still be very appropriate since the house would retain its prominent position on the riverbank, as the entrance to the Nutana area and the cornerstone for the houses going north on Saskatchewan Crescent. Designation also presents the opportunity to access some money from provincial and municipal heritage funds. Ms. Robinson indicated further that the Society is not able to support any option that would involve demolition, even if a replica of the house was built on the site. Ms. Robinson expressed the hope that the owner recognizes the heritage potential of this building, not only for the benefit of the community, but also in economic terms. She urged Council to designate the W.P. Bate House as a municipal heritage property.

Mr. David Cushman, resident of the area, expressed the hope that Council would designate the building as a heritage property and that the building would not be demolished. He highlighted the architectural significance of the building and indicated that it should be preserved for this reason, as well as for its location and historical value. He expressed the opinion that there is economic value in preservation and restoration of heritage buildings.

Ms. Lenore Swystun, resident, indicated the importance of heritage buildings in the city and expressed support for designation of the property. She expressed the hope that something could be worked out so the building could be preserved.

Mr. Mendy Landa, Landmark Holdings Ltd., owner of the property, indicated to Council his original plans for the property. He suggested that before anything else happens, Council should put something in place to ensure that, if Council is going to make a house a "heritage hold", that Council put a caveat on the title so people looking to buy a property will know what they are up against. He urged Council to allow the property to be demolished and indicated that he would build in keeping with what the Municipal Heritage Advisory Committee wants. Mr. Landa advised Council of his proposed plans for the site to build a couple of duplexes that would have the look and the feel of the existing house.

Ms. Jan Norris, Nutana Community Association, expressed concern regarding the process of heritage preservation in this city, and suggested that Council appoint a person, or a body of people, to look into this to perhaps look at a number of buildings in the city for possible preservation before more buildings are lost. She expressed the opinion that it is worthwhile to preserve heritage buildings and that there are economic spinoffs to heritage that shouldn't be ignored. Ms. Norris indicated support for the designation.

Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT the hearing be closed.

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CARRIED.

Moved by Councillor Langlois, Seconded by Councillor McCann,

THAT Clause 1, Report 2-1996 of the Municipal Heritage Advisory Committee and Clause B16, Report No. 7-1996 of the City Commissioner be brought forward for consideration and that the submitted correspondence be received as information.

CARRIED.

"REPORT NO. 2-1996 OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

**1. W.P. Bate House - 610 Saskatchewan Crescent East
(File No. CK. 680-11)**

This report is to be considered with Item No. 2a) of Hearings.

RECOMMENDATION: that if the W.P. Bate House, 610 Saskatchewan Crescent East is designated a heritage property, that \$10,000.00 be provided out of the Heritage Fund for moving, stabilizing and restoring the exterior of the building on the existing site.

Your Committee has been attempting to keep abreast of the decisions being made on the W.P. Bate House, and is therefore submitting the above recommendation, in anticipation of a decision to designate this property a municipal heritage site. The Committee understands the difficulty that the owner has had in determining the most suitable option, and because of the historical significance of this dwelling to the City of Saskatoon, your Committee is prepared to recommend substantial funding be provided out of the Heritage Fund to assist in the preservation of the building.

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REPORT NO. 7-1996 OF THE CITY COMMISSIONER

**B16) Proposed Bylaw No. 7511 - The W.P. Bate House Heritage Designation Bylaw
The Heritage Property Act and
Application for Demolition - Bylaw No. 6770
610 Saskatchewan Crescent East (W.P. Bate House)
Lots 36-40, except S.W. 10 feet of Lot 40, Block 86, Plan QB 1856
(File No. 680-11)**

RECOMMENDATION: that the following report be received for information.

Report of the General Manager, Planning and Building Department, March 15, 1996:

"At its March 6, 1996 meeting, the Municipal Heritage Advisory Committee resolved as follows:

'that if the W.P. Bate House, 610 Saskatchewan Crescent East is designated as a heritage property, that \$10,000 be provided out of the Heritage Fund for moving, stabilizing and restoring the exterior of the building on the site.'

Following the above-noted meeting of the Municipal Heritage Advisory Committee, the firm of Kindrachuk Agrey Architects Ltd. did submit the attached March 12, 1996 request for funding consideration in connection with the option of relocating the house southwesterly and adjacent to Broadway Avenue. This request illustrates that the estimated cost of relocating the building is \$52,500. It should be noted that the owner would still be faced with considerable costs (e.g. approximately \$242,000 as indicated in the August 29, 1995 report of the Heritage Evaluation Committee) beyond the relocation costs in order to renovate the existing building to the same condition as a newly constructed dwelling.

Furthermore, the March 12, 1996 letter indicates that the owner's request for funding is one of several options that the owner will be evaluating before March 25, 1996 including:

- a) the original application for demolition;
- b) the replication of the subject building to the corner site; and,
- c) the further suggestion by heritage groups in moving the subject building on the site.

In regards to Report No. 2-1996 of the Municipal Heritage Advisory Committee, Section 3.10 of City Council Policy No. C10-002 states as follows:

'The City shall maintain a Heritage Fund by an annual provision of a sum to be set by Council to be administered by the City of Saskatoon Municipal Heritage Officer under the direction of City Council and with the advice of the Municipal Heritage Advisory Committee. This fund shall be used for:

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- a) assisting in the conservation of privately-owned, designated heritage properties within the City;
- b) acquiring and cataloguing heritage property within the City; and
- c) promoting heritage awareness in the City.'

As of December 31, 1995, the Heritage Fund had a balance of \$58,600. It should be noted that City Council has since approved an allocation of \$3,000 to assist the College of Emmanuel and St. Chad in planned repairs to the Rugby Chapel to be undertaken in 1996. Furthermore, the proposed operating budget allocation to this fund for 1996 is \$5,000.

In addition to any funding that the City may offer to the owners of designated property, the Saskatchewan Heritage Foundation may provide financial incentives for heritage conservation projects. A Heritage Conservation Project Grant may cover up to 50% of the eligible project costs with a generally accepted range of \$1,000 to \$5,000 to private residences and \$25,000 to \$50,000 for elaborate architectural restoration projects. While the owner may be aware of this funding source, it is unknown whether the owner has approached the Saskatchewan Heritage Foundation with a funding request.

In consideration of the recommendation of the Municipal Heritage Advisory Committee, and the possibility that the owner may elect to agree to the designation of the property including permission to relocate the house, Council may elect to adopt Bylaw No. 7511 with an appropriate amendment to allow the house to be moved to another location on the site, and then to grant the owner of the property a heritage grant of \$10,000 (or any other amount as may be determined by Council) which would be payable upon completion of the restoration work, and upon approval of the Heritage Evaluation Committee."

ATTACHMENTS

1. March 12, 1996 letter from the firm, Kindrachuk Agrey Architects Ltd."

Moved by Councillor Birkmaier, Seconded by Councillor Sternberg,

THAT Council consider Bylaw No. 7511.

CARRIED.

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Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

THAT permission be granted to introduce Bylaw No. 7511, being "The W.P. Bate House Heritage Designation Bylaw" and to give same its first reading.

THE MOTION WAS PUT AND LOST.

Moved by Councillor Langlois, Seconded by Councillor Birkmaier,

(1) THAT the Administration be instructed to enter into negotiations with the Owner of 610 Saskatchewan Crescent East to enter into an Agreement containing provisions that:

(a) the Owner install a commemorative cairn or plaque on the site to recognize the contributions to the City's development by the previous owners of the site;

(b) that any new buildings constructed on the site would be of an external design reflecting the historical and architectural significance of the building currently on the site known as the W.P. Bate Residence; and

(2) that the Administration report back to Council with respect to the Agreement no later than April 30, 1996.

CARRIED.

- 2b) Hearing
Contract Rezoning
Western Academy Broadcasting College Ltd.
1222 Alberta Avenue
Parcel A, Plan 81-S-41782
B.2 to I.D.1 District by Agreement
Proposed Bylaw No. 7523
(File No. CK. 4351-1)**

REPORT OF CITY CLERK:

"Attached is a copy of Clause 1, Report No. 15-1995 of the Municipal Planning Commission which was adopted by City Council at its meeting held on December 4, 1995.

A copy of Notice which appeared in the local press under dates of March 2 and 9, 1996 is

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also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7523, copy attached."

His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.

Moved by Councillor Birkmaier, Seconded by Councillor Steernberg,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT Council consider Bylaw No. 7523.

CARRIED.

- 2c) Hearing**
Rezoning - City of Saskatoon
705 - 22nd Street West
Ptns. Lots 1-6, Block 7, Plan (CE) E 5618
I.D.2 to B.2A District
Proposed Bylaw No. 7526
(File No. CK. 4351-1)

REPORT OF CITY CLERK:

"Attached is a copy of Clause 3, Report No. 1-1996 of the Municipal Planning Commission which was adopted by City Council at its meeting held on January 2, 1996.

A copy of Notice which appeared in the local press under dates of March 2 and 9, 1996 is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7526, copy attached."

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His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.

Moved by Councillor Langford, Seconded by Councillor Langlois,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council consider Bylaw No. 7526.

CARRIED.

(NOTE: Councillor Birkmaier was not present during the above hearing.)

- 2d) Hearing**
Rezoning - City of Saskatoon
102 Avenue F South
Lots 36-39, Block 5, Plan (CE) E 5618
I.D.2 to B.2A District
Proposed Bylaw No. 7528
(File No. CK. 4351-1)

REPORT OF CITY CLERK:

"Attached is a copy of Clause 4, Report No. 1-1996 of the Municipal Planning Commission which was adopted by City Council at its meeting held on January 2, 1996.

A copy of Notice which appeared in the local press under dates of March 2 and 9, 1996 is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7528, copy attached."

His Worship Mayor Dayday opened the hearing and ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

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Mr. Terry Boucher addressed Council regarding the proposed rezoning and urged Council to use caution when making zoning decisions in the future.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Atchison, Seconded by Councillor Heidt,

THAT Council consider Bylaw No. 7528.

CARRIED.

(NOTE: Councillor Birkmaier was not present during the above hearing.)

- 2e) Hearing**
Rezoning - City of Saskatoon
101 Avenue E South
Lots 2 & 3, Block 5, Plan (CE) E 5618
I.D.2 to B.2A District
Proposed Bylaw No. 7529
(File No. CK. 4351-1)

REPORT OF CITY CLERK:

"Attached is a copy of Clause 5, Report No. 1-1996 of the Municipal Planning Commission which was adopted by City Council at its meeting held on January 2, 1996.

A copy of Notice which appeared in the local press under dates of March 2 and 9, 1996 is also attached.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7529, copy attached."

His Worship Mayor Dayday opened the hearing and ascertained that there was no one present in the gallery who wished to address Council with respect to the matter.

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*Moved by Councillor Steernberg, Seconded by Councillor Atchison,
THAT the hearing be closed.*

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council consider Bylaw No. 7529.

CARRIED.

- 2f) Hearing**
Arbor Creek Replotting Scheme
Parts of Plans 86-S-17945, 94-S-20326,
86-S-17944 and all of Plans
86-S-50861 and 87-S-04971
(File No. 4230-1)

REPORT OF CITY CLERK:

"Attached is a copy of Clause B6, Report No. 6-1996 of the City Commissioner which was adopted by City Council at its meeting held on March 11, 1996.

Report of the General Manager, Planning and Building Department, March 12, 1996:

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RECOMMENDATION:

- 1) that City Council authorize the preparation of a replotting scheme for the remaining unsubdivided lands in the Arbor Creek neighbourhood in conformance with Section 161 of *The Planning and Development Act*;
- 2) that the General Manager, Planning and Building Department be authorized to submit to the Land Titles Office:
 - a) a certified copy of this resolution; and,
 - b) a copy of the enclosed list of all parcels and general description of land included within the replotting scheme (Attachment 1) as required under Section 163(1) of *The Planning and Development Act*; and,
- 3) that the General Manager, Planning and Building Department be authorized to amend the List of Land affected by the Arbor Creek Replotting Scheme (Attachment 1) and Plan No. 1 (Attachment 2) by inserting the new registered plan in the appropriate places prior to submitting the documents to the Land Titles Office.

City Council, on March 11, 1996, authorized the General Manager, Planning and Building Department to serve notice on the affected registered owners within the above replotting scheme as required under Section 162 of *The Planning and Development Act*.

Notice has been served, and a public hearing is to be held on March 25, 1996.

The purpose of the replotting scheme is to assemble the unsubdivided portion of land within the Arbor Creek neighbourhood and distribute it proportionately amongst the owners for future subdivision and development. The land is identified on the attached List of Land affected by the Arbor Creek Replotting Scheme (Attachment 1). Should City Council authorize the preparation of a replotting scheme, it will be necessary for an attached list of owners and land descriptions within the replotting scheme to be submitted to the Land Titles Office for endorsement of each Certificate of Title as required under Section 163(1) of *The Planning and Development Act*, indicating that the land is included in a replotting scheme. These lands are described in the attached List of Land affected by the Arbor Creek Replotting Scheme (Attachment 1). The affected land parcels are shown on Plan No. 1 (Attachment 2). The proposed new distribution of Parcels is shown on Arbor Creek Plan Showing Proposed Replotting (Attachment #3) is provided for information only.

A portion of land near Budz Crescent is included in the replotting scheme which is presently the subject of a separate subdivision with registration in the Land Titles

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Office being imminent. However, in order to expedite the approval process of this replotting scheme, it will be necessary to receive a new registered plan number from the Land Titles Office for the above-described Budz Crescent subdivision. The attached documents require insertion of the new registered plan number before submitting the List of Land affected by the Arbor Creek Replotting Scheme to the Land Titles Office for endorsement of the affected Certificate of Titles. It will be necessary to include the new registered plan number in the List of Land affected by the Arbor Creek Replotting Scheme Item 9, Page 6 and Appendix A (Attachment 1); Plan No. 1 (Attachment 2); and Arbor Creek Plan Showing Proposed Replotting (Attachment 3).

ATTACHMENTS

1. List of Land Affected by the Arbor Creek Replotting Scheme
2. Plan No. 1
3. Arbor Creek Plan showing Proposed Replotting."

His Worship Mayor Dayday opened the hearing and ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

- 1) *that City Council authorize the preparation of a replotting scheme for the remaining unsubdivided lands in the Arbor Creek neighbourhood in conformance with Section 161 of The Planning and Development Act;*
- 2) *that the General Manager, Planning and Building Department be authorized to submit to the Land Titles Office:*
 - a) *a certified copy of this resolution; and,*
 - b) *a copy of the enclosed list of all parcels and general description of land included within the replotting scheme (Attachment 1) as required under Section 163(1) of The Planning and Development Act; and,*
- 3) *that the General Manager, Planning and Building Department be authorized to amend the List of Land affected by the Arbor Creek Replotting Scheme (Attachment 1) and Plan No. 1 (Attachment 2) by inserting the new registered plan in the appropriate places prior to submitting the documents to the Land*

Titles Office.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

**1) E.W. Sikorski, General Manager
Saskatoon Prairieland Exhibition Corp., dated March 7**

Requesting permission to address Council regarding redevelopment of the Saskatoon Prairieland Exhibition Centre. (File No. CK. 175-29)

RECOMMENDATION: that Mr. Sikorski be heard.

Moved by Councillor Langford, Seconded by Councillor Heidt,

THAT Mr. Sikorski be heard.

CARRIED.

Mr. E.W. Sikorski, General Manager, Saskatoon Prairieland Exhibition Corporation, circulated a drawing of the planned expansion to the Prairieland Centre, and provided Council with information regarding the second phase of the redevelopment of the Saskatoon Prairieland Exhibition Centre. He asked Council for authorization and support, in principle, of the continuation of Phase Two of the Wheatland Complex.

Moved by Councillor Langlois, Seconded by Councillor McCann,

THAT Council approve, in principle, the Prairieland Exhibition expansion as submitted tonight.

CARRIED.

Moved by Councillor McCann, Seconded by Councillor Postlethwaite,

THAT the regular Order of Business be suspended and Clause 3, Report No. 5-1996 of the Planning and Development Committee be brought forward and considered.

CARRIED.

REPORT NO. 5-1996 OF THE PLANNING AND OPERATIONS COMMITTEE

**3. Special Needs Service Eligibility Criteria
(File No. CK. 7305-2)_____**

RECOMMENDATION: that the eligibility criteria for use of Special Needs Transportation be amended to include persons who are hemiplegic and require the use of a cane for their mobility.

Your Committee has considered and supports the following report of the General Manager, Transportation Department, dated March 12, 1996, regarding the above:

"BACKGROUND

The present eligibility criteria for Saskatoon Special Needs Transportation is "any individual who by reason or injury, congenital malfunction, or other permanent or temporary incapacity or disability, including any person who is wheelchair bound or has semi-ambulatory capabilities, is unable without special facilities or special planning or design to utilize public transportation facilities and services effectively."

There has recently been a number of requests to use Special Needs Services by persons who have suffered a stroke and would be considered hemiplegic (one side of the body paralyzed). Under the current criteria for eligibility, these persons would not be eligible to register to use the service as they do not require the use of a wheelchair or scooter. They do, however, require a cane for mobility assistance and would not be able to utilize public transportation facilities effectively.

The requests have been considered by the Consumers Advisory Committee on Special Needs Transportation and their recommendation is to allow hemiplegic persons to be eligible for service on Special Needs Transportation provided persons have a letter from their doctor accompanying their registration form which qualifies the hemiplegia.

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ATTACHMENTS

1. Letter from Liz Weeger, Board Member, Saskatoon Stroke Recovery Association
2. Letter from Saskatchewan Abilities Council

Moved by Councillor Postlethwaite, Seconded by Councillor Heidt,

THAT the eligibility criteria for use of Special Needs Transportation be amended to include persons who are hemiplegic and require the use of a cane for their mobility.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Langford,

THAT Ms. Weegar be heard.

CARRIED.

Ms. Liz Weegar, Board Member, Saskatoon Stroke Recovery Association, thanked Council for approving the recommendation of the Committee to amend the eligibility criteria for use of Special Needs Transportation.

COMMUNICATIONS - CONTINUED

- 2) **Grant Bryden**
Kraus McKay Pederson, dated March 22

Requesting permission to address Council regarding proposed condominium conversion of 833 and 855 Wollaston Crescent. (File No. CK. 4132-2)

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RECOMMENDATION: that Clause B8, Report No. 7-1996 of the City Commissioner be brought forward for consideration and that Mr. Bryden be heard.

Moved by Councillor McCann, Seconded by Councillor Postlethwaite,

THAT Clause B8, Report No. 7-1996 of the City Commissioner be brought forward for consideration and that Mr. Bryden be heard.

CARRIED.

"REPORT NO. 7-1996 OF THE CITY COMMISSIONER

**B8) Application for Registration of Condominium Plan
833 & 855 Wollaston Crescent (R.4 Zoning District)
Lots 2A & 2B, Block 116, Plan No. 81-S-39179
(File No. 4132-2)**

- RECOMMENDATION:**
- 1) that City Council defer the application of Mr. H. Koehn for preliminary approval of the registration of a condominium plan for the conversion of a building located on Lot 2A, Block 116, Plan No. 81-S-39179 (855 Wollaston Crescent) pending completion of the review of City Council Policy C09-004 - Condominium Conversions; and,
 - 2) that City Council defer the application of Mr. H. Koehn for preliminary approval of the registration of a condominium plan for the conversion of a building located on Lot 2B, Block 116, Plan No. 81-S-39179 (833 Wollaston Crescent) pending the completion of the review of City Council Policy C09-004 - Condominium Conversions.

Report of the General Manager, Planning and Building Department, March 12, 1996:

Applications for preliminary approval of a condominium plan for the conversion of a building located on Lot 2A, Block 116, Plan No. 81-S-39179 (855 Wollaston Crescent) and a building located on Lot 2B, Block 116, Plan No. 81-S-39179 (833 Wollaston Crescent) have been received from Mr. H. Koehn on behalf of the owners A. Fraser, Radomco Investments Ltd. and WAB Holdings Ltd. The proposals are for the conversion of two, 24-suite rental apartment buildings. The multiple-unit dwellings are existing three-storey structures. This application was originally filed with the Planning and Building Department in December, 1994. It has not been brought forward for Council's consideration until the present time as the applicant had requested various deferrals related to the vacancy rate issue.

A similar application for the registration of a condominium plan for the conversion of the subject

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buildings was approved by City Council in 1984. The owners have advised that they did not proceed with the registration at that time because of poor economic conditions. It is the applicant's opinion, as expressed by his legal counsel, that the original 1984 approvals remain valid, and that any action by the City to the contrary would amount to a revocation of the approval. The Planning and Building Department is of the view, as confirmed by the City Solicitor's Office, that the approvals granted some 12 years ago by Council have lapsed, in that the conditions on which the approvals were based no longer exist (i.e. the vacancy rate and the effect that conversion would have on the availability of rental accommodation in the area). The Planning and Building Department is of the opinion that these proposed conversions should be treated as new applications.

This application has been reviewed in accordance with City Council's Policy for Condominium Conversions (Policy No. C09-004) and with *The Condominium Property Act, 1993*.

1. Written Notice

Each existing tenant was provided in August, 1994, with written notice that the owners intended to make application to the City of Saskatoon for conversion of the building for condominium purposes. A copy of this notice has been submitted to the Planning and Building Department along with a list of current tenants.

2. Option to Purchase

Each tenant was also provided with written notice of the option to purchase as a unit the premises that are presently being rented, or any other unit which becomes available for sale. This notice included the estimated unit prices, estimated monthly charges for principal, interest and taxes, availability and cost of financing and equity capital required, estimated monthly charges for condominium fees, and a copy of the professional report which addresses critical life safety aspects of the building.

3. Professional Review of the Building

A report has been submitted by Ken Wilson, Architect, after a detailed inspection of the buildings. This report identifies certain items that require correction in order for the buildings to meet the Building Code requirements. Providing the outstanding items are corrected, the final application could be considered for final approval.

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4. Compliance with the Zoning Bylaw and National Building Code

As these applications are for preliminary approval 'as built drawings' have not been submitted. This requirement will be met prior to final consideration of this application by Council.

5. Vacancy Evaluation

According to the latest statistics from Canada Mortgage and Housing Corporation (CMHC) in October, 1995, the apartment vacancy rate in privately-initiated rental units was 1.0% in the Saskatoon City Area. For the Lakeview area, the vacancy rate for apartments was 0.3%. Please refer to the attached graphs. CMHC reports that vacancy rates of approximately 3.0% represent a balanced rental market in Saskatoon. Rates at this level allow for both tenant choice in accommodation and viability of new projects. As such, it is the opinion of the Planning and Building Department that conversion of this property to a condominium does not comply with the existing City Council policy.

As Council is aware, the Planning and Building Department is currently reviewing the vacancy rate aspect of the Condominium Conversion Policy. This report will be forwarded to Council in April. In this regard, it may be most appropriate for Council to defer this application until this report has been received.'

ATTACHMENTS

1. Apartment Vacancy Rate Graph - Saskatoon City
2. Apartment Vacancy Rate Graph - Lakeview Metropolitan Area"

Mr. Grant Bryden, Kraus McKay Pederson, addressed Council on behalf of the owners of the property, provided Council with information regarding the previous application and highlighted the options available. He suggested that Council consider that these buildings have already been approved for conversion, direct its Administration to implement the next stage of the approval process which is that the architect's report be analyzed to make sure that building codes and bylaws are complied with, and then permit the process of converting these buildings to condominiums to be completed as was originally contemplated.

Moved by Councillor Postlethwaite, Seconded by Councillor Heidt,

1) that City Council defer the application of Mr. H. Koehn for preliminary approval of the registration of a condominium plan for the conversion of a building located on Lot 2A, Block 116, Plan No. 81-S-39179 (855 Wollaston Crescent) pending completion of the review of City Council Policy C09-004 - Condominium Conversions; and,

2) that City Council defer the application of Mr. H. Koehn for preliminary approval of the registration of a condominium plan for the conversion of a building located

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on Lot 2B, Block 116, Plan No. 81-S-39179 (833 Wollaston Crescent) pending the completion of the review of City Council Policy C09-004 - Condominium Conversions.

IN AMENDMENT

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT the word "defer" be changed to "grant" in the above motions.

THE AMENDMENT WAS PUT AND CARRIED.

IN AMENDMENT

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT the words "in principle, subject to necessary building modifications being made in accordance with the standards of the National Building Code" be inserted after the word "grant" in the main motions.

*THE AMENDMENT WAS PUT AND CARRIED.
THE MOTION AS AMENDED WAS PUT AND LOST.*

IN AMENDMENT

Moved by Councillor Langlois, Seconded by Councillor Heidt,

THAT the words "approve, in principle, subject to Council modifying its current policy respecting vacancy rates" be substituted for the word "defer" in the main motions.

*THE AMENDMENT WAS PUT AND LOST.
THE MAIN MOTION WAS PUT AND CARRIED.*

Moved by Councillor Langford, Seconded by Councillor Langlois,

THAT the regular Order of Business be suspended and Clause 2, Report No. 2-1996 of the Municipal Heritage Advisory Committee be brought forward for consideration.

CARRIED.

REPORT NO. 2-1996 OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

2. **Request for Designation of City Gardener's Residence
as Municipal Heritage Property
707 - 16th Street West
Applicant: Riversdale Owner's Coalition
Owner: City of Saskatoon
(File No. CK. 710-1)**
-

RECOMMENDATION: that the dwelling at 707 - 16th Street West, commonly known as the City Gardener's Residence, be added to Appendix A of Bylaw No. 6770.

Your Committee has reviewed the report of Chairperson, Heritage Evaluation Committee, dated February 28, 1996, and is, at this time, prepared to support the recommendation to add this property to *The Holding Bylaw*, which would provide a 60-day waiting period before an applicant would receive a demolition permit. Your Committee notes in particular the importance of the building as a residence of City employees who were crucial in beautifying Saskatoon, and also its handsome site; its status as a neighbourhood landmark; the year of its construction (1907-08), which is early for Saskatoon; the cement-block construction; and the interest of an organization in its preservation and use.

Report of the Chairperson, Heritage Evaluation Committee, February 28, 1996:

"PROPOSAL

The Riversdale Owners' Coalition has requested that Council designate the Gardener's Residence situated at 707 - 16th Street (northwest corner of Victoria Park) as Municipal Heritage property pursuant to *The Heritage Property Act*. The attached December 22, 1995 letter from Ken Cutts outlines this request.

It should be noted that the Riversdale Owners' Coalition has submitted a further request to use the property for the purpose of a "community run drop-in centre" which would include the provision of a variety of services such as a book exchange, craft and cultural centre, tea room and social meeting place. This request has been referred to the Leisure Services Department for a report and recommendation. At this time, the City is awaiting the submission of a business plan from the Coalition in order to evaluate their proposal.

BACKGROUND

This property was the subject of several previous examinations by the Municipal Heritage

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Advisory Committee. In this regard, the Committee had authorized that a historical research report be prepared resulting in the production of the attached September 7, 1983 report. This report outlines the site's context, land title history, type of construction, and persons associated with the property. It is not known what action the Committee took immediately following receipt of the report.

At its December 2, 1992 meeting, the Committee referred the research report to its Heritage Property Subcommittee for review and a report respecting its heritage status. Following an on-site evaluation of the property, the Subcommittee submitted a March 24, 1994 report to the Committee stating as follows:

"We recommend that the garage structure be placed on the holding bylaw immediately as it is seen as a likely candidate for demolition. The house itself is not seen as a possibility for designation. The only thing going for it is that possibly some history is associated with it. Architecturally, it is not that interesting and is not in the best original condition. Its only uniqueness may be in the use of concrete block, but it was thought that other block houses in the city may provide more interesting examples."

REPORT

Following a thorough examination of the building, the research report conducted in 1983, and an evaluation of the house using heritage evaluation criteria (copy of summary attached), the Heritage Evaluation Committee has concluded:

- a) that the house (circa 1907-08) is not worthy of outright designation as municipal heritage property; however, it is worthy for retention, and thus, should not be demolished as of right. So long as the property can produce enough revenues to offset expenses, as it currently does, and provided that the building and its use continue to fit into the program plan for Victoria Park, it should be retained. Thus, the property should be listed under Schedule A of Bylaw No. 6770.
- b) that the block wall storage shed is not worthy of designation as it would require significant cost to restore. The structure would have to be taken completely apart, block by block, a concrete grade beam would have to be installed, and the structure rebuilt. Due to its obscure location, and its nonadaptability for productive re-use, such public expense would not be prudent.

If the Municipal Heritage Advisory Committee wishes to undertake a tour of the building to further evaluate this proposal, staff can coordinate the arrangement for an on-site meeting at a time convenient for the committee and the current occupant of the premises.

ATTACHMENTS

1. December 22, 1995 letter requesting designation by riversdale Owners' Coalition

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2. Heritage Research Report 707-16th Street West - Heritage Advisory Committee, September 7, 1983
3. Heritage Evaluation Summary"

Moved by Councillor Langford, Seconded by Councillor Postlethwaite,

THAT the dwelling at 707 - 16th Street West, commonly known as the City Gardener's Residence, be added to Appendix A of Bylaw No. 6770.

CARRIED.

Councillor Birkmaier rose on a point of privilege to introduce Alderman Simon Chikwavaire and Mr. Walter Matikiti from Zimbabwe who are here through an agreement with the Federation of Canadian Municipalities and Saskatchewan Urban Municipalities Association. His Worship the Mayor welcomed them to the meeting.

COMMUNICATIONS - CONTINUED

AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

- 1) **Ruth Semple, Tourism Coordinator**
South East Regional Tourism, dated March 6

Submitting comments regarding smoking bylaw. (File No. CK. 185-3)

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RECOMMENDATION: that the information be received and joined to the Administration and Finance Committee's file.

Moved by Councillor Atchison, Seconded by Councillor Penner,

THAT the information be received and joined to the Administration and Finance Committee's file.

CARRIED.

**2) Hon. Carol Teichrob
Minister of Municipal Government, dated March 1**

Advising Council regarding the progress of the property tax policy review. (File No. CK. 1615-2)

RECOMMENDATION: that the information be received.

Moved by Councillor Langlois, Seconded by Councillor Heidt,

THAT the information be received.

IN AMENDMENT

Moved by Councillor Langlois, Seconded by Councillor Birkmaier

AND referred to the Administration and Finance Committee.

THE AMENDMENT WAS PUT AND CARRIED.

THE MOTION AS AMENDED WAS PUT AND CARRIED.

**3) Hon. Carol Teichrob
Minister of Municipal Government, dated March 1**

Providing information regarding the proposed new Service Districts Act. (File No. CK. 127-1)

RECOMMENDATION: that the information be received.

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Moved by Councillor Langlois, Seconded by Councillor Langford,

THAT the information be received and referred to the Administration and Finance Committee.

CARRIED.

**4) Julie Fulop, Saskatoon Chapter
Multiple Sclerosis Society of Canada, dated March 13**

Requesting approval for a tag day on May 11, 1996. (File No. CK. 200-3)

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

Moved by Councillor McCann, Seconded by Councillor Langford,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**5) Ian Innes
2711 Jarvis Drive, dated March 12**

Expressing concerns regarding use of microphones in City Council meetings. (File No. CK. 255-1)

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RECOMMENDATION: that the information be received and the writer advised that Council members and the Administration will endeavour to use their microphones in the appropriate manner, which will improve the sound quality for viewers of Telecable 10.

Moved by Councillor Birkmaier, Seconded by Councillor Langlois,

THAT the information be received and the writer advised that Council members and the Administration will endeavour to use their microphones in the appropriate manner, which will improve the sound quality for viewers of Telecable 10.

CARRIED.

**6) Valarie Fast, Regional Fundraising Coordinator, Saskatchewan Division
Multiple Sclerosis Society of Canada, dated March 13**

Requesting Council to waive the rental fee for the Archibald Arena on June 1 and 2, 1996. (File No. CK. 1871-1)

RECOMMENDATION: that the request be denied since it is a request for a subsidy for which there is no provision in the City's budget.

Moved by Councillor Langford, Seconded by Councillor McCann,

THAT the request be denied since it is a request for a subsidy for which there is no provision in the City's budget.

CARRIED.

**7) Eve Kotyk, Executive Secretary
Centennial Auditorium, dated March 13**

Submitting Notice of the Annual General Meetings of the Saskatoon Centennial Auditorium Foundation and The Centennial Auditorium & Convention Centre Corporation to be held on Thursday, March 28, 1996. (File No. CK. 175-28)

RECOMMENDATION: 1) that the City of Saskatoon, being a member of The Centennial Auditorium & Convention Centre Corporation,

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appoint Henry Dayday, or in his absence, Peter McCann or Rik Steernberg, of The City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual Meeting of the members of The Centennial Auditorium & Convention Centre Corporation, to be held on the 28th day of March, 1996, or at any adjournment or adjournments thereof; and

- 2) that the City of Saskatoon, being a member of the Saskatoon Centennial Auditorium Foundation, appoint Henry Dayday, or in his absence, Peter McCann or Rik Steernberg, of The City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual Meeting of the members of the Saskatoon Centennial Auditorium Foundation, to be held on the 28th day of March, 1996, or at any adjournment or adjournments thereof.

Moved by Councillor Langlois, Seconded by Councillor Atchison.

- 1) *that the City of Saskatoon, being a member of The Centennial Auditorium & Convention Centre Corporation, hereby appoints Henry Dayday, or in his absence, Peter McCann or Rik Steernberg, of The City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual Meeting of the members of The Centennial Auditorium & Convention Centre Corporation, to be held on the 28th day of March, 1996, or at any adjournment or adjournments thereof; and*
- 2) *that the City of Saskatoon, being a member of the Saskatoon Centennial Auditorium Foundation, hereby appoints Henry Dayday, or in his absence, Peter McCann or Rik Steernberg, of The City of Saskatoon, in the Province of Saskatchewan, as its proxy to vote for it on its behalf at the Annual Meeting of the members of the Saskatoon Centennial Auditorium Foundation, to be held on the 28th day of March, 1996, or at any adjournment or adjournments thereof.*

CARRIED.

**8) R. O'Hare, Deputy Chief, Administration
Saskatoon Police Service, dated March 15**

Advising Council that Inspector James Maddin will be replacing Inspector Hal Kellett as the representative from the Saskatoon Police Service on the Race Relations Committee. (File No. CK.

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225-40-1)

RECOMMENDATION: that Inspector James Maddin be appointed to the Race Relations Committee for the years 1996 and 1997, to replace Inspector Hal Kellett.

Moved by Councillor Atchison, Seconded by Councillor Steernberg,

THAT Inspector James Maddin be appointed to the Race Relations Committee for the years 1996 and 1997, to replace Inspector Hal Kellett.

CARRIED.

**9) Bob McCulloch, Co-Chair and John Barton, Co-Chair
Saskatchewan Council on Children, dated January, 1996**

Providing Council with a copy of the first report to Ministers participating in Saskatchewan's Action Plan for Children and with background information regarding the Action Plan. (File No. CK. 277-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

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**10) Edward M. Wesolowski
11 Brown Crescent, dated March 20**

Submitting comments regarding the Mendel Art Gallery. (File No. CK. 1600-5)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor McCann, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

**11) Brian Swidrovich, Business Development Manager
Saskatchewan Place, dated March 18**

Requesting permission for a Canadian Armed Forces Skyhawks Parachute Team media jump on Thursday, May 9, 1996 on the Market Mall parking lot; for the Canadian Armed Forces Snowbirds Jet Team to perform a formation entry over Saskatoon Air Space on May 8, 1996; and to control the flow of traffic on Marquis Drive, as deemed necessary for safety and parking expediency, in connection with the Canada Remembers Air Show on May 10 and 11, 1996. (An information package is available for viewing in the City Clerk's Office.)

RECOMMENDATION: that the requests be approved subject to Administrative conditions.

Moved by Councillor Birkmaier, Seconded by Councillor Heidt,

THAT the requests be approved subject to Administrative conditions.

CARRIED.

**12) James Hodges, Director
Roadside Attractions Inc., dated March 13**

Submitting comments regarding proposed smoking bylaw. (File No. CK. 185-3)

RECOMMENDATION: that the information be received and joined to the Administration and Finance Committee's file.

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Moved by Councillor Atchison, Seconded by Councillor Steernberg,

THAT the information be received and joined to the Administration and Finance Committee's file.

CARRIED.

**13) Beryl Lane, Chair, Executive Council
St. Thomas-Wesley United Church, dated March 19**

Providing comments regarding youth centres. (Files CK. 5500-3 and 1871-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Langford, Seconded by Councillor Birkmaier,

THAT the information be received.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Janice Giesbrecht, Secretary
Holliston Community Association, dated February 26**

Submitting comments regarding park maintenance and funding. **Referred to the Budget Committee.** (File No. CK. 4205-1)

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- 2) **Daryle Haug**
Deltron Consulting & Design, undated

Requesting increase in landfill fees for tires. **Referred to the Planning and Operations Committee.** (File No. CK. 7830-5)

- 3) **Daryle Haug**
Deltron Consulting & Design, undated

Providing information regarding a tire recycling proposal. **Referred to the Planning and Operations Committee.** (File No. CK. 7830-5)

- 4) **Walter Nowoselski**
1701 - 22nd Street West, undated

Submitting concerns regarding drainage problems in the lane behind 1701 - 22nd Street West. **Referred to the Administration for a report.** (File No. CK. 6315-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT the information be received.

CARRIED.

C. PROCLAMATIONS

- 1) **Bob Morin, President, Saskatchewan Chapter**
Association of Records Managers and Administrators Inc., dated March 11

Requesting Council to proclaim April 2, 1996 as National Records and Information Management Day in Saskatoon. (File No. CK. 205-5)

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- 2) **Gerald H. Dafoe, Executive Director, Canadian Public Health Association and Michelle Albagli, Director of Communications, Canadian Healthcare Association dated March 4**

Requesting Council to proclaim May 12, 1996 as Canada Health Day in Saskatoon. (File No. CK. 205-5)

- 3) **Pat Melnychuk
Volunteer Management Group of Saskatoon, dated March 12**

Requesting Council to proclaim the week of April 21 to 27, 1996 as Volunteer Week in Saskatoon. (File No. CK. 205-5)

- 4) **Isabelle Ryder, President
University of Saskatchewan Graduate Students' Association, dated March 13**

Requesting Council to proclaim the week of March 18 to 22, 1996 as Graduate Student Awareness/Appreciation Week in Saskatoon. (File No. CK. 205-5)

- 5) **Lori Isinger, Chair, Conference Committee and
Ruth Robinson, President, Saskatoon Council on Women, dated March 15**

Requesting Council to proclaim the week of May 20 to 26, 1996 as Council of Women Week in Saskatoon. (File No. CK. 205-5)

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

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

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

CARRIED.

REPORTS

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City Commissioner Irwin submitted Report No. 7-1996 of the City Commissioner and Addendum to Report No. 7-1996 of the City Commissioner;

Councillor Postlethwaite, Member, presented Report No. 5-1996 of the Planning and Operations Committee;

Councillor Birkmaier, Chair, presented Report No. 6-1996 of the Administration and Finance Committee;

Councillor Birkmaier, Chair, presented Report No. 2-1996 of the Audit Committee;

His Worship the Mayor, Member, presented Report No. 1-1996 of the Firefighters' Pension Fund Trustees;

Councillor Langlois, Member, presented Report No. 1-1996 of the Pension Administration Board;

Councillor Birkmaier, Chair, presented Report No. 2-1996 of the Land Bank Committee; and

Ms. Pauline Melis, Vice-Chair, presented Report No. 2-1996 of the Municipal Heritage Advisory Committee.

Moved by Councillor Langford, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider the following reports:

- a) Report No. 7-1996 of the City Commissioner and Addendum to Report No. 7-1996 of the City Commissioner;*
- b) Report No. 5-1996 of the Planning and Operations Committee;*
- c) Report No. 6-1996 of the Administration and Finance Committee;*
- d) Report No. 2-1996 of the Audit Committee;*
- e) Report No. 1-1996 of the Firefighters' Pension Fund Trustees;*
- f) Report No. 1-1996 of the Pension Administration Board;*
- g) Report No. 2-1996 of the Land Bank Committee; and*
- h) Report No. 2-1996 of the Municipal Heritage Advisory Committee.*

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CARRIED.

His Worship Mayor Dayday appointed Councillor Heidt as Chair of the Committee of the Whole.

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

Committee arose.

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

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

"REPORT NO. 7-1996 OF THE CITY COMMISSIONER

Section A - Administration and Finance

A1) Routine Reports Submitted to City Council

RECOMMENDATION: that the following information be received.

ADOPTED.

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$1,885,463.80	March 6, 1996	March 11, 1996
Schedule of Accounts Paid \$4,628,163.80	March 7, 1996	March 13, 1996
Schedule of Accounts Paid \$550,026.01	March 13, 1996	March 18, 1996
Schedule of Accounts Paid \$539,951.59 (File No. 1530-2)	March 14, 1996	March 20, 1996

**A2) Business Tax Adjustments
(File No. 1985-2)**

RECOMMENDATION: that City Council approve of the 1996 Business Tax write-off in

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the amount of \$3,160.26 for the period January 1, 1996, to January 31, 1996, and the amount of \$1,440.54, for the period February 1, 1996, to February 29, 1996, for the reasons detailed on the attached lists.

ADOPTED.

Report of the General Manager, Finance Department, March 6, 1996:

"Submitted, copies attached, are the listings of 1996 Business Tax Adjustments in the total of \$4,600.80 (for the months of January and February), which require Council's approval for write-off.

The listing represents businesses which have discontinued business at the premises indicated; these accounts are not uncollectible, but require adjustment in keeping with Business Tax Bylaw #6714(12) which states:

'Where a business is commenced after the 31st day of January or is discontinued before the 1st day of December, the Council shall, upon written request, adjust the amount levied with respect of that business to correspond with the portion of the year during which the business is, or was, carried on; PROVIDED that such request is made before the expiration of one year following the year in respect of which the amount levied is to be adjusted.'

Business tax adjustments are offset by supplementary assessments on new businesses or businesses that relocate, renovate or enlarge premises.

The distribution of the write-offs for January and February will be as follows:

City	\$2,013.29
School Boards	2,502.09
Business Improvement Districts	<u>85.42</u>
	\$4,600.80."

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ATTACHMENTS

1. Business Tax Adjustments - January 1996
2. Business Tax Adjustments - February 1996

**A3) Enquiry - Councillor Langlois (February 5, 1996)
Bylaw-Making Authority - Saskatoon Health Board
and City of Saskatoon
(File No. 4130-2)**

- RECOMMENDATION:**
- 1) that a copy of this report be forwarded to the Saskatoon District Health Board;
 - 2) that the City Administration meet with the Administration of the Saskatoon District Health Board with a view to formulating joint recommendations to the Province as to how the overlapping jurisdictions could be rationalized; and,
 - 3) that the City Administration report back to Council regarding the results of their discussions.

"Given the potential for conflict with respect to legal jurisdiction between the City and the District Health Board, and the need to eliminate bureaucratic duplication, would the City Solicitor report on the areas of overlap, if any, in the bylaw making authority of the Health Board and the City."

Report of the City Solicitor, March 7, 1996:

"The Public Health Act

The Public Health Act (Section 73) authorizes the Minister of Health to make regulations covering a wide variety of public health matters. Regulations are of general application and apply across the province. The *Act* (Section 83) also authorizes a municipal council to make bylaws for any of the purposes mentioned in Section 73. Bylaws passed under Section 83 are, of course, subject to the provisions of the *Act* and any regulations passed under the *Act* relating to the same matter. Bylaws have no effect unless approved by the Minister.

The Public Health Act will shortly be replaced by *The Public Health Act, 1994*. The new *Act* contains many of the same provisions contained in the old *Act*. For example, Section 46 authorizes the Lieutenant Governor in Council to make regulations for many of the same purposes contained in Section 73 of the old *Act*. The new *Act* (Section 48) also authorizes a municipal council to pass bylaws for several of the purposes mentioned in Section 46.

There are, however, several significant differences in the new *Act*. Firstly, the new *Act* (Section 46) contains several new spheres of jurisdiction in which the Province may pass regulations. The

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language in the new *Act* is very general and it is sometimes rather difficult to ascertain precisely what matters are covered by the new *Act*. For example, Subsection 46(cc) authorizes the making of regulations for the purpose of preventing or reducing indoor air pollution in public places. This subsection could be interpreted as authorizing the Province to make regulations pertaining to smoking. However, it is not clear if that was the intention of the legislature in enacting this Section.

The second important difference in the new *Act* is the bylaw-making power given to district health boards. Section 47 of the new *Act* authorizes a district health board to make bylaws for several of the purposes mentioned in Section 46. Under the old *Act*, the Province could make regulations and a municipal council could, subject to the *Act* and regulations and with the Minister's consent, pass bylaws for similar purposes. Under the new *Act*, the Province may pass regulations and both a district health board and a municipal council may pass bylaws.

With the possibility of three different bodies exercising legislative jurisdiction, it became important for the new *Act* to set out some rules as to how these various enactments would fit together. The new *Act* (Subsection 50(1)) provides that no bylaw passed by a district health board under Section 47 or by a municipal council under Section 48 has any effect unless it is approved by the Minister. The new *Act* (Section 50(2)) also provides that if a municipal council makes a bylaw under Section 48, it does not have any effect unless it is approved by the district health board.

For our purposes, it is important to note that if a municipal council passes a bylaw under Section 48 of the new *Act*, that bylaw has no effect unless it is approved by both the Minister and the district health board. Under the old *Act*, a municipal council would only need the approval of the Minister. Under the new *Act*, the approval of both the Minister and the district health board is required.

The Urban Municipality Act, 1984

A municipal council, of course, makes most of its bylaws under *The Urban Municipality Act, 1984*. There are several sections in *The Urban Municipality Act, 1984* which overlap the provisions of Section 46 of the new *Public Health Act, 1994*. They deal with such things as water, sewage, buildings, spread of disease, immunization, burials, pollution and licensing. We have attached for Council's information a summary of the relevant statutory provisions under *The Public Health Act, 1994* and *The Urban Municipality Act, 1984* dealing with each of these areas.

The question which arises is how does a bylaw passed under *The Urban Municipality Act, 1984* fit with the new *Public Health Act, 1994* and the regulations made under that *Act*. Part of the answer can be found in Section 50(3) of the new *Act*. It provides that no bylaw passed under *The Urban Municipality Act, 1984* with respect to any matter affecting the public health has any effect unless it is approved by the Minister. However, the question still remains what is a 'matter affecting the public health'. For example, is smoking a matter affecting public health? If it is, a smoking bylaw passed by a municipal council under Section 142 of *The Urban Municipality Act, 1984* would require the approval of the Minister before taking effect. On the other hand, if it is not a matter affecting public health, the bylaw would not require the Minister's approval before taking effect.

In our view, the legislation as currently drafted has the potential for overlap and inconsistency

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between regulations and bylaws made by the various legislative bodies. Our Office contacted the Department of Municipal Government and the Department of Justice on this issue. We were advised that this potential problem was not directly addressed when *The Public Health Act, 1994* was drafted. In order to avoid these problems, it would be most helpful if the Department of Municipal Government and the Department of Health did a comprehensive review of all applicable legislation to determine whether a district health board or a municipal council should have jurisdiction to make a bylaw regarding a particular matter. The Province could also provide further definition of what it considers 'matters affecting the public health' and the scope of the bylaw making power contained in Sections 46,47 and 48 of the new *Public Health Act, 1994*. Until the Province provides some direction on these issues, it will be difficult to resolve the issues of possible overlap and inconsistency."

ATTACHMENTS

1. Summary of relevant statutory provisions under *The Public Health Act, 1994* and *The Urban Municipality Act, 1984*.

IT WAS RESOLVED:

- 1) *that a copy of this report be forwarded to the Saskatoon District Health Board and to the Department of Health and the Department of Municipal Government;*
- 2) *that the City Administration meet with the Administration of the Saskatoon District Health Board with a view to formulating joint recommendations to the Province as to how the overlapping jurisdictions could be rationalized; and,*
- 3) *that the City Administration report back to Council regarding the results of their discussions.*

**A4) Investments
(File No. 1790-3)**

RECOMMENDATION: that City Council approve the above purchases and sales.

ADOPTED.

Report of the General Manager, Finance Department, March 15, 1996:

"With the approval of the Investment Committee, the attached list indicates purchases and sales for the City's various funds."

ATTACHMENTS

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1. Schedule of Securities Transactions - March 1 - March 15, 1996.

**A5) 1996 Business Improvement Districts Rates
(File No. 1680-1)**

RECOMMENDATION: that City Council consider Bylaw Nos. 7539, 7540 and 7541.

ADOPTED.

Report of the City Solicitor, March 18, 1996:

"The Administration, in consultation with the Business Improvement Districts, have determined the levy required for each of the three Business Improvement Districts for 1996. The Treasurer's Branch requested that we prepare the necessary bylaws for City Council's approval.

We have enclosed three bylaws for Council's consideration. A separate bylaw has been prepared for each Business Improvement District. The rate specified in each bylaw is the same as the rate in 1995 and is sufficient to raise the amount required for the purposes of the proposed expenditures of each Business Improvement District in 1996."

ATTACHMENTS

1. Proposed Bylaw No. 7539.
2. Proposed Bylaw No. 7540.
3. Proposed Bylaw No. 7541.

**A6) Contracting for Goods and Services
(File No. 1000-0-1)**

RECOMMENDATION: that City Council consider proposed Bylaw No. 7545 and the amendment to Policy C02-006 as outlined in this report.

ADOPTED.

Report of the City Solicitor, March 18, 1996:

"City Council, at its meeting of February 26, 1996, passed the following resolution:

- 1) that City Council instruct the Solicitor's Office to revise the Commissioner's Bylaw to reflect the changes as set out in the report;

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- 2) that City Council instruct the Administration to revise Policy C02-006 to reflect the changes to the Commissioner's Bylaw as set out in the report; and
- 3) that the City Commissioner provide the City Council as information a listing of contracts awarded in excess of \$100,000, including the name of the contract, description of services, amount of contract and, where applicable, budget estimates for the contract.'

Proposed Bylaw No. 7545 addresses the changes to the City Commissioner's authority outlined in the report to City Council. The proposed Bylaw repeals the existing provisions dealing with the Commissioner's authority regarding tendering and replaces those provisions with a new section on public tendering. The new Bylaw deals with both the Commissioner's and Council's authority and also provides for delegation of the Commissioner's authority to other civic employees.

Council's resolution also calls for an amendment to Policy C02-006 which deals with the appointment of consultants. The following is a proposed amendment to paragraph 3.3(a) of the Policy which parallels the provisions of the proposed Bylaw:

3.3 Awarding Contracts

- (a) The City Commissioner shall award all contracts where funds have been provided in the approved budget and the contract is to be awarded to the lowest qualified bidder meeting specifications. City Council shall award contracts where the City Commissioner or the civic administration recommend awarding the contract to other than the lowest qualified bidder meeting specifications, where the lowest recommended bid would exceed the approved budget, or where funds have not been provided in the approved budget.'

We have prepared and enclose Bylaw No. 7545 which reflects these amendments."

ATTACHMENTS

1. Proposed Bylaw No. 7545.

**A7) Corporate Micro Computer Blanket Order
(File No. 1100-1)**

RECOMMENDATION: that Horizon Computer Solution Inc. (Saskatoon, SK.), the lowest qualified bid, be awarded the contract for the supply of Micro Computers for the Corporate Computer Blanket Order, as outlined in the request for proposal, at an estimated total contract value of

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\$300,000. The expiry date is October 31, 1996.

ADOPTED.

Report of the General Manager, Finance Department, March 19, 1996:

"The Corporate Micro Computer Blanket Order that was issued November 1, 1995, with a contract value of \$150,000 and an expiry date of April 31, 1996, reached its spending limit in February of this year. Specifications were prepared and a requisition was raised February 27, 1996. The Asset Management Department, Purchasing Services Branch, received proposals on March 13, 1996. Eight bids were received and have been evaluated against the published weighting factors. A summary of the evaluation criteria 'score sheet' has been attached for your review.

The purpose of this contract is to provide the Corporation with a contract (Blanket Purchase Order) from which all Departments can draw on through a Department Purchase Order. This contract process defines the technical hardware specifications, and ensures quality, standardized equipment with onsite warranty for all Departments. It saves time and money in the purchasing process and it provides the best pricing for civic Departments.

All purchases are within the approved departmental operating or capital budgets."

ATTACHMENTS

1. Corporate Micro Computer Evaluation Sheet

**A8) 1995 Contract Negotiations
Exempt Staff Association
(File No. CC 4720-8)**

- RECOMMENDATION:**
- 1) that City Council approve the proposed changes set out in the letter of the General Manager of Human Resources dated March 21, 1996, with respect to the 1995 contract with the Exempt Staff Association;
 - 2) that City Council authorize completion of the revised contract with the Exempt Staff Association incorporating all the changes for execution by His Worship the Mayor and the City Clerk under the Corporate Seal; and,
 - 3) that City Council issue instructions with respect to a similar economic increase to the Auditor General; the General Manager, Human Resources; the City Solicitor; and the City

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Commissioner.

Report of the General Manager, Human Resources Department, March 21, 1996:

"Attached is a copy of a letter dated March 21, 1996, detailing conditions agreed upon by the bargaining team of the City and the Exempt Staff Association.

The letter is marked 'Confidential Until Tabled at a Meeting of City Council' and is only distributed to members of City Council. A wider distribution will be effected at 7:00 p.m. on Monday, March 25, 1996."

Report of the City Commissioner, March 21, 1996:

"The past practice of City Council has been to approve an identical economic increase to the Board of Administration, paralleling the economic increases and terms provided to the Exempt Staff Association.

Because of reorganization, there no longer exists a Board of Administration; however, the three positions of the General Manager, Human Resources; the City Solicitor; and the City Commissioner are not covered by the Exempt Staff Agreement. As well, the Auditor General is not covered by the Exempt Staff Agreement. Council may wish to refer the question of an economic increase for these four positions to the Executive Committee for review, or Council may wish to simply authorize the same economic increases and terms as provided to the Exempt Staff Association."

ATTACHMENTS

1. Letter dated March 21, 1996, to His Worship the Mayor and City Council.

IT WAS RESOLVED: 1) that City Council approve the proposed changes set out in the letter of the General Manager of Human Resources dated March 21, 1996, with respect to the 1995 contract with the Exempt Staff Association;

2) that City Council authorize completion of the revised contract with the Exempt Staff Association incorporating all the changes for execution by His Worship the Mayor and the City Clerk under the Corporate Seal; and,

3) that the matter of a similar economic increase to the Auditor General; the General Manager, Human Resources; the City Solicitor; and the City Commissioner

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be referred to the Executive Committee.

ADDENDUM TO REPORT NO. 7-1996 of the CITY COMMISSIONER

**A9) 1994 Local Improvements
Debenture Bylaw
(File Nos. 4140-1 and 1750-2)**

RECOMMENDATION: that City Council consider passage of proposed Bylaw No. 7547.

ADOPTED.

Report of the City Solicitor, March 25, 1996:

"In accordance with the instruction of City Council at its meeting held on February 12, 1996, when dealing with Clause A3, Report No. 4-1996 of the City Commissioner, I have prepared and forward herewith for consideration proposed Debenture Bylaw No. 7547.

Bylaw No. 7547 provides for the raising of \$326,144.60 by way of loan on debentures to pay a portion of the city share and the balance of the property owners' share of the cost of local improvements constructed in 1994. The Bylaw provides for serial type debentures with interest thereon at the rate of 7.00% payable semi-annually over the term of the debentures, being ten years.

Our application with respect to this financing, together with proposed Bylaw No. 7547, has been placed before the Saskatchewan Municipal Board, and in a telephone attendance with the Board this date, I was advised that the Board had, today, completed its consideration of this matter and issued its authorization with respect to the ultimate passage of Bylaw No. 7547. Formal documentation will follow in due course. Further formal approvals will be required pursuant to the provisions of *The Urban Municipality Act, 1984* following passage of the Bylaw, and I shall attend to securing all such required approvals.

Accordingly, it is now in order for City Council to consider passage of proposed Bylaw No. 7547."

ATTACHMENTS

1. Proposed Bylaw No. 7547

REPORT NO. 7-1995 OF THE CITY COMMISSIONER - CONTINUED

Section B - Planning and Operations

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**B1) 1995 Traffic Volume Report
February 29, 1996
(File No. 425-3)**

RECOMMENDATION: that the "1995 Traffic Volume Report" be received as information and referred to the Planning and Operations Committee and the Special Traffic Safety Committee.

ADOPTED.

Report of the General Manager, Transportation Department, March 13, 1996:

"Attached is the 1995 Traffic Volume Report prepared by the Transportation Department. The report outlines traffic counting procedures, average daily traffic flow calculations, population and vehicle ownership trends, travel on City streets, traffic volume variations by hour of the day, day of the week, and month of the year.

Selected highlights of this year's report include:

- The Transportation Department currently monitors 466 temporary and 7 permanent vehicle count locations throughout the City roadway network.
- There were an estimated 135,300 registered vehicles in Saskatoon in 1995. This provides a vehicle per capita ratio of approximately 0.68, based on a City population of 199,200.
- The Circle Drive Bridge continues to be the most heavily travelled section of roadway in the City, carrying in excess of 41,900 vehicles per day.

The five highest volume intersections in 1995 were:

1. Circle Drive and Warman Road (interchange) 74,300 vehicles per day entering
2. Circle Drive and 8th Street 58,500 vehicles per day entering
3. Circle Drive and 22nd Street 57,100 vehicles per day entering
4. Circle Drive and Idylwyld Drive 56,500 vehicles per day entering
5. Circle Drive and College Drive 54,600 vehicles per day entering

Streets in Saskatoon with marked increases in traffic volumes:

- Attridge Drive, near the Forestry Farm, experienced a traffic volume increase of 42%.
- Boychuk Drive, south of 8th Street, experienced a traffic volume increase of 37%.
- Wanuskewin Drive, north of Lenore Drive, experienced a traffic volume increase of 24%.
- Idylwyld Drive, north of Circle Drive, experienced a traffic volume increase of 21%.
- Lenore Drive, west of Primrose Drive, experienced a traffic volume increase of 18%.
- Circle Drive West experienced a traffic volume increase of 16%.

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Figure 1, on page two, indicates that vehicle ownership per capita is beginning to level off after a gradual increase during the 1980's.

148 average daily traffic counts (A.D.T. counts) were completed in 1995.

58 intersections were either fully, or partially, counted in 1995 to determine requirements for traffic control device installation or geometric changes.

11 intersections were counted for vehicles and pedestrians in 1995 to determine the need for additional pedestrian protection.

11 special studies were completed in 1995 that involved either vehicle speeds, vehicle classification, video camera study or vehicle gap studies."

ATTACHMENT

1. 1995 Traffic Volume Report

**B2) Enquiry - Councillor Heidt (December 18, 1995)
Snow Clearing
33rd Street - Confederation Drive to Spadina Crescent
(File No. 6290-1)**

RECOMMENDATION: that the following report be received as information.

"Regarding 33rd Street from Confederation Drive to Spadina Crescent, 33rd Street is a very busy artery or collector street. It has, at the best, two lanes in the summer. In the winter when the City cleans the street and pushes the snow to the curb rather than the centre of the road, it creates many safety hazards for parked vehicles and pedestrians getting in and out of cars. Would the Administration please provide costs on:

- 1) putting the snow in the middle of the road rather than on the curb; and
- 2) how often 33rd Street is cleared."

Report of the General Manager, Public Works Department, March 6, 1996:

"Following a snow fall, when accumulation exceeds 5 centimetres, the fleet of motor graders is dispatched to clear priority streets. Generally the snow is ploughed to the side except where there are centre boulevards. The Central Business District is always cleared to the centre, loaded, then hauled to snow dumps.

The cost to plough snow to the centre of a street such as 33rd is no different than ploughing to the sides. The difference is in traffic accommodation. Snow along the sides restricts parking; snow along the centre restricts traffic flow. When a windrow is placed along the centre line and cars park

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along the curb, it can become difficult, dangerous, or at times impossible to travel between the windrow and the parked vehicles. The travelling vehicle must take precedence over parked vehicles.

There are other problems of ploughing snow to the middle of the street.

- Sight distance at intersections is restricted for both motorists and pedestrians (this problem now exists at streets with a centre median where snow is placed).
- Pedestrians crossing between intersections have to climb over the windrow.
- Motorists that turn left into their driveways will not have access.
- Melting snow will result in the pavement being wet which will result in icy conditions in the evening and more potholes from the moisture entering pavement cracks.
- Patrols have to work against traffic when clearing intersections.
- Windrows along the centre are a source of conflict with the motorist. It is necessary to remove them in relatively short order after ploughing. With the current work load and crew size, it is not possible to ensure immediate removal.

There are also problems with ploughing to the curb:

- Parking close to the curb can be difficult or impossible if the windrow is large.
- Egress from the passenger door is difficult if parked close to the windrow.
- Windrows from both sides have to be pulled to the centre for loading.

Snow clearing and removal depends on several factors; amount of snow fall, temperature, drifting, classification of street (arterial, collectors, etc.), traffic volumes, priority, and visual observation/evaluation. On the average, snow removal on 33rd Street would occur twice per year; the business portion between Idylwyld and Avenue I could be three or four times.

The cost to load and haul snow once from 33rd Street is:

Spadina to Warman	not required, moved to railway site
Warman to Idylwyld	\$1,687.50
Idylwyld to Avenue I	2,362.50
Avenue I to Avenue P	2,362.50
Avenue P to Avenue W	1,687.50
Avenue W to Confederation	<u>3,375.00</u>
Total	\$11,475.00."

IT WAS RESOLVED: that the matter be referred to the Planning and Operations Committee along with the previous report on a snow route bylaw proposal.

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**B3) Proposed Disabled Person's Loading Zone
222 Avenue J North
(File No. 6120-4)**

RECOMMENDATION: that a Disabled Person's Loading Zone be installed in front of 222 Avenue J North.

ADOPTED.

Report of the General Manager, Transportation Department, March 8, 1996:

"The Transportation Department has received a request from the residents of 222 Avenue J North to install a Disabled Person's Loading Zone in front of their home. Both residents have restricted mobility and require direct access to the front of their residence.

The residents have the valid permit for their vehicle.

This loading zone conforms to City guidelines with respect to Disabled Person's Loading Zones and no fee is assessed for its installation."

**B4) Land-Use Applications Received by the Planning and Building Department
For the Period Between March 4, 1996 - March 15, 1996
(For Information Only)
(File Nos. 4355-3, 4300-2)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

Report of the General Manager, Planning and Building Department, March 15, 1996:

"The following applications have been received, are being processed, and will be submitted to City Council for its consideration:

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Discretionary Use

Application D1/96: 326 Avenue F South
Applicant: Jack Grover
Legal Description: S 1/2 Lot 33 and all Lot 34, Block 21, Plan CE
Current Zoning: RM1
Proposed Use: 3 unit dwelling
Neighbourhood: Riversdale
Date Received: February 26, 1996

Subdivision

Application #9/96: Holiday Park Right of Way Easement for buried gas
line
Applicant: George, Nicholson, Franko & Assoc. Ltd.
Legal Description: Pt of parcels G, H, & K, Plan 75-S-32639
Parcel B, Plan 67-S-07546 in SW 1/4 Sec. 19,
Twp 36, Rge 5W3M
Current Zoning: I.D1A
Neighbourhood: Holiday Park
Date Received: February 28, 1996
(See Attached Map No. 1)

Application #10/96: 2515 & 2517 Hanover Avenue
Applicant: Trevi Holdings Ltd.
Legal Description: Lot 10, Block 12, Plan G238;
Lots 11 & 12, Block 12, Plan G238
Current Zoning: R.2
Neighbourhood: Avalon
Date Received: March 8, 1996
(See Attached Map No. 2)

Application #12/96: 327 Berini Drive:
Applicant: Paragon Development Corp. for Jastek Management Inc.
Legal Description: Lot C, Block 293, Plan 86-S-17942
Current Zoning: RM4
Neighbourhood: Erindale
Date Received: March 14, 1996
(See Attached Maps Nos. 3 and 4)

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Development Plan

Amendment Z4/96: 230 - 29th Street East
Applicant: Thair Law Offices for Commerce Holdings Ltd.
Legal Description: Lots 18 and 19, Block 1, Plan G715
Current Land Use Designation: Arterial Commercial
Proposed Land Use Designation: Industrial
Date Received: March 13, 1996."

ATTACHMENTS

1. Map No. 1
2. Map No. 2
3. Map No. 3
4. Map No. 4

**B5) Subdivision Application #18/95
Avalon Extension
(File No. 4300-2)**

- RECOMMENDATION:**
- 1) that Subdivision Application #18/95 be approved, subject to:
 - a) the payment of \$2,000.00 being the required approval fee;
 - b) the Municipal Reserve MR1 be named Avalon Park; and,
 - 2) that the City of Saskatoon grant the requested easements as shown on the Plan of Proposed Subdivision, including those which are not contained within the heavy broken line which represents the boundary of the proposed subdivision area, and that His Worship the Mayor and City Clerk be authorized to execute any agreement with respect to such easements in a form that is satisfactory to the City Solicitor.

ADOPTED.

Report of the General Manager, Planning and Building Department, March 14, 1996:

"The following subdivision application has been submitted for approval:

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Subdivision Application: #18/95
Applicant: Mr. D.V. Franko on behalf of the City of Saskatoon
Legal Description: Parcel A, Plan CB 4124 and S.E. 1/4 Sec. 16-36-5-W3M
and Parcels M, N and Part of P, Plan 63-S-01397
Location: Avalon Extension."

ATTACHMENTS

1. March 14, 1996 Subdivision Report #18/95

**B6) Subdivision Application #8/96
122 and 126 Barber Crescent
(File No. 4300-2)**

RECOMMENDATION: that Subdivision Application #8/96 be approved, subject to:

- a) the payment of \$50.00 which is the required approval fee;
- b) the owner agreeing to construct a water and sewer connection to service the newly created lot; and,
- c) the Certificate of Approval for the proposed new lot being issued subject to the severed portion of Lot 7 being held together in one title with the most southerly 8.0 metres of Lot 6.

ADOPTED.

Report of the General Manager, Planning and Building Department, March 14, 1996:

"The following subdivision application has been submitted for approval:

Subdivision Application: #8/96
Applicant: Mr. R. Fulford
Legal Description: Lots 6 and 7, Block 147, Plan 80-S-18197
Location: 122 and 126 Barber Crescent."

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ATTACHMENTS

1. March 13, 1996 Subdivision Report #8/96

**B7) Subdivision Application #6/96
Chotem Terrace
(File No. 4300-2)**

RECOMMENDATION: that Subdivision Application #6/96 be approved, subject to:

- a) the payment of \$300.00 being the required approval fee; and,
- b) the owner entering into a Development and Servicing Agreement with the City of Saskatoon.

ADOPTED.

Report of the General Manager, Planning and Building Department, March 14, 1996:

"The following subdivision application has been submitted for approval:

Subdivision Application: #6/96
Applicant: Webster Surveys Ltd.
Legal Description: Parcel E, Plan No. 96-S
Location: Chotem Terrace (Arbor Creek Neighbourhood)."

ATTACHMENTS

1. February 19, 1996 Subdivision Report #6/96

**B8) Application for Registration of Condominium Plan
833 & 855 Wollaston Crescent (R.4 Zoning District)
Lots 2A & 2B, Block 116, Plan No. 81-S-39179
(File No. 4132-2)**

DEALT WITH EARLIER. SEE PAGE NO. 16.

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**B9) Enquiry - Councillor Steernberg (April 24, 1995)
Traffic Control
Intersection of Fairlight and Pedygrasse
(File No. 6250-1)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

"Will the Administration please provide a report on the cost of installation of a sensor controlled light at the intersection of Fairlight Drive/Pedygrasse Road and McCormack Road, as well as the related data of traffic accidents and traffic counts for all three streets at this intersection"

Report of the General Manager, Transportation Department, March 13, 1996:

"The Transportation Department has completed a review of the intersection of Fairlight Drive/Pedygrasse Road and McCormack Road with respect to the warrant for the installation of traffic lights. The review included the examination of roadway geometrics, traffic collision data, existing traffic control devices and traffic volumes at the above intersection. The findings are outlined in the sections that follow.

Fairlight Drive is classified as a minor arterial roadway while both Pedygrasse Road and McCormack Road are classified as major collector roadways. This intersection is currently controlled by two-way stop signs facing the Pedygrasse Road and McCormack Road approaches. Fairlight Drive acts as a north-south school district boundary for neighbourhood schools. There are two schools on each side of Fairlight Drive, thereby reducing the need for school children to cross Fairlight Drive. In 1991, there was an average of five pedestrians per hour crossing Fairlight Drive at this intersection.

The collision statistics for this intersection indicate that there have been an average of three right-angle accidents since 1991. Although this is not considered unusual, when compared to similar intersections in the City, the trend of the right-angle collisions since 1993 is of concern. For comparison purposes, an average of five or more right-angle accidents per year is used as an indication that a four-way stop control is required at an intersection. A site investigation has revealed that all sight distances are well within acceptable limits.

A table showing an entire collision history, for the past five years, is shown below:

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Accident Type	1991	1992	1993	1994	1995	Total
Fixed Object		0	0	0	0	1
Rear End		0	0	0	0	0
Right Angle		0	1	4	3	3
Head On		0	0	0	0	0
Left Turn		0	0	0	0	0
Parked	0	0	0	0	0	0
Backing		0	0	0	0	0
Parking		0	0	0	0	0
Side Swipe		0	1	0	0	0
Pedestrian		0	0	0	1	0
Totals		0	2	4	4	4

Average Daily Traffic (A.D.T.) counts were conducted at this intersection in October 1994. For the purpose of this analysis, a traffic growth rate of 1.5% per year was applied in order to estimate 1996 traffic volumes. The 1996 traffic volumes were then used to determine if traffic signals, or other additional traffic control measures such as a four-way stop, were required at this intersection. The updated traffic volumes are shown in the table below:

Approach	A.D.T.*
Eastbound	3,400
Westbound	1,210
Northbound	2,060
Southbound	3,460
Total	10,130

* Average Daily Traffic flow entering the intersection.

These traffic volumes are consistent with an intersection of that size on similar roadways with the same classification within the City.

The Transportation Department maintains a traffic signal warrant priority ranking system. The priority ranking is based on collision history, traffic volumes, vehicle delays, pedestrian volumes and general public safety. A traffic signal warrant analysis for this intersection yielded a priority point ranking of 34. Generally, a ranking of 100 is used as a guide by the Department for traffic signal installation, to be further investigated, at a specific intersection.

Based on the collision statistics, traffic volumes, and the current traffic signal priority ranking it was concluded that this intersection is adequately controlled by the existing traffic control measures. Although no changes are recommended at this time, the accidents at this intersection, particularly the apparent trend in right-angle collisions, will be closely monitored.

For Council's information, the cost of installing a full set of traffic signals ranges between \$50,000 and \$60,000. The intersection of Pendygrasse Road and McCormack Road ranks 29th on the current list of intersections being monitored for traffic signals."

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**B10) 1996 Capital Budget
Project 757 and 745
Supply of Tapered Tubular Steel Structures
for 138 kV Transmission Line
Award of Tender
(File No. 2010-1)**

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Thomas & Betts Corporation (Hager City, Wisconsin) for the supply of sixty-six (66) tapered tubular steel structures, anchor bolts, and steel butts at a total contract price of \$847,747.72 (G.S.T. and P.S.T. included, F.O.B. Saskatoon); and,
 - 2) that the His Worship the Mayor and the City Clerk be authorized to execute the contract documents, under the Corporate Seal, as prepared by the City Solicitor.

ADOPTED.

Report of the General Manager, Public Works Department, March 11, 1996:

"The Asset Management Department, Purchasing Services Branch, called for tenders for the supply of sixty-six (66) tapered tubular steel structures for approved Capital Project #745 - 138 kV Conversion of 72 kV Loop from Cowley to Friebel Substation and Capital Project #757 - 138 kV Conversion of 72 kV Loop from Cowley to Taylor Substation. The existing overhead 72 kV power line loop around the City is being replaced and converted to 138 kV. This upgrade is necessary due to the age of the existing line and wood poles and to meet the future electrical demands of the City of Saskatoon. The structures in this tender are for Sections 4 - Cowley to Friebel Substations and Section 5 - Friebel to Taylor Substations. Similar structures were purchased and installed between 1992 and 1995 for Sections 1 to 3 of the 138 kV conversion of the 72 kV loop from Queen Elizabeth Power Station to Cowley Substation. The remaining Sections 6 and 7 will be built in the upcoming years.

Three tenders were received and opened publicly on February 29, 1996. One of the three tenders did not include a proper Consent of Surety as required by the instructions to bidders and therefore was rejected. Subsequent to the public tender opening, additional prices were requested and received from the two valid bidders for required changes to the steel anchor butts on some of the structures. The results of the bids, including the changes to the steel anchor butts, are shown on the attached tabulation. The two valid tenders received were:

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Thomas & Betts Corporation (Hager City, Wisconsin)	\$847,747.72
Bren-Maur Powerline Supply Co. Ltd. (Winnipeg, MB)	\$888,661.88

The recommended tender received from Thomas & Betts Corporation meets the requirements of the specifications and is the lowest evaluated bid. Thomas & Betts Corporation previously supplied the steel structures for Sections 1 and 2 of this Project and the quality was completely acceptable.

There are no policy implications as the lowest evaluated tender is being recommended.

The prices of the tendered poles are within budget estimates and the Projects are expected to be completed within the approved budget amount."

ATTACHMENTS

1. Tabulation of Price Quotation

**B11) 1996 Capital Budget
Project 686: Taylor Street Primary
Water Main Construction
Award of Tender
(File No. 7820-11)**

- RECOMMENDATION:**
- 1) that City Council approve additional funding for Capital Project No. 686 in the amount of \$97,500.00 to be financed from the Primary Water Main Reserve;
 - 2) that City Council accept the tender submitted by Wappel Construction Co. Ltd. (Regina, SK.) for the construction of the Taylor Street Primary Water Main, Contract No. 6-0003 at a total estimated cost of \$551,302.08 including G.S.T.; and,

- 3) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, under the Corporate Seal, as prepared by the City Solicitor.

ADOPTED.

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Report of the General Manager, Public Works Department, March 15, 1996:

"Capital Project No. 686 contains approved funding in the amount of \$496,000 for the extension of the 1050 mm primary water main on Taylor Street east of Brudell Road. This primary water main originates at the Acadia Drive reservoir and is the main water supply line for the residential areas in the southeast sector of the City. This line was last extended from Weyakwin Drive to Brudell Road in 1989.

The extension of the 1050 mm Primary Water Main on Taylor Street from Brudell Road east to Briarvale Road is required to permit the orderly development of the roadway system and the adjacent properties east of the new Boychuk Drive.

The construction of the 600 mm Primary Water Main on Briarvale Road north from Taylor Street will provide the main supply of potable water into the Briarwood subdivision which is presently served only from a secondary source on 8th Street.

Tenders for the construction of the Taylor Street Primary Water Main, Contract No. 6-0003 were received and opened publicly on March 12, 1996. The following eight tenders were received:

Wappel Construction Co. Ltd. (Regina, SK.)	\$551,302.08
Carmacks Construction Inc. (Edmonton, AB.)	\$557,854.23
Miazga Construction Ltd. (Saskatoon, SK.)	\$567,935.23
Hamm Construction Ltd. (Saskatoon, SK.)	\$588,078.62
N.I.S. Contractors Ltd. (Regina, SK.)	\$637,168.51
A.M.E. Systems Ltd. (Saskatoon, SK.)	\$693,207.62
Acadia-Armstrong Construction Ltd. (Saskatoon, SK.)	\$749,401.88
Pow City Mechanical Partnership (Saskatoon, SK.)	\$752,532.70

The net cost to the City for the low bid submitted by Wappel Construction Co. Ltd. would be as follows.

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Base Tender		\$496,544.00
G.S.T.	34,758.08	
Contingency		<u>20,000.00</u>
Total Tender		\$551,302.08
G.S.T. Rebate		<u>18,818.02</u>
Net Cost to City		<u>\$532,484.06</u>

The budget for this project was based on an estimate prepared in 1988. The low tender reflects the increase in the costs of labour and materials since that time and is consistent with our current estimate for construction which is \$576,000.00.

Additional funding is required as follows:

Net Cost to City for recommended Tender		\$532,484.06
Engineering (design & construction)		<u>61,000.00</u>
Total Net Cost		\$593,484.06
Less 1996 Approved Budget		<u>486,000.00</u>
		\$107,484.06
Less prior year's carryover		<u>10,000.00</u>
Net additional funding required		<u>\$97,484.06."</u>

ATTACHMENTS

1. Summary of Tenders received on March 12, 1996.
2. Location Plan.

**B12) Request For Encroachment Agreement
 1719 - 20th Street West
 Lots 1 to 4, Pt. 5, Block 6, Plan FF
 (File No. 4090-2)**

RECOMMENDATION:

- 1) that City Council recognize the encroachment at 1719 - 20th Street West (Lots 1-4, Pt. 5, Block 6, Plan FF);
- 2) that the City Solicitor be instructed to prepare the appropriate encroachment agreement making provision to collect the applicable fees; and,

- 3) that His Worship the Mavor and the City Clerk be authorized to execute the agreement on behalf of the City of Saskatoon under the Corporate Seal.

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ADOPTED.

Report of the General Manager, Planning and Building Department, March 18, 1996:

"Mr. Ray Wiebe of Gauley & Co., on behalf of the property's purchaser, has requested to enter into an encroachment agreement with the City for the above-noted property. As shown on the attached Real Property Report, part of the cornice on top of the building encroaches onto the City's property (i.e. sidewalk) along 20th Street. Also, 4 sets of steps encroach onto the City's property (i.e. sidewalk) along 20th Street. The encroachments have likely existed since 1912 when the original building was constructed or in the 1920s when there were a number of additions to the original building.

The total area of encroachment is approximately 2.55 square metres (27.45 square feet). The cornice encroaches a maximum of 0.02 metres (0.07 feet) onto the sidewalk and the steps encroach a maximum of 0.33 metres (1.08 feet) onto the sidewalk.

If approved by City Council, an encroachment agreement will be required. The owner of the property will be subject to the minimum annual fee of \$50.00."

ATTACHMENTS

1. Real Property Report for 1719 - 20th Street West
2. Letter: Gauley & Co., Barristers and Solicitors, to Planning and Construction Standards Department.

**B13) Proposed Curb Crossing
3002 Faithfull Avenue
(File No. 6220-2)**

RECOMMENDATION: that City Council authorize the Transportation Department to issue a permit to Pichler Holdings Ltd. for a 30 metre curb crossing at 3002 Faithfull Avenue as requested. All costs to be the responsibility of the applicant.

ADOPTED.

Report of the General Manager, Transportation Department, March 15, 1996:

"A request has been received from Pichler Holdings Ltd. for a permit to construct a 30-metre curb crossing at 3002 Faithfull Avenue to serve a new truck and trailer repair shop. The maximum width of crossing that may be approved by the Administration under Bylaw No. 4785 is 12 metres. The Administration supports the applicant's request for the 30-metre crossing."

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**B14) Solid Waste Management
Landfill Fees and Commercial Garbage Collection Rates
(File No. 7830-1)**

- RECOMMENDATION:**
- 1) that effective May 1, 1996, the Landfill Disposal Fees, as outlined in Option 1 of the attached Discussion Paper, be approved; and,
 - 2) that City Council consider proposed Bylaw No. 7543.

ADOPTED.

Report of the General Manager, Environmental Services Department, March 13, 1996:

"Attached is a Discussion Paper that was reviewed by the Administration and Finance Committee and the Planning and Operations Committee on March 4 and 5, 1996, respectively. Both Committees indicated their support to increase the Landfill Disposal Fees as outlined in Option 1 of the paper. On March 11, 1996, City Council reviewed and received the paper as information.

The Solid Waste Bylaw #5203, Schedule `B', Landfill Disposal Fees includes a \$1.00 Basic Service Fee to be charged to every person delivering waste to the Landfill. It is proposed that this fee be increased to \$2.00. Schedule `B' also includes a \$8.75/tonne tipping fee for solid waste of the general household or commercial type over 250 kilograms and not requiring special handling. It is proposed that this fee be increased to \$11.75/tonne. The \$8.75/tonne currently includes a \$2.00/tonne provision to the Landfill Replacement Reserve. The increase of \$3.00 is earmarked solely for the reserve, resulting in a \$5.00/tonne landfill reserve provision.

The Environmental Services Department would like to implement the new fees on May 1, 1996. This will provide sufficient time to communicate the fee increases to the public, change the signage at the landfill, and adjust the rates in the landfill computer billing system.

The City Solicitor has prepared and enclosed Bylaw No. 7543 which reflects these amendments."

ATTACHMENTS

1. Discussion Paper - Excerpt from City Council's March 11, 1996 meeting.
2. Proposed Bylaw No. 7543.

**B15) Subdivision Application #5/96
111 Saskatchewan Crescent West**

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(File No. 4300-2) _____

- RECOMMENDATION:**
- 1) that Subdivision Application #5/96 be approved, subject to:
 - a) the payment of \$50.00 which is the required approval fee;
 - b) the payment of \$7,138.70 which is the required area-development charge;
 - c) the payment of \$6,534.00 which is the required payment in lieu of Municipal Reserve dedication;
 - d) the demolition of the existing dwelling on existing Lot 3, Block 7, Plan (FJ) G4228 (111 Saskatchewan Crescent West); **or**, the relocation of the existing dwelling onto the residual portion of Lot 3, Block 7, Plan (FJ) G4228 to the satisfaction of the General Manager, Planning and Building Department;
 - e) the foundation of the existing house being removed and backfilled to the satisfaction of the General Manager, Planning and Building Department;

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- f) the detached garage and foundation being removed to the satisfaction of the General Manager, Planning and Building Department;
 - g) the existing water main being cut off at the main to the satisfaction of the General Manager, Public Works Department;
 - h) the existing sanitary sewer connection being cut off at the main if it is determined by the General Manager, Public Works Department, that the sanitary sewer does not satisfy existing standards; and,
- 2) that the City Solicitor be authorized to execute building restriction caveats against the titles of both newly created lots in accordance with the standards of the Saskatchewan Water Corporation relating to the development of lands in Flood Hazard areas.

ADOPTED.

Report of the General Manager, Planning and Building Department, March 18, 1996:

"The following subdivision application has been submitted for approval:

Subdivision Application: #5/96
Applicant: Mr. Rex A. Peters
Legal Description: Lot 3, Block 7, Plan (FJ) G4228
Location: 111 Saskatchewan Crescent West."

ATTACHMENTS

1. March 18, 1996 Subdivision Report #5/96.

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- B16) Proposed Bylaw No. 7511 - The W.P. Bate House Heritage Designation Bylaw
The Heritage Property Act and
Application for Demolition - Bylaw No. 6770
610 Saskatchewan Crescent East (W.P. Bate House)
Lots 36-40, except S.W. 10 feet of Lot 40, Block 86, Plan QB 1856
(File No. 680-11)**
-

DEALT WITH EARLIER. SEE PAGE NO. 1.

- B17) Enquiry - Councillor Waygood (February 12, 1996)
Albert Community Centre
Subsidy - High School Football
(File No. 225-27)**
-

RECOMMENDATION: that the following report be received as information.

ADOPTED.

"Albert Community Centre Management Committee continues to be concerned about the annual operating expense charged to it, which is based on an agreement with the Saskatoon Public Board of Education at the time of the sale of the property to the City. This annual rate of subsidy for high school football games is increasing. In 1995, it was \$22,562, and \$22,600 is the estimated subsidy for 1996.

The School Board schedule included games played by North Battleford and Prince Albert teams.

- 1) Does the City subsidize (through the Albert budget) teams from schools outside the city? And if so, why?
- 2) Does the City also subsidize the Catholic Board of Education football schedule and is this also charged to Albert Community Centre budget?
- 3) Has the City set a cap for this subsidy or will it continue to increase as new schools are built?
- 4) The Albert Community Centre Management Committee requests that this subsidy be listed under a general subsidy/grant or a sports subsidy/grant or a sports subsidy, rather than as the community centre's expense. Please explain why it continues to be a charge to Albert Community Centre."

Report of the General Manager, Leisure Services Department, March 7, 1996:

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"In response to the first and second questions, the Public Board of Education prepares the annual league schedule and is the liaison for facility and operational concerns on behalf of the Saskatoon High School Football League. The Saskatoon High School Football League includes teams from the Public and Catholic Schools, and in 1995, expanded to include teams from North Battleford and Prince Albert. The Leisure Services Department sends an invoice to the Public Board of Education for the rental fee for all games played by the Saskatoon High School Football League. Your staff does not control who plays in the Saskatoon High School Football League, and does not charge a differential rental rate for participating teams who are outside the Public Board of Education's authority.

In terms of the third question, the rate charged per game for use of the Bowl is \$700. The Leisure Services Department currently receives \$176 plus G.S.T. per game from the Public Board of Education for the use of the Gordon Howe Bowl. (In following the terms of the agreement, the rate charged to the Public Board of Education is adjusted based on changes in the consumer price index.) The difference is charged to the Albert Community Centre operating accounts. Currently, approximately 40 to 43 games per year are booked by the Public Board of Education. The maximum number of games which could be played at the Gordon Howe Bowl is 50.

With respect to Item 4, reference is made to a memo (Attachment A) dated February 4, 1993, to Councillor Kate Waygood from Robert G. Prosser, City Auditor. The memo is regarding the '1992 transfer of the subsidy to the School Board for the use of Gordon Howe Bowl, to the Albert Community Centre's (A.C.C.) budget'. The City Auditor says '...it is reasonable to consider the subsidy cross-charge as equivalent to debt charges in the sense that, the alternative to charging the School Board for the use of Gordon Howe Bowl, would have been to pay the School Board an annual sum of money over an extended period of time. The School Board, in turn, would use the funds to pay for the use of Gordon Howe Bowl. Recognizing this, and for reasons of program accountability (i.e. ensuring the true costs of a program are represented), I believe the rationale for including the School Board subsidy within the A.C.C.'s budget has merit since the subsidy agreement relates to the purchase of Albert School.'

Your staff has empathy with the Albert Community Centre Management Committee, as we too have a cost-recovery mandate for the Gordon Howe Bowl. The Leisure Services Department will continue to charge the Saskatoon High School Football League for the use of the Gordon Howe Bowl as per the terms of the agreement. (See Attachment B.)"

ATTACHMENTS

1. Attachment A
2. Attachment B

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B18) Communications to Council

From: A. K. Walker

2424 Eastview

Date: January 2, 1996

**Subject: Submitting questions regarding various City bylaws
(File No. 150-1)**

- RECOMMENDATION:**
- 1) that the following information be received; and,
 - 2) that a copy of this report be sent to Mrs. A. K. Walker.

ADOPTED.

During its January 15, 1996, meeting, City Council referred the questions (see attached) from Mrs. A. K. Walker to the Administration for a response. The following are the responses from the various departments involved.

Report of the City Solicitor, in response to questions 1 and 2, January 31, 1996:

"The City has a bylaw which requires property owners in the commercial districts to keep the sidewalks in front of their premises free of ice and snow. There is no similar requirements for homeowners in residential districts.

The City has an Animal Control Bylaw which requires owners to keep their dogs on a leash and pick up after them, when they are not on their own property. The important factor here is the amount of enforcement. When enforcement of the Bylaw is emphasized, the public becomes more aware of the law, and there is a much higher degree of compliance. Council and the Administration are currently reviewing the issue of how much enforcement there should be and who should do it."

Report of the General Manager, Public Works Department, in response to question 2, February 14, 1996:

"The level of care provided to parks in the City of Saskatoon has, on various occasions, been both criticized and applauded. The Parks Branch of the Public Works Department attempts to respond to the needs of the community in general within a limited budget and, therefore, cannot address specific needs of all park users. To date, the Parks Branch has focused its operating budget to the care of parks in the spring, summer, and fall seasons when there is the greatest amount of public activity in the parks and when the greatest demands are placed on the turf, trees, and other components of a park. In the past several years, the need to reduce operating costs has resulted in a shortened operating season that starts in May and effectively ends in mid September. Funding is, therefore, not available to provide for snow removal on park walkways.

The City does remove snow from the Meewasin Valley Trail where public use is higher, in an

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attempt to provide an opportunity for the activity of walking through the riverbank parks such as Kiwanis Park, Friendship Park, Victoria Park, Meewasin Park and other parks through which the MVA Trail passes."

Report of the General Manager, Transportation Department, in response to question 4, March 21, 1996:

"The City of Saskatoon offers to senior citizens an annual and a semi-annual unlimited bus pass. The current rates are \$136 for the year and \$68 for 6 months. This is equivalent to \$11.33 per month compared to the adult pass rate of \$36 per month. While the occasional user may have to pay \$1.25 cash per trip (adult cash fare), even a casual rider receives a significant discount with the purchase of the annual or semi-annual senior citizen bus pass, as compared to the adult monthly pass."

ATTACHMENTS

1. January 2, 1996 letter from Mrs. A. K. Walker.

REPORT NO. 5-1996 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor K. Waygood, Chair
Councillor M. Heidt
Councillor A. Langford
Councillor P. McCann
Councillor J. Postlethwaite

1. **West Side Development**
(File No. CK. 4110-5)

RECOMMENDATION: that the information be received.

ADOPTED.

Quoted below is a report of the General Manager, Planning and Building Department, dated February 19, 1996, regarding the above. Council will note that, during consideration of this matter, your Committee did not support the inclusion of \$30,000 in the proposed 1997 Capital Budget for the Public Works Department and Transportation Department to submit a detailed report of cost estimates for providing all services to develop one or more complete new neighbourhoods comprised in a new Suburban Development Area west of the Confederation Park Suburban Development Area.

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Report of the General Manager, Planning and Building Department, dated February 19, 1996:

"INTRODUCTION

At its meeting held on August 14, 1995, when dealing with the Planning and Operations Committee report with respect to the Five-Year Land Development Program, City Council resolved, in part:

'that the question of marketing of land on the west side of the river be referred to the Planning and Operations Committee for more detailed examination.'

BACKGROUND

With respect to the development of land and expansion of the city, a review of the growth management strategy was undertaken in 1979 which brought about the necessary policies, programs, and action plans to guide and control such growth for the short, mid, and long-term. The strategy undertaken and put in place was the most cost-efficient to allow for the expansion of the City for an estimated population base of 270,000. Capital was and is being invested in the construction of sewer trunks, utilities and transportation infrastructure to develop mainly the northeast and southeast sectors of the City.

Some of the main issues that were reviewed for this future expansion of the City were:

- direction and form of growth,
- future land use designations,
- effect on the central business district, inner-City policies, redevelopment proposals,
- services and utilities and constraints,
- soil classifications,
- topographic information,
- recreation and community facilities,
- energy measures,
- City's ability to participate in the land banking process to encourage fair competition in order to produce economical housing and diversity.

The evaluation concluded that the lands in the northeast and southeast sectors of the City, where much of the new development would occur, were the most overall cost-efficient areas to develop. For instance, these areas are closer to the sewage treatment plant and the river allowing for the trunk lines to be constructed a short distance. Access to employment in the north and the Central Business District could be accommodated more easily. The City was in a position to expand its land holdings in order to participate in land development through its land banking policy. Therefore, the majority of development would occur on the east side of the river in the University Heights, Lakewood, and Nutana Suburban Development Areas. The west side of the river has seen development occurring in the

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Confederation and Lawson Suburban Development Areas and is nearing completion. It should be noted that the existing planned expansion would allow for a population threshold of 270,000 projected to be reached in 20 years.

In the Five-Year Land Development Program there are a number of existing and projected lots (City and privately owned) on the west side of the river which are a component of various neighbourhoods that were established some years ago. These neighbourhoods are near completion except for the possible westerly expansion of the Montgomery Neighbourhood.

A summary of the lots on the west side that exist or are projected that can be developed as of January 1, 1996, are as follows:

NEIGHBOURHOOD	VACANT SERVICED	UNSERVICED	TOTAL
Confederation Park	11	120	131
Parkridge	-	145	145
Westview	29	146	175
Dundonald	63	174	237
Fairhaven	38	-	38
Montgomery Place Extension	-	400	400
TOTAL	141	985	1126

The development of the above lots can be accommodated with the existing trunk systems with a minimum upgrade except for the Montgomery Place Extension which would bring the servicing systems to maximum capacity. The development of the Montgomery Place Extension (approx. 61.9 ha.) would require land assembly with four owners, construction of a storm pond, sewer lift station, and installation of a storm trunk from the area along the C.N.R. right-of-way to Dundonald Avenue.

The existing 1996 population of the City on each side of the river is as follows: east side - 96,353, west side - 102,805, for a total of 199,158.

DISCUSSION

The City of Saskatoon Development Plan Policy requires that residential development occur within a Suburban Development Area which would provide housing and related facilities for a population unit of approximately 50,000 persons. In order to develop additional new neighbourhoods on the west side of the river, it would be necessary to begin development of

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a new suburban development area comprised of 8 to 10 neighbourhoods. The Suburban Development Area would require educational, recreational, and commercial facilities to meet the needs of a population of 50,000 which would be planned and developed as a unit.

Before development of a new residential neighbourhood could occur, it would be necessary to review direction and form of growth, future land uses, soil classifications, topography, hydro-geology, and environmental issues. It will also be necessary to review sewer and water facilities, utilities, and transportation services to the new Suburban Development Area. Development of a new Suburban Development Area west of the Confederation Park Neighbourhood presents several challenges such as trunk services requiring extension from Warman Road along 66th Street, extension of a water main from the Avenue H water works, and construction of a water reservoir in the new development area. An assessment of the impact new additional development would have, with respect to the transportation infrastructure and river crossings, is required. It should be noted that 33rd Street and 22nd Street are near traffic carrying capacity. Initial, preliminary estimates to extend primary trunks range from \$60 - \$100 million. This figure does not include improvement to the transportation infrastructure.

The Public Works and Transportation Departments have made an initial examination of such a proposal and estimate that they need to review such items as increased traffic, overpasses, sewer and water constraints, surface drainage, future revenues, costs of providing services to the site such as sewer and water, storm sewers, roadways, transit, power, gas, and telephone. No funds are currently provided in the 1996 - 2000 Capital Budget to undertake this detailed review. A new capital budget in the order of \$30,000 would be required for the Public Works and Transportation Departments to provide a more detailed cost estimate of extending basic services to a new Suburban Development Area west of the Confederation Park Suburban Development Area."

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**2. Youth Centre - Confederation Park Mall
(File No. CK. 5900-3)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee, at its meeting held on January 9, 1996, considered a report of the General Manager, Leisure Services Department, dated December 15, 1995, copy attached, regarding the above. At that time, your Committee requested a report on other options that will be available at Cosmo for youth who are new to the facility.

In accordance with the above, your Committee has considered and supports the following report of the General Manager, Leisure Services Department, dated February 21, 1996:

"BACKGROUND

During its January 9, 1996, meeting, the Planning and Operations Committee considered a report of the Leisure Services Department regarding a request for additional funding in the 1996 Operating Budget in order to extend a youth program in the Confederation Park Mall by fourteen weeks. The Committee resolved in part:

'that the Administration report on other options that will be available at Cosmo for youth who are new to the facility.'

REPORT

Youth are currently coming to the Cosmo Civic Centre to use the weight room, racquetball court, and gymnasium, after school and on weekends on a drop-in basis as part of the general admission program. For example, on Friday evenings, approximately 25 youth regularly use the gymnasium from 8:00 - 10:00 p.m. for volleyball, and on Saturday and Sunday afternoons, up to 35 youth use the gymnasium for basketball and floor hockey.

The following table provides a list of registered programs and free access opportunities provided for children and youth by the Leisure Service Department and other volunteer delivery agencies at Cosmo Civic Centre.

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Activities Delivered by Leisure Services Department			
	Category	Hours Per Year	Number of Classes/Sessions
Registered Programs	Visual Arts (art, ceramics, sewing, drawing, quick craft)	75	9
	Sport (gymnastics, skating, inline hockey league, golf, sport camp)	121	29
	Lifeskills (cooking, home alone, babysitting)	78	14
Free Access Opportunities	After School Activities	150	75
	Skating	25	Sunday 4:15-5:30 p.m.
	Regalia Making, Pow Wow Singing and Dancing	50	6
Drop-in Activities	Activity	Hours Per Week	Day/Time
	Weight Room	80	Open during regular hours of operation
	Racquetball Court	80	Open during regular hours of operation
	Gym	6	Saturday & Sunday 1:00-4:00 p.m.
	Rink	6	Monday & Friday 7:00-9:00 p.m. Sunday 2:00-4:00 p.m.

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Activities Sponsored by External Volunteer Delivery Agencies			
	Activity	Hours Per Week	Season of Year
Registered Programs	Trampoline	11	Fall/Winter/Spring
	Baton	14	Summer/Fall/Winter/Spring
	Wrestling	6	Summer/Fall/Winter/Spring
	Karate	6	Summer/Fall/Winter/Spring
	Tae Kwon Do	16	Summer/Fall/Winter/Spring
	Figure Skating	4	Fall/Winter
	Ringette	3.75	Fall/Winter
	Hockey	46	Fall/Winter

Activities Sponsored by Carlyle King Branch of the Public Library		
	Winter Activity	Hours Per Season
Registered and Drop-in Programs	Performing Arts (juggling, drama)	7
Note: Program information not available on children and youth programs for Spring, Summer, and Fall	Visual Arts (video, drawing, writing)	36
	Lifeskills (homework help)	16

In discussion with the Confederation Suburban Program Advisory Committee and based on feedback from the public, the programs offered at Cosmo Civic Centre compliment the youth programs offered by community associations and City-wide sport organizations. For the information of the Planning and Operations Committee, Appendix A identifies the hours of operation for the site.

ATTACHMENTS

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1. Appendix A"

**3. Special Needs Service Eligibility Criteria
(File No. CK. 7305-2)**

DEALT WITH EARLIER. SEE PAGE NO. 15.

**4. Purchase of Building for Saskatoon Transit Services
422 - 46th Street East
(File No. CK. 7300-1)**

- RECOMMENDATION:**
- 1) that the City of Saskatoon purchase the land and building located at 422 - 46th Street East for the negotiated purchase price of \$545,000;
 - 2) that the interim source of funding for this purchase be from the Transit Vehicle Replacement Reserve; and
 - 3) that the longer term funding for this purchase be the subject of a further report to City Council.

ADOPTED.

Quoted below is a report of the General Manager, Transportation Department, dated March 11, 1996, regarding the above. Council will note that the report makes reference to funding from a proposed Transit Capital Projects Reserve. This matter was the subject of a report which your Committee has requested the City Solicitor to report further on. It was subsequently agreed by your Committee that the revised source of funding (interim) be from the Transit Vehicle Replacement Reserve and the longer term funding be the subject of a further report.

Report of the General Manager, Transportation Department, dated March 11, 1996:

"BACKGROUND

In 1995, Saskatoon Transit Services requested the former Civic Buildings and Grounds Department to conduct a comprehensive condition audit of the two garages out of which Transit Services operates. Members of Council may recall that they had the opportunity to examine the condition of these facilities during a tour conducted in early 1995. The report which was completed in late 1995 recommended significant upgrading to the south garage which is used for vehicle storage, routine vehicle servicing, operations/dispatch, and an administration office. The report also recommended demolition of the older portions of the

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north garage which is used for minor and major mechanical repairs, body work, minor bus refurbishing, stores, and bus storage. A further detailed structural investigation, of approximately the north half, of the north garage was completed. This study suggested that the structural capacity of the roof was deficient, and that staff should not be working in that area on a regular basis. As a result, the north half of this garage has been closed.

The closure of the garage necessitated the relocation of the body shop into less than ideal surroundings. While the staff have continued repairing buses, the productivity has significantly been reduced due to the lack of space. In addition, storage for ten buses has been moved off-site to a rented facility.

In late 1995, Transit determined that the activities of the body shop and some heavy duty mechanical activities should be moved to another site, either on a temporary or permanent basis. Because of the timing involved, it was concluded that it would be better to try to obtain, either through lease or purchase, an existing building suitable to Transit's needs. Those needs include approximately 15,000 square feet of space on one level, suitable to accommodate four bus bays with separate access for each bay depending on the layout. The building has to have enough clear ceiling height to allow buses to be raised on hoists. Room for offices and a stores function must also be available. A ventilation system suitable for the intended use is also required, or the building must be suitable to have an adequate system installed.

Management and staff at Transit Services have worked closely with the Land Manager to secure such a building. A building located at 422 - 46th Street East adequately meets the above requirements and is presently for sale. It is the only suitable building on the market at the present time. The Land Manager and the Owner's agent have negotiated a purchase price of \$545,000 and a possession date of July 1, 1996. The purchase price is within 5% of an independent appraisal obtained by the City which places the value of this property and building at \$530,000. The Land Manager has indicated that the value of the offer to purchase is reasonable. Also, he is of the opinion that the resale potential for this building is satisfactory enough to risk purchasing now and considering resale within three to five years, should that be the direction Transit Services wishes to pursue.

The offer to purchase, which is attached to this report, includes a condition that the offer is subject to an Environmental Phase 1 Report that assures that the property is free of environmental contamination and that the City has the opportunity to assure itself of the environmental status of the property.

JUSTIFICATION

Saskatoon Transit Services is currently operating out of a garage of which a portion has been unofficially structurally condemned. In addition to the structural deficiencies, the boilers which provide heat to that portion of the building are beyond repair if they fail. The body shop work is being conducted in a makeshift area just beyond the closed section of the garage. Off-site storage is necessary as a section of the closed building was previously used

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for bus storage. These accommodations result in direct costs, as well as a decrease in productivity related to a shortage of effective working space.

It is necessary that a more satisfactory solution be secured in order that day-to-day operations of Transit Services may continue in a productive manner. The solution can be permanent or temporary in nature from which a permanent solution can be designed.

An in depth search for a facility was conducted with the assistance of the Land Manager. Only two possible available sites were located. The building on 46th Street East is more suited to the needs of Transit and will require less in terms of renovations. It is available for possession within a reasonable time. The second potential site, while promising at first, is not well suited to Transit needs. It is only available for lease and the availability of the space for the time period required is not certain.

The purchase of the building at 422 - 46th Street East will adequately address the immediate needs and provide a mechanism for continued operations while sections of the existing buildings are demolished and possibly rebuilt.

OPTIONS

Saskatoon Transit Services investigated several options in determining its immediate needs, including:

- a) lease the building at 422 - 46th Street East;
- b) purchase the building at 422 - 46th Street East;
- c) build a new facility off-site; or
- d) demolish the existing building and build on-site.

Saskatoon Transit Services seriously considered leasing the building on 46th Street. The owner was willing to consider a three year lease, but preferred a five year lease. At \$75,000 per year, the five year lease would have cost \$375,000, with no salvageable value. In addition, if Saskatoon Transit Services were to decide, after a period of time, that the off-site body shop did not function satisfactorily, there could still be time left on the lease which Transit would have to honour.

When considering the option of leasing versus purchasing, Transit examined the opportunity cost of the \$545,000 expenditure associated with the purchase, compared to the annual \$75,000 lease cost. If the City was to invest the \$545,000 at 7%, it would realize a return of approximately \$38,000 per year. Therefore, by foregoing the purchase of the building, and using the proceeds from the investment to offset the lease cost, the net cost of the lease could be considered to be \$37,000 per year, or \$185,000 over the period of the five year lease. The \$185,000 cost was compared to the potential difference in cost of purchasing and reselling the building at the end of five years. It was assumed that the value of the building and property will not decline or appreciate over that time, so there would be no net cost associated with purchasing and reselling. From this, it was decided that

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purchasing this building was a better option from a financial perspective. It also allows greater flexibility to accommodate the needs of Transit.

The City of Saskatoon owns land in the North Industrial area, in the vicinity of 58th Street, which would be suitable for the construction of a new facility. While the construction price would be similar to the purchase price of the building on 46th Street, Transit would have to operate under existing conditions until the new facility could be designed and built. The option of purchasing the building on 46th Street allows more immediate relief to the current difficulties and allows Transit to evaluate the concept of an off-site facility. Should off-site prove to be unsatisfactory, the potential for resale of the 46th Street building is very good. Therefore, the option of acquiring an existing building has a lower risk than building a new facility at this time.

The problems of demolishing the existing building and rebuilding on-site are similar to those indicated for building a new facility off-site but are complicated by two factors. First, Transit can continue to operate as it is now while an off-site facility is being acquired and constructed. Reconstruction on the existing site would require relocation of certain activities and tasks to a temporary site and then back again. Second, the footprint, or layout, of the existing site is not optimal for use as a body shop. The existing body shop was housed in the former bus barns, an area designed to store buses. Although useable, the long, linear form of the former shop required extra effort to accommodate the needs of the operation of the body shop. It would simply not be a good investment to rebuild a body shop at this specific location.

POLICY IMPLICATIONS

There are no policy implications associated with the proposed purchase of this building.

FINANCIAL IMPACT

The negotiated purchase price of the building on 46th Street is \$545,000. It is estimated that there will be a requirement for approximately \$130,000 for building renovations which would include improved ventilation. It is noted that the renovations would be required whether the building were leased or purchased. An additional \$250,000 would be required for specialized equipment and tools such as a paint booth and hoists. The majority of the equipment, including the paint booth and hoists, are portable and would be required regardless of which of the above options was pursued.

The total capital costs, which amount to \$925,000, are recommended to be funded from the proposed Transit Capital Projects Reserve. The creation of this reserve is dealt with in a separate report.

The estimated operating costs for the building are in the order of \$50,000 annually if the purchase is funded from the Transit Capital Projects Reserve. This will include building maintenance and utilities. If the condemned section of the existing Transit garage is

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demolished once vacated, the additional operating costs of the new building will be offset by the savings at the existing facility.

ENVIRONMENTAL IMPACT

The new facility will be furnished with more environmentally designed ventilation, floor drainage, and waste oil storage than the existing Transit building. Therefore, the purchase of the new facility will be better for the environment than the vacated facility.

ATTACHMENTS

1. Offer to Purchase"

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REPORT NO. 6-1996 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor D.L. Birkmaier, Chair
Councillor D. Atchison
Councillor H. Langlois
Councillor P. Roe
Councillor R. Steernberg

1. Communication

From: Marilyn Bryan and Rose Dick, Co-Chairpersons

1997 Western Canadian Figure Skating Championships

Date: January 22, 1996

Subject: Requesting a Grant from the unexpended Youth Sports Subsidy Funds to Assist the Club in Hosting the 1997 Western Canadian Figure Skating Championships, December 12-15, 1996

(FILE NO. CK. 1870-1)

RECOMMENDATION: that a grant in the amount of \$15,263.00 be approved under the Special Event Policy to the Saskatoon Figure Skating Club for rental of Saskatchewan Place and the Agri-Place Twin Arenas during hosting of the 1997 Western Canadian Figure Skating Championships, December 12-15, 1996.

ADOPTED.

Your Committee considered the following report of the General Manager, Leisure Services Department, dated February 19, 1996, and supports the recommendation in that this application qualifies under the Special Events Policy:

"BACKGROUND

City of Saskatoon Policy C03-007 (Special Events) states, in part:

Section 3.2 'Eligibility Criteria - Unexpended Youth Sports Subsidy Funds'

'The following additional criteria shall be used for grants made from the unexpended funds remaining in the Youth Sports Subsidy Program:

- a) Eligible applicants will be restricted to those organizations receiving funding under the Youth Sports Subsidy Program.

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- b) As indicated in the special events definition, funding must be applied to events that are non-recurring on an annual basis. However, groups applying for seed money to host recurring events for the first time would be eligible to apply on a one-time basis. Events that are now held on an annual basis would not be eligible for this funding.
- c) Funding must be used for the rental cost of facilities only.'

JUSTIFICATION

The Saskatoon Figure Skating Club is requesting a grant from the unexpended Youth Sports Subsidy Funds to assist the Club in hosting the 1997 Western Canadian Figure Skating Championships, being held December 12 to 15, 1996, at Sask Place and the Agri-Place Twin Arenas. They are expecting participation from approximately 180 competitors, plus coaches, officials, and family members during the four day event.

The Club receives funding from the Youth Sports Subsidy Program and is therefore eligible to apply for funds from the Special Events reserve. The Club has identified \$15,263 in facility rental charges at Sask Place and the Agri-Place Twin Arenas. However, the actual rental charges for the event will not be known until the event is completed.

Your staff recommends, that a condition of approval of the grant to the Saskatoon Figure Skating Club be, that the City of Saskatoon is acknowledged for its support in the program of events.

OPTIONS

The only option would be to deny the funding; however, there is money available to fund this request, and it is in keeping with City of Saskatoon Policy C03-007 (Special Events).

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is approximately \$36,200 in the reserve to meet this request."

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**2. Request for Exemption from Amusement Tax
Friends of the Broadway Theatre Inc.
(File No. CK. 1910-2)**

RECOMMENDATION: that the Friends of the Broadway Theatre Inc. be exempted from Amusement Tax for the years 1995 and 1996.

ADOPTED.

Your Committee considered the following report of the General Manager, Finance Department, dated February 16, 1996, and supports the recommendation in that the Friends of the Broadway Theatre Inc. qualifies for tax abatement as a non-profit charitable organization and the precedent set by the granting of tax abatements to Persephone Theatre and 25th Street Theatre:

"A request has been received from the Friends of the Broadway Theatre Inc. for exemption from Amusement Tax for the years 1995 and 1996.

The Friends of the Broadway Theatre Inc. was incorporated pursuant to *The Non-Profit Corporations Act* on January 25, 1995, and also received status as a registered charity under *The Income Tax Act*. The Friends of the Broadway Theatre Inc. is a community based, non-profit organization operated by volunteers for the benefit of the community.

The Organization's Financial Statements for the year ended September 30, 1995 have been provided. Significant figures from the Financial Statement are as follows:

	<u>1995</u>	<u>1994</u>
Total Assets	\$ 285,857	\$ 273,212
Total Liabilities	<u>269,740</u>	<u>265,511</u>
Surplus (Members Equity)	\$ 16,117	\$ 7,701

City Council has the authority under The Amusement Tax Bylaw to exempt this organization from Amusement Tax on the grounds that the receipts are for charitable purposes."

**3. Provision of Space -
Recycle Project - St John School Students
(File No. CK. 7830-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has considered the following report of the General Manager, Asset Management

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Department, dated March 15, 1996, and supports the proposal contained therein:

"At the request of the City Commissioner, the Asset Management Department has arranged for some underutilized space at the old Electrical Building (Ave B South and 19th Street) to be used for a trial project involving students at St John School.

The project (supervised by teacher Owen Forturski and others) involves the students gathering materials for recycle, sorting, and selling the product. The space made available is approximately 2,000 sq ft in area and is located on the west side of the building. It apparently meets the requirements for the project and is available for the balance of the summer. At that time, we will meet with the organizers to see whether continuing arrangements can be made at this location or elsewhere at a City location.

The Corps of Commissionaires currently have a presence on the site 24 hours per day as they are providing security services for the A.L. Cole Site demolition. The Corps will assist in the project to ensure that access to and from the designated area is managed appropriately. The supervising adult will be asked to be responsible for the group during their work in the area. Geoff Atkins, with the Asset Management Department, will remain the liaison for the group's activities during the term of the project.

Other parties involved in this project, other than those mentioned above, have been Councillor Myles Heidt and Rusty Chartier of Saskatoon, along with Provincial Government Representatives, Tom Marwick and Brian Hansen. All parties have been informed of the current situation and the program has commenced in the Ave B location.

Arrangements have been discussed and reviewed with the City's Manager, Risk Management and the Manager of the Electrical Branch, Public Works Department, has given permission to use the space.

The Asset Management Department was asked to handle this project as part our continuing involvement in these matters as we extend our mandate for Facility Management activities for the Corporation."

Pursuant to motion by Councillor Birkmaier and carried by a majority of members of Council, the hour of the meeting was extended beyond 10:30 p.m.

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REPORT NO. 2-1996 OF THE AUDIT COMMITTEE

Composition of Committee

Councillor D.L. Birkmaier, Chair
Councillor D. Atchison
Councillor H. Langlois
Councillor P. McCann
Councillor R. Steernberg
His Worship the Mayor

**1. Effectiveness Reporting Framework
(File No. CK. 1600-1)**

- RECOMMENDATION:**
- 1) that City Council adopt the framework and approach for reporting on organizational and program performance as proposed in the following report;
 - 2) that the new framework and reporting strategies take effect in 1996;
 - 3) that the Auditor General be instructed to bring forward, for City Council's consideration and approval, a schedule outlining the order and timing for submission of revised Program Overviews over the next three years; and
 - 4) that the Administration be instructed to provide City Council with periodic performance reports on the Working Environment, Management Direction, and Protection of Assets.

ADOPTED.

Report of Auditor General, February 27, 1996:

"EXECUTIVE SUMMARY

In order to support strategic and policy decision-making at the governance level and to assist City Council to fulfil its stewardship and accountability obligations, this report proposes changes to the City's effectiveness reporting framework. The changes will improve the nature and quality of information provided to City Council on the rationale and performance of programs that serve the public.

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Two factors, in particular, influenced the need to reexamine and reconsider the City's approach to effectiveness reporting: a framework developed by the Canadian Comprehensive Auditing Foundation and observations made by Ernst and Young in their *Report on an Organizational Review of the City of Saskatoon*.

The CCAF Effectiveness Reporting Framework consists of 12 attributes of effectiveness derived through considerable dialogue and collaboration with members of public sector governing bodies, senior executives and audit practitioners across Canada. The history and detailed description of the 12 attributes model is provided in Attachment I. This framework was approved in principle by City Council at its meeting held on February 27, 1995.

Application of the CCAF framework is possible through enhancements to the contents of the Program Planning & Evaluation Manual (and more specifically, the Program Overviews), through Special Reports on the 'Working Environment', 'Management Direction', and 'Protection of Assets' attributes, and through the audit process.

Ernst and Young, in their Report, also acknowledged the need to improve performance reporting having noted that the 'proposed organizational structure requires a rigorous business planning and monitoring model be incorporated into the corporation. This is a key requirement for an output/outcome orientation'.

The proposed framework and reporting strategies will substantially improve the nature and quality of information available to assist City Council to fulfil its policy-making, stewardship and accountability obligations. In particular, it will increase City Council's knowledge and understanding of the extent to which programs are adding value to the community.

BACKGROUND

The Audit Committee, at its meeting held on February 13, 1995, resolved:

- '1) that a report be submitted to City Council with the following recommendation:

that the CCAF [Canadian Comprehensive Auditing Foundation] effectiveness reporting attributes be adopted as a general framework for the governance information model;
- 2) that the Audit Services Department report further on an appropriate model for reporting organizational/program performance'.

City Council at its meeting on February 27, 1995 adopted the recommendation that the CCAF effectiveness reporting attributes be adopted as a general framework for the governance information reporting model. Recommendation Number 2), that Audit report further on an appropriate model for reporting organizational/program performance, is dealt

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with in this report.

JUSTIFICATION

In pursuit of the preceding resolutions of Council, the Office of the Auditor General undertook to examine the City's effectiveness reporting framework, to benchmark it against a framework developed by the CCAF, to surface any concerns surrounding the current state of effectiveness reporting, and to propose opportunities for improvement. The objective of this project was to ensure that City Council has sufficient, reliable and timely information on organizational and program performance in order to fulfil its governance and accountability obligations.

Current State

The primary sources of ongoing governance information on organizational and program performance are annual budget documents, annual financial statements, and program overviews contained in the City's Program Planning & Evaluation Manual.

Budget documents are the principle source of comparative financial performance information at the program level. Audited annual financial statements are the primary source of information on financial position and results at a more macro level. Program overviews are the principle source of information on program performance in terms of workload, productivity, service level accomplishments and outcomes.

CCAF Effectiveness Reporting Framework

The CCAF Effectiveness Reporting Framework, which is described in detail in Attachment I, was used as the basis for judging the appropriateness of organizational and program performance information currently provided to City Council through budgets, annual financial statements and program overviews. The CCAF framework, which was developed in partnership with and through collaboration with members of public sector governing bodies, public sector executives, and audit practitioners, consists of 12 attributes of effectiveness:

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- **Relevance**
- **Appropriateness**
- **Achievement of Intended Results**
- **Acceptance**
- **Secondary Impacts**
- **Costs & Productivity**
- **Responsiveness**
- **Financial Results**
- **Management Direction**
- **Working Environment**
- **Protection of Assets**
- **Monitoring & Reporting**

Observations

The following points summarize the results of our analysis of the current state of effectiveness reporting:

- The current reporting mechanisms capture the attributes, to one extent or another. However, in many cases where attributes are reported on, the information provided is either insufficient, unreliable, or lacks specificity and, therefore, precludes the opportunity for City Council to make conclusive and informed judgements about effectiveness.
- In most cases, program overviews contain an overwhelming number of performance indicators, making it difficult, if not impossible, for City Council to draw definitive conclusions on program performance.
- Although the program overviews contain a substantial amount of performance indicator data, this is not accompanied by management's overall analysis and interpretation of program performance based on the data.
- In some cases, program overviews reflect components of an overall program or core business process. For example, separate program overviews exist for Sanitary Sewer Maintenance, Inspections, Connections, Lift Stations, Pollution Control Plant, and Sludge Drying; yet, from the public's perspective, these are simply components or sub-processes of an overall program (or core business process) of sewage disposal.
- The Program Planning and Evaluation Manual contains several program overviews relating to internal support services (e.g. Treasurer's Office, Human Resources, Vehicle and Equipment Services). Including documentation on these services in the manual encourages dialogue at the governance level on inputs when, as Ernst and Young pointed out in their report, dialogue at this level should be on outputs and outcomes from the public's perspective. The current situation effectively diminishes the value of the manual and program overviews as policy-making tools.
- When each program overview was initially developed there was considerable dialogue at the governance level on their contents. Subsequent dialogue has been

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far less intense and usually occurs during budget review.

- Ernst and Young, in their *Report on An Organizational Review of the City of Saskatoon*, advocated the need to improve performance reporting with particular emphasis on "outputs" and "outcomes".
- The City's Strategic Plan includes specific reference to 'being an accountable organization', 'earning the respect and confidence of the public', and 'rationalized service delivery'. In order to fulfil accountability obligations, to earn the confidence and respect of the public, and to rationalize service delivery, City Council must have access to and must make available to the public complete, meaningful and credible information on organizational and program performance.

Conclusion

The financial statements and budget documents provide City Council with adequate information on which to make judgements regarding '**Financial Results**' at the corporate level. However, neither document provides accurate information on 'Financial Results' at the program level since the City does not employ full costing in its accounting practices. This concern was also acknowledged by Ernst and Young who, on page 31 of their report, noted that the future state should include City Council knowing the full cost of service so they can make 'value-based' decisions. We assume that the issue of full costing will be addressed through implementation of the Ernst and Young report so that future budget documents will reflect the true cost of program delivery.

With regard to the attributes of '**Working Environment, Management Direction and Protection of Assets**', we believe the most cost-effective strategy for bringing performance information to City Council's attention would be through separate reports from the Administration (e.g. yearly report on lost time due to sick leave/injuries; periodic reports on the results of surveys on employee satisfaction with corporate culture and the work environment; annual reports on the state of civic buildings, vehicles, equipment, etc.).

We believe that cyclical comprehensive audits, financial systems audits, and control-self assessments are the most effective vehicles for reporting on the attributes of '**Monitoring and Reporting**' and '**Protection of Assets** (i.e. from a security perspective)'.

With regard to the attributes of '**Relevance, Appropriateness, Achievement of Intended Results, Acceptance, Secondary Impacts, Costs and Productivity, and Responsiveness**', an enhanced program overview process would be the most appropriate strategy for bringing performance information to City Council's attention. Enhancements would include the following:

- Incorporate into the Program Planning and Evaluation Manual, only those program overviews that involve the production and delivery of goods and services to the public; remove from the Manual, program overviews on internal support services.

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In other words, the focus should be on only those outputs (i.e. products and services) that are provided in pursuit of Council's social, economic, and environmental policy objectives (i.e. with outcomes from the public's perspective). This change would support Ernst and Young's vision of the future state wherein the 'Focus of Council and Senior Administration interface would be minimal on 'inputs' - more heavily focussed on 'outcomes' and 'outputs'.

- Document program overviews in accordance with the guidelines attached as Attachment II.
- Integrate program overviews that represent components of an overall core business process, into one overall program overview.
- Reduce the number of indicators for each overview by emphasizing those that most effectively represent overall program performance.
- Include in each program overview, provision for management's interpretation of performance data.
- Continue to update performance data in each program overview on an annual basis.
- Require a thorough review of each program overview every 3 years, with corresponding dialogue at the governance level, on the performance and continued justification of the services provided. This cycle would allow for a thorough policy review and reconsideration of approximately 1/3 of all public services each year.
- Subject each program overview to independent audit assurance through the Office of the Auditor General. This is consistent with the CCAF approach to effectiveness reporting and reflects one of the three forms of comprehensive auditing advocated by the Foundation.

Implementation

Implementation should take effect in 1996 and should be preceded by the development of a schedule outlining the order and timing for submission of revised program overviews over the next 3 years. The Office of the Auditor General will undertake to develop this schedule in consultation with the City Commissioner.

OPTIONS

Our analysis also included consideration of other options for applying the CCAF effectiveness reporting attributes:

- abandoning the current program overview process in favour of an entirely different reporting strategy.

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- developing a separate reporting mechanism for all of the attributes of effectiveness that are not currently being reported.

We believe, as does the CCAF, that wherever possible, the Corporation should take advantage of existing reporting mechanisms when implementing the CCAF framework. For this reason, and in order to avoid duplication and overlap in reporting strategies and to ensure consistency and standardization in effectiveness reporting documents, we propose enhancements to the program overview process as well as the preparation of separate reports from the Administration on 'Working Environment, Management Direction and Protection of Assets'.

POLICY IMPLICATIONS

Implementation of the CCAF Effectiveness Reporting Framework will increase the capacity of City Council to be well-informed about organizational and program performance. Audit assurance on management representations will also provide City Council with a higher degree of confidence in performance information for strategic and policy decisions and for accountability purposes.

FINANCIAL IMPACT

We anticipate no significant incremental costs associated with implementation of the effectiveness reporting strategies proposed in this report.

ATTACHMENTS

1. CCAF Attributes of Effectiveness
2. Guidelines for the Content of Program Overviews"

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REPORT NO. 1-1996 OF THE FIREFIGHTERS' PENSION FUND TRUSTEES

Composition of Committee

Mr. Owen Mann, Chair
His Worship the Mayor
Mr. Dave Rumpel
Mr. Tim Leier
Mr. Jim Wood
Mr. Bruce Richards

**1. Division of Pension Assets
on Marital Breakdown
(File No. CK. 4732-1)**

RECOMMENDATION: that City Council consider Bylaw No. 7536.

ADOPTED.

The Pension Benefits Act, 1992 contains provisions which require a pension plan administrator to divide pension benefits on marriage breakdown. The *Act* contains certain requirements as to the calculation of benefits for the member or former member and the spouse; however, it does not detail a method of calculation for division of pension assets.

Recently, the Plan Actuary reported to the Trustees that the Superintendent of Pensions has advised that a method of calculation for the division of pension assets should be adopted by plan administrators and incorporated into the plan document.

The Plan Actuary prepared a report for the Trustees outlining various options for methods of calculating the division of pension assets on marital breakdown both where the plan member had not yet retired and where the former member was already in receipt of pension benefits. The Trustees adopted the method of calculation recommended by the Actuary and which is incorporated in proposed Bylaw No. 7536. The proposed Bylaw was approved by the Trustees at their meeting of February 28, 1996.

The Trustees of the Police Pension Plan and the Pension Administration Board (General Superannuation Plan) have recommended adoption of the same methods of calculation. The effective date of the Bylaw has been made retroactive to January 1, 1995. The Employee Benefits Section of the Human Resources Department advises that the Plan has been administered in a fashion which is consistent with those amendments since that date.

The City Solicitor has prepared Bylaw No. 7536 which reflects these amendments.

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ATTACHMENTS

1. Proposed Bylaw No. 7536.

REPORT NO. 1-1996 OF THE PENSION ADMINISTRATION BOARD

Composition of Committee

Mr. M. West, Chair
Councillor H. Langlois, Vice-Chair
Councillor D. Atchison
Councillor P. McCann
Mr. J. Beveridge
Mr. P. Jaspar
Mr. W. Wallace
Dr. K. Lal
Mr. M. Totland
Mr. A. Froess
Mr. M. West
Mr. L. Thiessen
Mr. W. Furrer
Ms. C. Drever
Mr. T. Graham

1. **Final Actuarial Valuation Report to December 31, 1994
City of Saskatoon General Superannuation Plan and
Division of Pension Assets on Marital Breakdown
(File No. CK. 1796-1)**

RECOMMENDATION: 1) That the final Actuarial Valuation Report to December 31, 1994 for The City of Saskatoon General Superannuation Plan be approved, with the surplus to be used as follows:

(a) \$1,876,000 to existing pensioners, using the existing formula in the Bylaw; and

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(b) \$1,688,000 to be used to separate the formula from CPP for the period January 1, 1966 to December 31, 1979 for all members retiring after January 1, 1995; and

2) That City Council consider Bylaw No. 7538 at this meeting.

ADOPTED.

Report of the Pension Administration Board, March 19, 1996:

"Attached is a copy of the Actuarial Valuation Report to December 31, 1994 as prepared by The Alexander Consulting Group. The Board has met with the actuary to discuss this report and has asked that the final report include the breakdown of the surplus, as outlined in Recommendation No. 1 above. The report will be filed with the Superintendent of Pensions and Revenue Canada.

Proposed Bylaw No. 7538 amends Section 6 of the General Superannuation Plan to incorporate the Plan improvements which have been approved by the Pension Administration Board.

Proposed Bylaw No. 7538 also deals with the division of pension assets on marital breakdown. *The Pension Benefits Act, 1992* contains provisions which require a pension plan administrator to divide pension benefits on marriage breakdown. The *Act* contains certain requirements as to the calculation of benefits for the member or former member and the spouse; however, it does not detail a method of calculation for division of pension assets.

Recently, the Plan Actuary reported to the Pension Administration Board that the Superintendent of Pensions advised that a method of calculation for the division of pension assets should be adopted by plan administrators and incorporated into the plan document.

The Plan Actuary prepared a report for the Pension Administration Board outlining various options for methods of calculating the division of pension assets on marital breakdown both where the plan member had not yet retired and where the former member was already in receipt of pension benefits. The Pension Administration Board adopted the method of calculation recommended by the Actuary and which is incorporated in Section 3 of proposed Bylaw No. 7538. This section replaces Section 18 of the existing plan. The provisions of the new Section 18 were approved by the Pension Administration Board at its meeting of March 12, 1996.

The Trustees of the Fire and Police Pension Plans have recommended adoption of the same

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methods of calculation.

The effective date of the Bylaw is January 1, 1995. This is the date in which the benefit improvement is to be effective. As well, the Employee Benefits Section of the Human Resources Department advises that the plan has been administered in a fashion which is consistent with the provisions regarding marital breakdown since January 1, 1995."

ATTACHMENTS

1. Proposed Bylaw No. 7538.
2. Actuarial Valuation Report.

REPORT NO. 2-1996 OF THE LAND BANK COMMITTEE

Composition of Committee

Councillor D. L. Birkmaier, Chair
Councillor H. Langlois
Councillor K. Waygood
Councillor H. Heidt
Councillor J. Postlethwaite
His Worship the Mayor

- 1. Request to Lease City-Owned Property
Part of Parcel E, Plan 91-S-03511
For Parking Purposes
(File No. CK. 4225-1)**

- RECOMMENDATION:**
- 1) that the Land Manager call for lease proposals for part of Parcel E, Plan No. 91-S-03511 for parking purposes; and
 - 2) that upon selection of a successful bidder by the Land Manager, the City Solicitor prepare the necessary documentation for execution by His Worship the Mayor and the City Clerk.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department, dated March 1, 1996, and supports the proposal contained therein:

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"BACKGROUND

At its meeting held November 20, 1995, City Council dealt with Report No. 9-1995 of the Land Bank Committee and resolved, in part, the following:

that 13 parking stalls located on Parcel E, Plan 91-S-03511 immediately east of Clinkskill Manor be leased to the Saskatoon Housing Authority.'

REPORT

Various parking lot companies have expressed an interest in leasing the portion of Parcel E not currently leased by the Saskatoon Housing Authority (see Attachment #1). As a consequence, your staff intend to now call for lease proposals from these companies. The Saskatoon Housing Authority has been notified of our intentions and confirmed that the area they currently lease satisfies their parking requirements.

We will call for lease proposals with no reserve bid. The lease will be subject to the following conditions:

- 1) The lease will be for a one-year term.
- 2) The lease can be cancelled by either party by giving 30 days notice.

Award of the lease will be determined by the Land Manager based on the highest bid and agreement to the above conditions.

ATTACHMENTS

1. Plan showing Part of Parcel E, Plan 91-S-03511 proposed for lease."

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**2. Request to Purchase City-Owned Property
Lots 26 & 27, Block 14, Plan FW (F5527)
South-East Corner of Clarence Avenue and College Drive
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that Lots 26 & 27, Block 14, Plan FW (F5527) (excluding that portion required for road widening) be offered for sale to the Meewasin Valley Authority, the University of Saskatchewan and the Province of Saskatchewan for the sum of \$20,000.00 plus applicable taxes and all costs associated with the creation of the road widening in title to the City; and
 - 2) that if none of the parties identified in the preceding recommendation are prepared to purchase this property, that Lots 26 & 27, Block 14, Plan FW (F5527) (excluding that portion required for road widening) be offered for sale to Mr. Hugh Danielson under the terms and conditions outlined in the following report.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department, dated February 29, 1996 and supports the proposal outlined therein:

"BACKGROUND

The City purchased the above-noted lots in 1959 for future road-widening purposes. As shown on the attached sketch, only a portion of the lots are needed for road widening, and a portion of the adjacent lot (Lot 25), which is privately owned, is also required (Attachment #1). The property is currently zoned R.4 and is located in the conservation zone of the Meewasin Valley Authority.

REPORT

The City has been approached by Mr. Hugh Danielson, the private owner of Lots 24 & 25 adjacent to the City's property, to see if he can obtain the portion of the City's property that is not required for road widening. He is also prepared to make available that portion of Lot 25 that is required by the City.

Your staff are prepared to pursue this transaction with Mr. Danielson under the following terms:

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- 1) That the City sell that portion of Lots 26 & 27 not required for road widening, (approximately 465 square metres) for the sum of \$20,000.00.
- 2) That the City purchase that portion of Lot 25 required for road widening (approximately 8.65 square metres) for the sum of \$400.00.
- 3) That the conditions of sale of the City land be as follows:
 - a) That the City obtain title to that portion of Lot 25 required for road widening.
 - b) That the purchaser be required to do a comprehensive development that must include Lots 24 to 27, Block 14, Plan FW (F5527) and Lots 27½ and 28, in same said Block and Plan.
 - c) That the purchaser be responsible for all costs to consolidate the properties by Plan of Survey.

For traffic safety reasons, the Transportation Services Department will not allow vehicular access within 33 metres of the Clarence Avenue and College Drive intersection. Therefore, City Lots 26 & 27 have no vehicular access and are priced accordingly. In addition, there is no rear lane access for Lots 23 to 27. Consequently, a condition of sale requiring a comprehensive development is needed to make the sale and development feasible.

Under the terms of *The Meewasin Valley Act*, the City's property is located in the conservation zone of the Meewasin Valley Authority. Section 51(1) of *The Act* states 'where a participating party wishes to dispose of land owned by it within the Meewasin Valley, it shall provide the other participating parties and the Authority with an opportunity to acquire the land before attempting to dispose of it.'

In order to satisfy this requirement, your staff will first offer the property to the other participating parties (Meewasin Valley Authority, University of Saskatchewan and the Province). The parties will have the opportunity to purchase that portion of Lots 26 and 27 not required for road widening for the sum of \$20,000.00 plus applicable taxes, and all costs associated with legally creating the road widening in title to the City (approximately \$2,500.00). In the offer they will also be advised of the access restrictions which apply to the property. If the offer is accepted by one of the parties, we would provide City Council with the appropriate reports at that time. If the offer is declined, we would proceed to deal with Mr. Danielson under the terms and conditions as outlined in this report.

ATTACHMENTS

1. Map showing Lots 26 and 27, Block 14, Plan FW (F5527) and the land required for road widening."

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- 3. Request to Sell City-Owned Residential Lots
Lots 11 to 20, Block 454, Plan 86-S-41004 -
Richardson Road
Lots 31 to 33, Block 452, Plan 87-S-10852
Lots 34 to 36, Block 452, Plan 86-S-41004 -
Junor Avenue
Westview Neighbourhood
(File No. CK. 4131-9)**

- RECOMMENDATION:**
- 1) that the Land Manager be authorized to offer for sale, through the lot draw process, Lots 11 to 20, Block 454, Plan 86-S-41004, Lots 31 to 33, Block 452, Plan 87-S-10852 and Lots 34 to 36, Block 452, Plan 86-S-41004 at the prices established in the following report; and
 - 2) that any of the above-noted lots which are not sold through the lot draw process be offered for sale over-the-counter, on a first-come, first-served basis.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department, dated February 29, 1996 and supports the proposal outlined therein:

"BACKGROUND

The Westview neighbourhood was initially subdivided in 1961. In 1986, the City subdivided and offered for sale 94 single-family lots within the neighbourhood in the area south of Richardson Road on Junor Avenue, Hall Crescent, and Catherwood Avenue. In 1992, the prices on the remaining unsold lots were reduced and as of the date of this report all lots offered for sale have been sold.

REPORT

Your staff intend to offer for sale 10 lots located on Richardson Road and 6 lots located on Junor Avenue (Attachment #1). These lots were fully serviced in 1986 and have never been offered for sale. In keeping with our current sales' practice, the lots will be offered for sale to both individuals and builders through a lot draw process. Any lots that are not sold through this process will be offered for sale over-the-counter, on a first-come, first-served basis.

Prices for new lots are calculated using the approved prepaid service rates, a land rate, and

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the approved land administration fee percentage. By applying a land rate of \$150.00 per front metre to the lots located on Richardson Road, the price for a lot with 15.25 metres of frontage is \$27,252.60. Applying a land rate of zero to the Junor Avenue lots, results in a price of \$26,021.00 for a lot with 16.0 metres of frontage.

These prices are substantially higher than the prices that have been charged in the area since 1992 when lot prices were reduced to stimulate sales. However, the full cost of providing services will be collected for each of the lots and, based on the sale of the 10 Richardson Road lots, a deposit of approximately \$22,875.00 will be made to the Property Realized Reserve.

ATTACHMENTS

1. Plan showing lots to be offered for sale on Richardson Road and Junor Avenue."

**4. Price Reduction on City-Owned Lots
Westview, Dundonald, Confederation, and Fairhaven Subdivisions
(File No. CK. 4214-2)**

- RECOMMENDATION:**
- 1) that the price reductions which were approved by City Council on February 27, 1995, for residential lots in the Westview, Dundonald, Confederation and Fairhaven subdivisions be extended for another twelve months; and
 - 2) that the Land Manager provide City Council with a further report in February of 1997 on the sale of lots in the Westview, Dundonald, Confederation, and Fairhaven subdivisions.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department, dated February 29, 1996 and supports the proposal outlined therein:

"BACKGROUND

In an attempt to stimulate sales in 1992, City Council reduced the price of City-owned residential lots in the Confederation, Dundonald, Fairhaven, and Westview subdivisions. City Council has been monitoring the impact of the price reductions on an annual basis. At its meeting of February 27, 1995, City Council reviewed the price reductions and a proposal to further reduce the prices for 23 lots located in the Westview and Dundonald neighbourhoods and, in part, resolved:

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- 1) that the price-reductions which were approved by City Council on December 20, 1993, for residential lots in the Westview, Dundonald, Confederation, and Fairhaven subdivisions be extended for another twelve months;
- 2) that the proposed marketing strategy and sale of 23 lots in the Westview and Dundonald subdivisions at the further-reduced prices be approved for an initial twelve-month period; and,
- 3) that the Land Manager provide City Council with a further report in February of 1996 on the sale of lots in the Westview, Dundonald, Confederation, and Fairhaven subdivisions.'

REPORT

The initial reductions, approved by Council in 1992, applied to about 250 City-owned lots on Saskatoon's west side. Most of these lots had been in the City's inventory for between five and fifteen years. Various attempts had been made to make these lots more saleable (e.g. areas were re-zoned, lots were resubdivided, prices were frozen). None of these actions were effective in attracting buyers to these areas.

Prior to implementing the price-reductions in 1992, about 15% of the sales of City-owned lots occurred in the above-noted west-side subdivisions. With a serviced inventory of about 250 lots, the City had at least an eight-year supply of lots which were available for sale. These lots represented a significant financial investment in servicing costs which the City was not recovering in a timely fashion. With subsequent increases in the servicing rates, many of these lots were being priced above their market value (i.e. the prepaid services charges on these lots were higher than the market price for comparable lots in these subdivisions). Therefore, price reductions (which included reducing the applicable prepaid service charges) were needed to maintain the competitiveness of the City's lots within the existing marketplace.

While the reduced prices had an overall positive impact on lot-sales, staff identified 23 lots in Dundonald and Westview which remained unattractive to the market because of site-specific factors. These factors included the proximity of the lots to multi-family development and being situated on streets with high traffic volumes. As a result, it was deemed necessary to further reduce the price of these lots in order to make them marketable.

In 1991 and prior to the implementation of the reductions in 1992, no City-owned lots had been sold on the west side. The following table shows the residential-lot sales in these subdivisions from January 1, 1990, to December 31, 1995, as well as the current inventory of lots for sale. The table indicates that the sales in these areas recovered significantly after the prices were reduced.

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	1990 Sales	1991 Sales	1992 Sales	1993 Sales	1994 Sales	1995 Sales	Jan. 1/96 Inventory
Confederation	0	0	2	0	1	1	15
Dundonald	3	0	11	13	32	58	7
Fairhaven	3	0	2	12	3	4	14
Westview	0	0	0	1	2	33	0
Total	6	0	15	26	38	96	36

The objective of the price reductions (i.e. both extending the past price-reductions and further reducing the prices on 23 lots in Westview and Dundonald) to sell the City's inventory of lots which had been for sale for a significant period of time has been successful. As the 15 remaining lots in Confederation Park are being held for Habitat for Humanity, only 21 price-reduced lots are currently available for sale and, considering the interest being expressed, we anticipate these will sell early this year. All 23 of the further price reduced lots in Westview and Dundonald have been sold. The overall appeal of these neighbourhoods has been increased with houses built on the vacant lots. The City also has benefited through increased property taxes, a recovery of some of its investment in servicing the lots, and no longer having to maintain these vacant parcels of land."

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**5. Land Bank Operations - Land Development
Annual Report for Year Ending December 31, 1995
(File No. CK. 430-4)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee submits the following report of the General Manager, Planning and Building Department, dated February 28, 1996 as information:

"BACKGROUND

At its meeting held December 19, 1994, the Land Bank Committee resolved:

'that in place of the existing routine monthly statement of residential properties sold, the Administration submit a quarterly report to City Council on all the development in the City.'

A report regarding the first quarter of 1995 was the last quarterly report received by City Council. Further reports were not provided because of the additional work load placed on staff from increased lot sales and development activity. As the staff workload will continue to be extensive, we are recommending that the quarterly report be replaced with an annual report similar in format to this report.

REPORT

Introduction

Saskatoon has been active in the business of developing and selling land since the early 1900's, when numerous properties were obtained through tax enforcement. In 1945, the City Council of that time decided to formalize its involvement in the land development business by actively acquiring land through purchase for future development. This "land-banking" function of the City was unique among municipalities at that time and continues to be one of the more extensive operations of its type.

The mandate of the City's land-bank operation is as follows:

- To ensure an adequate supply of reasonably-priced, serviced properties for institutional, commercial, industrial, and residential development, thus preventing the manipulation of market supply and prices and a dependence on others for development.

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- To ensure the maximization of services such as sewers, water, roads, schools, parks and recreation, fire, police, transit, and civic facilities by facilitating development in accordance with the overall municipal planning scheme.

The overriding result of pursuing this mandate has been, and continues to be, the provision of affordable single-family housing in a compact urban form.

The Land Bank is administered by the four staff members of the Land Branch of the Planning and Building Department. In the process of developing the land and offering it for sale, staff prepare projections of the demand for four different markets (i.e. institutional, commercial, industrial and residential). With these projections, they then arrange for the appropriate quantity and type of land to be designed and developed for future sale. All the procedures and regulations for land development that are applicable to private developers within the city are followed. Undertaken in consultation with various civic departments, external agencies, and in some instances other private developers or land owners, this process is very dynamic and is subject to extensive negotiations and influences. Typically, the time that is required to subdivide, service, and bring a property to market is approximately two years.

Once the land has been made ready for sale, staff are responsible for the actual sales transactions. This involves selling properties over the counter, preparing tender documents and agreements for sale, preparing lease agreements, maintaining and updating land inventory information, and answering inquiries.

Staff are also responsible for any land required or held for civic purposes ('Civic Land'). This includes the land required by all civic departments, or deemed desirable by City Council. Examples of Civic Land requirements include, but are not limited to, the purchase of road right-of-ways, park space, and sites for municipal buildings.

Combining the Land Bank and Civic Land components, staff manage approximately 2,700 parcels of land, totalling in excess of 4,000 hectares. All the land is maintained in a safe and reasonable condition. The revenue potential of the land inventory is maximized and the holding costs minimized by entering into interim leasing arrangements whenever possible.

The Land Branch is self-financing. The Branch receives an administration fee on all sales and leases. The administration fee is placed in the Land Operations Reserve which finances all of the annual operating costs of the Branch.

In addition to the administration fee component, proceeds on the sale of land are further distributed to pay for the land and servicing. The land component of the sale price is allocated to the Property Realized Reserve. The funds in this Reserve can only be expended to improve the land for future resale or acquire additional property for future resale. (The Reserve is used to provide loans to finance various civic capital projects; these loans are made with specified repayment terms.) Each year, 10% of the proceeds which are

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contributed to this Reserve from land sales are transferred to the Social Housing Reserve, enabling the city to participate in the development of social-housing projects.

The servicing component of the sale proceeds (i.e. 'prepaid-services levies') are distributed among various sub-accounts to pay for the costs of servicing the properties. These charges are broken down into two categories -- direct service charges and off-site service charges. Direct service charges provide financing for the costs of watermains, sanitary sewer mains, storm sewer mains, grading, sidewalks and curbs, paving, walkways, and street-lighting. Off-site service charges relate to the provision of area-based services such as trunk sewers, primary watermains, arterial roads, parks and associated facilities (e.g. playgrounds and paddling pools), buffers, signing and signals, fencing, as well as planning and engineering services.

Sales Highlights

Land sales for 1995 totalled \$7,310,450.94. The sale of 203 single-family lots accounted for 61.5% of this total, with the sale of 10.119 hectares of multi-family and institutional land accounting for the remaining 38.5%. Attachment #1 provides a breakdown of the distribution of sales proceeds to the Property Realized Reserve, Prepaid Services, and Administration Fee. The contribution to the Social Housing Account was 10% of \$1,966,295.00 or \$196,629.50. In addition, properties totalling \$83,854.75 were sold for the Social Housing Account.

The sale of 203 single-family lots marks the first time since 1988 that our sales exceeded 200 lots. It also represents a 23% increase over the 165 lots sold in 1994. Price reductions of select westside lots, the offer of volume rebates in the Silverspring Neighbourhood and a re-emergence of the starter home market were the combined forces resulting in establishing 1995 as a record year for single-family lot sales. Attachment #2 provides a breakdown of the number of sales by neighbourhood.

A comparison of building permits issued for new residential construction on City-sold lots shows a 24% increase in construction starts between 1994 and 1995. The majority of these starts took place in the Dundonald, Westview, and Silverspring neighbourhoods. Attachment #3 shows the neighbourhood and City-wide comparison of permits issued between 1994 and 1995, including the vendor of the land (i.e. City or other).

After discounting two exceptional sales comprised of 67.401 hectares to Agriculture Canada and 6.388 hectares to the Catholic School Board in 1994, the sale of 10.119 hectares of multi-family and institutional land represents a 45% increase over the 5.536 hectares sold in 1994.

Under the land bank program, 55 leases were administered for a total contribution of \$336,000 to General Revenues. This dollar amount represents a 55% increase over 1994 lease revenues.

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Development Highlights

The City's inventories of developed and serviced lots, with the exception of industrial land, has been reduced significantly over the last several years. With inventories down to reasonable levels, your staff undertook to service and provide new areas of development in 1995. Unlike a decade ago, when hundreds of lots would be created and offered for sale at any one time, we have moved to a system of staging in new development in much smaller increments. This staging system provides for an adequate selection of lots while decreasing the amount of time that it takes to realize a return on the investment for services, and ensures that construction occurs in a coherent manner with no large gaps of infill.

Servicing was completed for 76 lots in the Silverspring Neighbourhood. Of the 76 lots serviced, 67 were located in the first phase of the Laycoe Crescent Area within the neighbourhood. Demand for these lots has been excellent, with only 12 lots still available for sale. The other nine lots serviced are located on Haslam Crescent and will be offered for sale in the spring of 1996.

Servicing was partially completed for 52 lots in the second, and final, phase of the Laycoe Crescent area within Silverspring. These lots will be offered for sale in the spring of 1996, once the surface improvements for the street have been completed.

In accordance with the City's Five Year Land Development Program, work was initiated to subdivide and design services for additional city lots in the Briarwood, Parkridge, Dundonald, Avalon, Silverspring, and River Heights neighbourhoods. We anticipate servicing 103 lots within Silverspring, Avalon, and Parkridge in 1996. Partial services will also be completed for approximately 95 lots additional lots within these neighbourhoods.

Of the 103 lots which we are servicing in 1996, 48 are located in the Avalon neighbourhood and 15 in the Parkridge neighbourhood. These 63 lots will be available for sale in September of 1996. The remainder of the 103 lots (40) are located within Silverspring and will be offered for sale as needed, depending upon the demand for the second phase of the Laycoe Crescent area in this neighbourhood.

In addition to the above, new lots will also be offered for sale in 1996 in Dundonald (15), Westview (16), River Heights (4) and on Rever Road in Silverspring (9). The provision of the Dundonald and River Heights lots are subject to the processing of a subdivision application. The Westview lots are subject to pricing approval by City Council. The Rever Road lots in Silverspring have been held off of the market to date pending the completion of the Silverspring Replotting Scheme.

Other major development projects which your staff devoted time to in 1995 and continue to be involved in are identified as follows:

- Participation in four Replotting Schemes to establish the University Heights Suburban Centre, Briarwood, Arbor Creek, and Silverspring neighbourhoods in

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their final legal form.

- Preparation of a plan to accommodate residential infill for the parcel of land formerly designated as road-right-of-way for the extension of McKercher Drive within the Erindale neighbourhood.
- Participation in the design process for a new District/Multi-District Park and Storm Pond located adjacent the Lakewood Civic Centre.
- Review of the design parameters in order to accommodate new development within the proposed Lakewood Suburban Centre.

Anticipated Changes to Market Demand

The following excerpt from the City's Five Year Land Development Program, approved by City Council on January 15, 1996, outlines the anticipated changes to market demand which will impact the City's land bank operation over the next several years:

While it is expected that the new housing market will continue to exhibit moderate demand increases in 1996 and 1997 (due to increased household formation, low dwelling vacancy rates, increasing rental values, low levels of existing housing units for sale and increasing consumer confidence), there are two local factors on the horizon which may weaken the housing market demand in 1998 and thereafter. These two factors are potential changes or shifts in property taxes and a rising demand for and supply of country residential dwellings in close proximity to Saskatoon.

While it is not certain what the magnitude of the change in the re-assessment model will have on the residential market, the tendency will be towards increased land value assessment in new development areas. This factor will also tend to reduce housing affordability, particularly for first-time home buyers and for those who utilize or have utilized high ratio mortgages to purchase their dwellings.

In regards to the apparent increase in demand for country residential developments in close proximity to Saskatoon, it is expected that this will soften the demand for housing in Saskatoon's new development areas. In addition to an increase in housing starts just outside of Saskatoon over the past several years, the proportion of these housing starts in the higher price ranges has increased over the past two years.

In conclusion, the new housing market will experience greater demand for smaller and less expensive one-unit dwellings due to increased household formation, low dwelling vacancy rates, increasing rental values, low levels of existing housing units for sale and increasing consumer confidence. This

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will lead to changes in lot servicing needs including smaller lot frontages in all new neighbourhoods and more servicing activity in Parkridge, Confederation Park, Dundonald and Westview over the next two years.'

In regard to the anticipated changes in lot servicing needs, the City is well positioned to meet this demand as we are the major developer on the City's westside. Currently we have an inventory of R1A zoned land in Dundonald and Westview which we can service and offer for sale in stages as demand warrants. In addition, we are in the process of rezoning multi-family land in Parkridge to R1A, with the intent of servicing and offering the first stage for sale in 1996.

Another issue relating to changing lot servicing needs is the increasing cost of servicing land. Over the past several years, this cost has risen by an approximate average of 10%. Today, the cost of servicing a single-family lot with the minimum of 15 metres of frontage is approximately \$23,042.00. Adding in the cost of land, survey, approvals, and marketing, and allowing for a reasonable profit margin, the cost of this lot is \$33,000.00.

The private sector has taken steps to deal with the increased servicing costs for lots by means of reducing development standards (i.e. sidewalks constructed on one side of the street only) and/or reducing lot frontages from the minimum requirement of 15 metres to 12 and 13 metres. Your staff intend to take a wait and see position in regards to the success of these measures before taking steps to implement the same measures for city projects.

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Concluding Remarks

We are satisfied that the City's serviced residential land inventory has been reduced to reasonable levels. We will now attempt to design and service enough product to ensure that an adequate supply exists for builders and the general public.

The "educated guess" as to what is an adequate supply will be hampered by changes to the market that we have not experienced in recent years. The high-end market has been strong in recent years but now may be slowing due to oversupply of this product and the availability of rural developments. There is also the unknown affect of changes to the property assessment system, and rising costs for land and building materials. The cost of a home continues to escalate while salaries remain somewhat static.

Although the above-noted factors would tend to slow down the market, there are other factors which indicate it will remain at its current level or even strengthen. Low interest rates and low rental vacancy rates suggest that the cost to rent versus owning a home could soon be comparable. The downturn in the housing markets in British Columbia, Alberta, and Manitoba has, in the past, also added strength to our local market.

In conclusion, staff of the Land Branch will monitor the various influences and continue to adjust our housing needs forecast throughout the summer construction months. If it is determined that additional lots are required to ensure an adequate inventory through the winter months, we would seek additional capital budget approvals in the summer in order to have the necessary work carried out.

ATTACHMENTS

1. Table showing breakdown of the distribution of sale proceeds to the Property Realized Reserve.
2. Table showing breakdown of the number of sales by neighbourhood.
3. Table showing neighbourhood and City-wide comparison of permits issued."

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REPORT NO. 2-1996 OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

Composition of Committee

Mr. D. Kerr, Chair
Councillor K. Waygood (shared position)
Councillor J. Postlethwaite (shared position)
Ms. P. Melis
Ms. A. McFarland
Ms. M. Boechler
Ms. R. Millar
Mr. S. Hanson
Mr. W.J. Campbell
Mr. G. Wyant
Ms. B. Anderson
Mr. L. Dressel
Ms. M. Carlson
Mr. D. Kindrachuk
Mrs. B. Wallace
Mrs. M. Tkachuk

**1. W.P. Bate House - 610 Saskatchewan Crescent East
(File No. CK. 680-11)**

DEALT WITH EARLIER. SEE PAGE NO. 1.

**2. Request for Designation of City Gardener's Residence
as Municipal Heritage Property
707 - 16th Street West
Applicant: Riversdale Owner's Coalition
Owner: City of Saskatoon
(File No. CK. 710-1)**

DEALT WITH EARLIER. SEE PAGE NO. 21."

Councillor Birkmaier rose on a point of privilege regarding an article in the newspaper dealing with the non-smoking bylaw. She advised that a decision has not been made regarding the matter, and that a decision will only be made at a public meeting.

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

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

CARRIED.

ENQUIRIES

**Councillor Steernberg
Traffic concerns at the Intersections of
22nd Street & Circle Drive and
22nd Street & Confederation Drive
(File No. CK 4125-3)**

In light of the extremely high cost, approximately \$20 million, for a grade separation to deal with the extremely dangerous configuration of the intersections of 22nd & Circle and 22nd & Confederation, would the Administration investigate the viability of options other than grade separation, i.e. the closure of Confederation between Laurier & 22nd, or the re-routing of Fairlight to Circle Drive, rather than 22nd, and to provide a report to the Planning and Operations Committee for further consideration.

**Councillor Postlethwaite
Seniors' Shuttle Service
(File No. CK. 7000-1)**

In view of the imminent demise of the valuable program provided by the Seniors' Shuttle Service after 4 months - a service for shut-in Seniors and others not eligible for Special Needs Transportation Service but who are none-the-less not able to use regular transit - would the Administration please look into possible ways this service may be prolonged to completion of the pilot project.

MOTIONS

REPORT OF CITY CLERK:

"Council is requested to consider the following appointments of Deputy Mayor for the months indicated:

Councillor Roe	-	For the month of June, 1996;
Councillor Postlethwaite	-	For the month of July, 1996;
Councillor Birkmaier -		For the month of August, 1996;
Councillor Atchison	-	For the month of September, 1996;
Councillor Langlois	-	For the month of October, 1996;
Councillor Langford	-	For the month of November, 1996; and
Councillor Steernberg -		For the month of December, 1996."

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT City Council approve the following appointments of Deputy Mayor for the months indicated:.

<i>Councillor Birkmaier -</i>	<i>For the month of June, 1996;</i>
<i>Councillor Atchison</i>	<i>- For the month of July, 1996;</i>
<i>Councillor Roe</i>	<i>- For the month of August, 1996;</i>
<i>Councillor Postlethwaite</i>	<i>- For the month of September, 1996;</i>
<i>Councillor Langlois</i>	<i>- For the month of October, 1996;</i>
<i>Councillor Langford</i>	<i>- For the month of November, 1996; and</i>
<i>Councillor Steernberg -</i>	<i>For the month of December, 1996.</i>

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7523

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7523, being "*The Zoning Amendment Bylaw, 1996 (No. 1)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7523 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7523.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7523 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7523 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

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THAT Bylaw No. 7523 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7529

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7529, being "*The Zoning Amendment Bylaw, 1996 (No. 6)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7529 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7529.

CARRIED.

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

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Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7529 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7529 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7529 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Bylaw No. 7536

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7536, being "*A bylaw of The City of Saskatoon to amend Bylaw No. 5585 entitled, 'A bylaw of The City of Saskatoon to provide for superannuation of the employees of the Fire Department'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7536 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7536.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7536 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7536 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7536 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7538

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7538, being "*A bylaw of The City of Saskatoon to amend Bylaw No. 6321, entitled 'A bylaw of The City of Saskatoon to amend bylaw No. 4324, entitled 'A bylaw of The City of Saskatoon to provide for a superannuation plan for City employees not covered by the Police and Fire Departments' superannuation plans''''*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7538 be now read a second time.

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CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7538.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7538 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7538 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7538 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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The bylaw was then read a third time and passed.

Bylaw No. 7539

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7539, being "*A bylaw of The City of Saskatoon to authorize a levy on all business assessments within the Broadway Business Improvement District*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7539 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7539.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7539 was considered clause by clause and approved.

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Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7539 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7539 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Bylaw No. 7540

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7540, being "*A bylaw of The City of Saskatoon to authorize a levy on all business assessments within the Downtown Business Improvement District*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7540 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7540.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7540 was considered clause by clause and approved.

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Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7540 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7540 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7541

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7541, being "*A bylaw of The City of Saskatoon to authorize a levy on all business assessments within the Riversdale Business Improvement District*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7541 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7541.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7541 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7541 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7541 be now read a third time, that the bylaw be passed and the Mayor

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and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7543

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7543, being "*A Bylaw of The City of Saskatoon to amend Bylaw No. 5203, entitled, 'A Bylaw of The City of Saskatoon to regulate the collection of waste in the City of Saskatoon'*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7543 be now read a second time.

CARRIED.

The bylaw was then read a second time.

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Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7543.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7543 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7543 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7543 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7545

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Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7545, being "*The Commissioner's Amendment Bylaw, 1996*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7545 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7545,

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7545 was considered clause by clause and approved.

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Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7545 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7545 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7547

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7547, being "*A Bylaw of The City of Saskatoon to raise by way of loan on debentures the sum of \$326,144.60 to pay part of the cost of the construction of concrete sidewalks, curbs and gutters, being the local improvements set out in the schedules hereto, a portion of which sum shall be repayable by the affected property owners on the special frontage assessment system*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7547 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7547,

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7547 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT permission be granted to have Bylaw No. 7547 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Bylaw No. 7547 be now read a third time, that the bylaw be passed and the Mayor

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and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

Bylaw No. 7526

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7526, being "*The Zoning Amendment Bylaw, 1996 (No. 3)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7526 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7526.

CARRIED.

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

Committee arose.

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

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That while in Committee of the Whole, Bylaw No. 7526 was considered clause by clause and approved.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT permission be granted to have Bylaw No. 7526 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT Bylaw No. 7526 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

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Bylaw No. 7528

Moved by Councillor Heidt, Seconded by Councillor Postlethwaite,

THAT permission be granted to introduce Bylaw No. 7528, being "*The Zoning Amendment Bylaw, 1996 (No. 5)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Heidt, Seconded by Councillor Langlois,

THAT Bylaw No. 7528 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Heidt, Seconded by Councillor Langford,

THAT Council go into Committee of the Whole to consider Bylaw No. 7528.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7528 was considered clause by clause and approved.

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Moved by Councillor Heidt, Seconded by Councillor Atchison,

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

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT permission be granted to have Bylaw No. 7528 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT Bylaw No. 7528 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

(Note: Councillor Birkmaier was not present during discussion and voting on the matter.)

AMENDED BY CITY COUNCIL ON APRIL 9, 1996 - SEE PAGE NO. 1 - SHOULD READ:

"Councillor Birkmaier did not take part in the discussion and voting on Bylaws No. 7526 and 7528, as she was not present for the duration of the hearings."

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Moved by Councillor Heidt,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 11:12 p.m.

Mayor

City Clerk