

Council Chamber
City Hall, Saskatoon, Sask.
Monday, June 29, 1998
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Atchison, Birkmaier, Harding, Heidt, Maddin, Roe,
Stearnberg and Waygood;
Councillor McCann at 7:13 p.m.;
A/City Manager Richards;
A/City Solicitor Davern;
A/City Clerk Hall;
City Councillor's Assistant Holmstrom

Moved by Councillor Heidt, Seconded by Councillor Harding,

THAT the minutes of the regular meeting of City Council held on June 15, 1998 be approved.

CARRIED.

HEARINGS

- 2a) Discretionary Use Application
Proposed Restaurant
1624 Lorne Avenue
Applicant: Douglas and Bonnie Bentham
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on May 19, 1998 received notice of the above discretionary use application.

The General Manager, Planning and Building Department, has now advised that the necessary on-site notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

Council, at this meeting, is to consider granting its permission for the proposed use.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 2**

The matter is also being reported on under Clause 3, Report No. 10-1998 of the Municipal Planning Commission.

Also attached are copies of the following communications:

- Letter dated June 16, 1998 from Joan Borsa, 913 Temperance Street;
- Letter dated June 18, 1998 from Margaret Slater, 1611 Coy Avenue;
- Letter undated, from Grant Stevenson, 1714 Victoria Avenue;
- Letter dated June 17, 1998 from Marvin and Mary McNabb, 1614 Lorne Avenue;
- Letter dated June 20, 1998 from Stan Halcomb, 1611 Lorne Avenue; June Shelhan, 1616 Lorne Avenue; Maureen & Heather Needham 1607 Lorne Avenue and Bob Hull, 1615 Lorne Avenue;
- Letter dated June 17, 1998 from Maurice Tellier, 304 - 428 - 4th Avenue North;
- Letter dated June 16, 1998 from Leslie Fahr, 126 - 1st Street East;
- Letter dated June 18, 1998 from Rev. Bev Irwin, Second Street United Church;
- Letter dated June 15, 1998 from Kay Parley, 129 Second Avenue Street East;
- Letter dated May 27, 1998 from Tom R. Liske, Director of Recreation & Volunteers, Sunnyside Nursing Home;
- Letter undated from Nicole and Jeffrey Corney, 1619 Lorne Avenue;
- Letter dated June 16, 1998 from Frank and Doris Pascoe, 1020 Lansdowne Avenue;
- Letter dated June 19, 1998 from Mike and Ruth Sulatisky; 551 Delaronde Road;
- Letter dated June 23, 1998 from Ray and Debby Baldwin, 310 - 4th Street East;
- Letter dated June 24, 1998 from Tami and Steve Brissaw, 1621 Coy Avenue;
- Letter dated June 23, 1998 from Douglas Bentham, Partner, Tastebuds submitting approximately 1800 signatures (a copy of one page of the petition is attached);
- Letter dated June 23, 1998 from Dr. N. Lloyd, Outdoor Coordinator, Buena Vista Home School & Community Association;
- Letter dated June 23, 1998 from Dean Wilyman, 1802 Park Avenue;
- Letter dated June 23, 1998 from Joyce McManus, 222- 2nd Street East;
- Letter undated, from Wayne Needham, 1607 Lorne Avenue;
- Letter dated June 26, 1998 from Chuck Accleton, 1618 Lorne Avenue: and
- Letter dated June 29, 1998 from Chuck Accleton, 1618 Lorne Avenue.”

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.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 3**

Dr. Nick Lloyd, Buena Vista Home School and Community Association, spoke in support of the Discretionary Use Application.

Mr. Chuck Accleton, 1618 Lorne Avenue, neighbour to Tastebuds, spoke against the Discretionary Use Application.

Ms. Donna McWillie, 1701 Lorne Avenue, neighbour to Tastebuds, spoke in support of the restaurant.

Moved by Councillor Roe, Seconded by Councillor Atchison,

THAT Clause 3, Report No. 10-1998 of the Municipal Planning Commission be brought forward and considered.

CARRIED.

“REPORT NO. 10-1998 OF THE MUNICIPAL PLANNING COMMISSION”

- 3. Discretionary Use Application
Restaurant
1624 Lorne Avenue
Lots 23 and 24, Block 2, Plan GO
Applicant: Douglas and Bonnie Bentham
(File No. CK. 4355-1)**

RECOMMENDATION:

that the application submitted by Douglas and Bonnie Bentham requesting permission to use Lots 23 and 24, Block 2, Plan No. GO (1624 Lorne Avenue) for the purpose of a Restaurant be approved, subject to the following:

Phase I:

1. Construction of a 2.5 metre (8 feet) fence extending North along the established front building line a distance of 5.95 metres (19.52 feet).
2. Site landscaped as per the attached site plan, including wing wall and trellis, to the satisfaction of the General Manager, Planning and Building Department.
3. All landscaping, off-street parking and development of site required to mitigate injurious

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 4**

- effects on neighbouring property be completed before the outdoor seating is established.
4. Interior seating be restricted to a maximum of 20 seats.
 5. Exterior seasonal seating be restricted to a maximum of 16 seats and situated as shown on the attached site plan.
 6. Exterior lighting be restricted to decorative lighting only, no flood lighting permitted.
 7. No entertainment or liquor provided on the site.
 8. Outdoor seating not operated past 10:00 pm.

Phase II:

1. Construction of the building addition and development of the site as per the attached plans.
2. Conditions 2. through 8. inclusive noted for Phase I of the development shall apply for Phase II.

Attached is a copy of a report of the Planning and Building Department dated June 3, 1998, regarding an application submitted by Douglas and Bonnie Bentham requesting permission to use Lots 23 and 24, Block 2, Plan No. GO (1624 Lorne Avenue) for the purpose of a Restaurant.

Also attached is a copy of a letter dated May 7, 1998, from Mr. Chuck Accleton, 1618 Lorne Avenue, as well as a copy of additional material circulated by Mr. Accleton to the Commission at its meeting held on June 16, 1998.

Your Commission has reviewed the above application with the Planning and Building Department and has received a presentation from Mr. Chuck Accleton with respect to his concerns regarding the application.

Upon review of the matter, your Commission is recommending approval of the application, subject to the conditions outlined above.”

Councillor McCann entered the Council Chambers at 7:13 p.m.

Moved by Councillor Roe, Seconded by Councillor Atchison,

THAT the submitted correspondence be received.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 5**

Moved by Councillor Roe, Seconded by Councillor Birkmaier,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Atchison,

THAT the application submitted by Douglas and Bonnie Bentham requesting permission to use Lots 23 and 24, Block 2, Plan No. GO (1624 Lorne Avenue) for the purpose of a Restaurant be approved, subject to the following:

Phase I:

- 1. Construction of a 2.5 metre (8 feet) fence extending North along the established front building line a distance of 5.95 metres (19.52 feet).*
- 2. Site landscaped as per the attached site plan, including wing wall and trellis, to the satisfaction of the General Manager, Planning and Building Department.*
- 3. All landscaping, off-street parking and development of site required to mitigate injurious effects on neighbouring property be completed before the outdoor seating is established.*
- 4. Interior seating be restricted to a maximum of 20 seats.*
- 5. Exterior seasonal seating be restricted to a maximum of 16 seats and situated as shown on the attached site plan.*
- 6. Exterior lighting be restricted to decorative lighting only, no flood lighting permitted.*
- 7. No entertainment or liquor provided on the site.*
- 8. Outdoor seating not operated past 10:00 p.m.*

Phase II:

- 1. Construction of the building addition and development of the site as per the attached plans.*
- 2. Conditions 2. through 8. inclusive noted for Phase I of the development shall apply for Phase II.*

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 6**

**2b) Hearing
Proposed Zoning Bylaw/Map Amendment
North Industrial Area
I.D.4 District to I.D.1 District
Proposed Bylaw No. 7765
(File No. CK. 4351-1)**

REPORT OF THE CITY CLERK:

“Attached is a copy of Clause 1, Report No. 7-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on May 4, 1998.

A copy of Notice which appeared in the local press under dates of June 6 and June 13, 1998 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. 7765, copy attached.

Also attached is a copy of the following communication:

- Letter dated June 22, 1998 from Darryl Dawson, Zoning Standards Branch, Planning and Building Department, in response to a letter dated June 17, 1998 from John Day, Lucas Bowker & White.”

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 Heidt, Seconded by Councillor Maddin,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Maddin,

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 7**

THAT the hearing be closed.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Maddin,

THAT Council consider Bylaw No. 7765.

CARRIED.

- 2c) Hearing
Proposed Zoning Bylaw/Map Amendment
Removal of Holding Symbol "H"
CNR property Between 23rd and 24th Street
B.6(H) District to B.6 District
Proposed Bylaw No. 7766
(File No. CK. 4351-1)**

REPORT OF THE CITY CLERK:

“Attached is a copy of Clause B10, Report No. 10-1998 of the City Commissioner which was adopted by City Council at its meeting held on May 19, 1998.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of Bylaw No. 7766, 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 Heidt, Seconded by Councillor Harding,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Harding, Seconded by Councillor Roe,

THAT Council consider Bylaw No. 7766.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

**1) Jean Nahachewsky, President
Saskatoon Council on Aging Inc., dated May 22**

Requesting permission for Ms. Lynn Tait and Mr. Ron Hunter to address Council regarding a model for the delivery of arm-assisted transportation. (File No. CK. 7305-1)

RECOMMENDATION: that Ms. Tait and Mr. Hunter be heard.

Moved by Councillor Roe, Seconded by Councillor Atchison,

THAT Ms Tait and Mr. Hunter be heard.

CARRIED.

Mr. Ron Hunter, Saskatoon Council on Aging, spoke on the history of the Seniors' Shuttle Service in Saskatoon.

Ms. Lynn Tait, Saskatoon Council on Aging, Inc., spoke on the model of the Seniors' Shuttle Service and requested the Special Needs Transportation Study Task Force consider this model in their planning.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 9**

Moved by Councillor Atchison, Seconded by Councillor Waygood,

THAT the information be received and referred to the Special Needs Transportation Study Task Force.

CARRIED.

**2) Captain Glenda Davis, Executive Director
The Salvation Army Bethany Home, dated June 22**

Requesting permission to address Council regarding grant application under the Social Services Component of the 1998 Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

RECOMMENDATION: that Clause 1, Report No. 12-1998 of the Administration and Finance Committee and Items A.3, A.7 and AA.9 of “Communications” be brought forward for consideration and that Captain Davis be heard.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT Clause 1, Report No. 12-1998 of the Administration and Finance Committee and Items A.3, A.7 and AA.9 of “Communications” be brought forward for consideration and that the speakers be heard.

CARRIED.

“REPORT NO. 12-1998 OF THE ADMINISTRATION AND FINANCE COMMITTEE

**1. 1998 Assistance to Community Groups - Cash Grants Program
(Social Services Component)
(File No. CK. 1871-3)**

RECOMMENDATION: 1) that the Social Services Component of the 1998 Assistance to Community Groups - Cash Grants Program be allocated as

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 10**

outlined in the attached summary report (*A&F Recomm.* column); and

- 2) that the matter of enhancing the cash grants base for the 1999 budget year be referred to the Budget Committee for consideration (perhaps 10%).

Attached is a copy of the report of the Chair, Social Services Subcommittee, dated June, 1998, forwarding recommendations regarding the allocation of funds under the Social Services Component of the 1998 Assistance to Community Groups - Cash Grants Program, which your Committee has reviewed with Arla Gustafson. Your Committee wishes to note that the Subcommittee has submitted the following suggestions, as well as the recommendations outlined above:

- a) that City Council review Administration's recommendations of in-kind support to non-profit charitable organizations (and consideration be given to gifts-in-kind including free rental space in City-owned buildings, donation of empty buildings, loan of used equipment; access to vacant lots and water for garden projects, etc.);
- b) The Subcommittee is encouraged to learn that City Council has budgeted \$15,000.00 in the 1998 Operating Budget for development of social coordination services for the City of Saskatoon to facilitate the ongoing assessment of social issues, priority needs and coordination of services. The establishment of this social planning component is supported. The Subcommittee would be pleased to consult with the Leisure Services Department in the development of the Social Coordination strategy; and
- c) The Subcommittee will be meeting to review the Assistance to Community Groups policy and will be providing recommendations to the Administration and Finance Committee. As well, the Subcommittee will provide input to City Council's Reorganization Subcommittee as requested.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 11**

**A3) Gwen O'Reilly, Family Intervention Worker
Family Healing Circle Lodge, dated June 24**

Requesting permission for Ms. Gwen O'Reilly and Ms. Dory Cook to address Council regarding grant application under the Social Services Component of the 1998 Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

RECOMMENDATION: that Ms. O'Reilly and Ms. Cook be heard.

**A7) Peggy Miller, Executive Director
North Saskatchewan Independent Living Centre Inc., dated June 26**

Requesting permission for Ms. Peggy Miller and Ms. Evelyn Tatomir to address Council regarding grant application under the Social Services Component of the 1998 Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

RECOMMENDATION: that Ms. Miller and Ms. Tatomir be heard.

**AA9) Ken Campbell, Regional Director
Saskatchewan Abilities Council, dated June 24**

Submitting comments regarding grant application under the Social Services Component of the 1998 Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 12-1998 of the Administration and Finance Committee."

Captain Glenda Davis, Executive Director, The Salvation Army Bethany Home, submitted a written presentation to Council requesting that Council reconsider their grant application.

Ms. Gwen O'Reilly and Ms. Dory Cook, Family Healing Circle Lodge, thanked Council for the continued support for the Inner Child Workshop.

Ms. Peggy Miller, North Saskatchewan Independent Living Centre Inc., expressed concern that they did not have an opportunity to meet with the Subcommittee and provide answers to the comments they made in the report.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 12**

Ms. Evelyn Tatomir, representing North Saskatchewan Independent Living Centre Inc., outlined the activities of the organization and requested additional funding.

Moved by Councillor Maddin, Seconded by Councillor Heidt,

- 1) that the Social Services Component of the 1998 Assistance to Community Groups - Cash Grants Program be allocated as outlined in the attached summary report (A&F Recomm. column); and*
- 2) that the matter of enhancing the cash grants base for the 1999 budget year be referred to the Budget Committee for consideration (perhaps 10%).*

IN AMENDMENT

Moved by Councillor Roe, Seconded by Councillor Birkmaier,

AND that the Administration and Finance Committee be requested to consider a contingency fund and an appeal process.

THE AMENDMENT WAS PUT AND CARRIED.

IN AMENDMENT

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

AND that Item 21 be referred back to the Administration and Finance Committee for consideration.

THE AMENDMENT WAS PUT AND CARRIED.

THE MOTION AS AMENDED WAS PUT AND CARRIED.

COMMUNICATIONS - CONTINUED

- 3) **Gwen O'Reilly, Family Intervention Worker**
Family Healing Circle Lodge, dated June 24

DEALT WITH EARLIER. SEE PAGE NO. 9.

- 4) **Walter Mah, President**
North Ridge Development Corporation, dated June 22

Requesting permission to address Council regarding cement stucco. (File No. CK. 530-1)

RECOMMENDATION: that Clause 2, Report No. 13-1998 of the Planning and Operations Committee and Items A.5, A.8 and A.9 of "Communications" be brought forward for consideration and that Mr. Mah be heard.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT Clause 2, Report No. 13-1998 of the Planning and Operations Committee and Items A.5, A.8 and A.9 of "Communications" be brought forward for consideration and that the speakers be heard.

CARRIED.

"REPORT NO. 13-1998 OF THE PLANNING AND OPERATIONS COMMITTEE

2. **Letter dated May 1, 1998 from Dominic Iula, President,**
Saskatchewan Masonry Institute and Ron Chelak,
Representative, North Saskatchewan Masonry Association
Regarding Stucco Application
(File No. CK. 530-1)

RECOMMENDATION: that the stucco industry apply to the National Building Code for an amendment regarding the number of coats of stucco required and whatever other requirements they would like to have amended pertaining to stucco.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 14**

Your Committee has met with representatives of the Saskatchewan Masonry Institute, as well as other concerned parties, with respect to their concerns regarding an application that has been made to the City to accept a two-coat application as an equivalency to what is required by the National Building Code as it pertains to stucco. The Administration has confirmed that an application has been received to adopt a local practice relating to stucco and the application is currently under review.

Upon consideration of the matter, your Committee has determined that if the stucco industry wishes to apply for changes to the requirements for the application of stucco under the National Building Code, applications should be made to the National Building Code and that these requests should not be reviewed by the City.

**A5) K. A. McKinlay, Executive Director
Saskatoon Home Builder's Association, Inc., dated June 10**

Requesting permission to address Council regarding cement stucco equivalency. (File No. CK 530-1)

RECOMMENDATION: that Mr. McKinlay be heard.

**A8) Dominic Iula, President
Saskatchewan Masonry Institute Inc., dated June 26**

Requesting permission for Mr. Michael Hatznikolas, Executive Director of the Canadian Masonry Research Institute to address Council regarding cement stucco equivalency. (File No. CK. 530-1)

RECOMMENDATION: that Mr. Hatznikolas be heard.

**A9) Dallas O'Lain
431 Collins Crescent, dated June 29, 1998**

Requesting permission to address Council regarding National Building Code concerns, City responsibility and stucco. (File No. CK. 530-1)

RECOMMENDATION: that Mr. O'Lain be heard.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 15**

Mr. Walter Mah, President, North Ridge Development Corporation, requested that Council support the request being made by the industry for a two-coat application of stucco as an equivalency to the National Building Code requirement.

Mr. K. A. McKinlay, Executive Director, Saskatoon Home Builder's Association, Inc., introduced Mr. Leo Larson, President of Saskatoon Home Builders, and Mr. Keith Hanson, Consultant, MHF Engineering and Past-Chairman of the Appeals Board for the Building Code. Mr. Hanson, reviewed a brief submitted by the Saskatoon Home Builders' Association.

Mr. Michael Hatznikolas, Executive Director of the Canadian Masonry Research Institute, spoke against a two-coat application of stucco as an equivalency.

Mr. Dallas O'Lain spoke against any change to the National Building Code requirements for stucco.

Moved by Councillor Harding, Seconded by Councillor Atchison,

THAT the stucco industry apply to the National Building Code for an amendment regarding the number of coats of stucco required and whatever other requirements they would like to have amended pertaining to stucco.

IN REFERRAL

Moved by Councillor Harding, Seconded by Councillor Heidt,

THAT the issue of local equivalencies be referred to the Administration for a report.

CARRIED.

COMMUNICATIONS - CONTINUED

- 5) K. A. McKinlay, Executive Director
Saskatoon Home Builder's Association, Inc., dated June 10**

DEALT WITH EARLIER. SEE PAGE NO. 13.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 16**

**6) Ken Achs, President
Mid-West Development (2000) Corp., dated June 24**

Requesting permission to address Council regarding a median opening at 8th Street and Sommerfeld Avenue. (File No. CK. 6320-2)

RECOMMENDATION: that Clause 1, Report No. 13-1998 of the Planning and Operation Committee and Item AA.7 of “Communications” be brought forward for consideration and that Mr. Achs be heard.

Moved by Councillor Atchison, Seconded by Councillor Heidt,

THAT Clause 1, Report No. 13-1998 of the Planning and Operation Committee and Item AA.7 of “Communications” be brought forward for consideration and that Mr. Achs be heard.

CARRIED.

“REPORT NO. 13-1998 OF THE PLANNING AND OPERATIONS COMMITTEE

1. Communications to Council

**From: Ken Achs, President
Mid-West Development (2000) Corp.
Date: November 24, 1997
Subject: Median Opening at 8th Street and Sommerfeld Avenue
(File No. CK. 6320-5-2)**

RECOMMENDATION: that the request from Mr. Ken Achs, President, Mid-West Development (2000) Corp., for a median opening at 8th Street and Sommerfeld Avenue be denied.

Your Committee has considered the report of the General Manager, Public Works Department dated May 13, 1998, and has met with Mr. Ken Achs, Mid-West Development (2000) Corp., Mr. Bob Heidt, Eighth Street Business Association, on behalf of Mano’s Plaza, and the Administration to discuss the request. Your Committee has also considered the attached copies of letters from Mr. Ken Achs dated November 24, 1997 and June 5, 1998, and from Mr. Bob Heidt dated June 8, 1998.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 17**

Upon review of the matter, your Committee is recommending that the request for a median opening at 8th Street and Sommerfeld Avenue be denied, as outlined in the following report of the General Manager, Public Works Department:

“BACKGROUND

At its meeting held December 15, 1997, City Council received as information a letter dated November 24, 1997, from Mr. Ken Achs, President, Mid-West Development (2000) Corp. Prior to this meeting, the communication had been forwarded from the City Clerk to the Transportation Department for a report.

In his letter, Mr. Ken Achs requested the Administration review an application for a median opening for a left-turn lane at the intersection of 8th Street and Sommerfeld Avenue. The left-turn lane requested would provide access to a specific location referred to as Plaza 1800 in this report. Plaza 1800 is a strip mall on the south side of 8th Street, located between Sommerfeld Avenue and Morgan Avenue, which currently houses a restaurant, a muffler shop, a real estate office, a gas station and other businesses. In the early 1990's, a similar request for a left-turn lane at either the intersection of 8th Street and Sommerfeld Avenue or at 8th Street and Morgan Avenue was reviewed and denied by City Council. Reasons for the denial are presented later in this report. Mr. Achs' new application is based upon what is perceived as being similarities between the newly installed u-turn bay on 8th Street between Louise Avenue and Cumberland Avenue, in front of Jubilee Ford, and the situation on 8th Street and Sommerfeld Avenue.

JUSTIFICATION

U-turn Bay in Front of Jubilee Ford

In 1997, a u-turn bay was installed on 8th Street between Louise Avenue and Cumberland Avenue. The recommendation to install this u-turn bay was based upon a review of u-turning vehicles at 8th Street and Munroe Avenue, and their impact on the quality of life of the residents in the neighbourhood. It was decided that u-turning movements be prohibited at 8th Street and Munroe Avenue, and that in its place a u-turn bay be constructed away from the residential segment of 8th Street. The objective was to create an opening which would allow “cruising” traffic on 8th Street to make u-turn movements away from residential dwellings. The primary function of the u-turn bay was to facilitate vehicles to make u-turn movements and reverse direction of travel. Providing access to adjacent properties was not an objective.

A standard median opening, such as the one requested for Plaza 1800, has the primary

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 18**

purpose of providing access to adjacent developments.

The purpose and function of u-turn bays and standard median openings are different and should not be directly compared.

Median Opening Policy

City Policy No. C07-012 - Median Openings, outlines under what circumstances a median opening can be provided. Two of those conditions, applicable in this case, are:

1. There must be significant traffic generation characteristics or other special circumstances for an opening to be provided.
2. The occurrence of median openings must be minimized.

As part of the review for the same median opening request in 1991, the volume of traffic generated by Plaza 1800 was counted. It was necessary to determine the changes in trip generation of the development since 1991. As such, new driveway counts at Plaza 1800 were conducted on March 18 and 19, 1998 between 1600 and 1700 hours. The time period between 1600 and 1700 hours was selected because it represents the peak time for 8th Street, which may not necessarily coincide with the peak time for the development. Attachment 1 shows a comparison of peak hour (1600 - 1700 hours) driveway traffic for 1991 and 1998. The total number of driveway trips has increased from 134 in 1991 to 189 in 1998. This increase corresponds to the natural growth of traffic in the area. A site observation of vehicles entering and leaving Plaza 1800 showed no unusual movements. The conclusion of the driveway analysis is that all traffic demand can be accommodated, at an acceptable level of service, by the existing access points to Plaza 1800.

The site in question satisfies none of the conditions stated in the median opening policy. Firstly, the site to be served generates too little traffic to warrant a median opening. Secondly, there are two median openings very close to one another in the vicinity of the site. One opening is located at 8th Street and Grosvenor Avenue and the other is located at 8th Street and Louise Avenue. Both locations are signalized. To provide an additional opening between these two signalized openings would be inconsistent with the principle of minimizing median openings, and would hinder the progression of traffic on this major arterial roadway.

In addition to the primary function of the new u-turn bay in front of Jubilee Ford, it also serves as an access to businesses on the south side of 8th Street, which includes businesses located within Plaza 1800. A westbound 8th Street motorist wishing to access Plaza 1800 is now able to utilize this opening to reverse direction and access businesses on the south side

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 19**

of 8th Street. As a result of the u-turning capability provided by the opening near Jubilee Ford, businesses located in Plaza 1800 now have an additional access point from 8th Street, leaving the argument for a separate left-turn lane at Sommerfeld Avenue with less substance.

Furthermore, a full median opening at Sommerfeld Avenue would create a full intersection connecting Sommerfeld Avenue to Garrison Crescent to the north, thus turning Garrison Crescent into a connector between 8th Street and Cumberland Avenue. This has potential to increase traffic on Garrison Crescent, which is a local roadway. The Transportation Department is certainly against any deliberate act or policy changes that would shift traffic from arterial roadways to a residential street. For these reasons, the Transportation Department is recommending against the construction of this median opening.

Previous Reports and Discussions

In order to put the current recommendation into context, it is necessary to review previous discussions regarding this application. As stated in the background section of this report, an application for a median opening for a left-turn lane on the same site has previously been reviewed and denied by City Council. A summary of the discussions and reasons for the denial will be presented here.

In the early 1990s, a request to install a left-turn bay either at 8th Street and Sommerfeld Avenue or at 8th Street and Morgan Avenue was reviewed by the former Engineering Department. The review consisted of determining compliance with City policy on median openings, the amount of traffic generated by Plaza 1800, the effect of a new median opening on traffic progression 8th Street, and the effect on the residential streets such as Garrison Crescent.

City Council, after reviewing several reports from the Administration recommending against the median opening, denied the application citing the following reasons:

1. Trips generated by the development produce weekday vehicle trip ends (i.e. average total vehicles entering and exiting traffic volumes) that are too low to warrant the requested median opening to Plaza 1800. This denial is consistent with Policy No. C07-012 - Median Openings.
2. If a median opening were allowed at either Morgan Avenue or Sommerfeld Avenue, it would create a new intersection along 8th Street which would undoubtedly lead to the need to install traffic signals. Signalization of a fully directional intersection at this location would negatively impact 8th Street traffic-signal progression. It would

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 20**

introduce what is considered significant and unwarranted delay to 8th Street motorists.

3. A further argument against approving a median opening at Sommerfeld Avenue is that it would provide all directional access not only to Plaza 1800 but also to Garrison Crescent to the north. This, in turn, would make Garrison Crescent a direct connection between Cumberland Avenue and 8th Street and would create the potential for a significant increase in traffic volumes on Garrison Crescent, a local residential street. The Administration received numerous telephone calls and letters from residents opposed to the proposal. The Saskatoon Board of Education was also against the proposal.
4. A five-metre wide median was, at the time, considered too narrow to accommodate a uni-directional left-turn lane.

The preceding is a summarized version of all discussions and reports. The previous reports are attached (Attachment 2) for those wishing further details on the issue.

POLICY IMPLICATION

The granting of this median opening would be a deviation from existing policy and would lead to additional, unwarranted median openings along 8th Street and other major arterial roadways, such as 22nd Street. The result would be arterial roadways ceasing to fulfill their primary objective of providing a high level of traffic movement.

FINANCIAL IMPACT

There are no financial impacts.

ATTACHMENTS

1. Comparison of peak-hour driveway traffic
2. Previous reports submitted on this matter:
 - 2 a) Clause 2, Report No. 24-1991 of the Works and Utilities Committee
 - 2 b) Report dated August 8, 1991 to the Works and Utilities Committee
 - 2 c) Report dated June 13, 1991 to the Works and Utilities Committee”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 21**

**AA7) Robert Heidt, Managing Director
Eighth Street Business Association, dated June 24**

Submitting comments regarding a median opening at mid-block, Plaza 1800. (File No. CK. 6320-5-2)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 13 of the Planning and Operations Committee.”

Ms. Colleen Wilson, representing Mid-West Development (2000) Corp., asked for up-to-date traffic counts and requested that the matter be referred back to the Planning and Operations Committee for reconsideration.

Moved by Councillor Atchison, Seconded by Councillor Roe,

THAT the request from Mr. Ken Achs, President, Mid-West Development (2000) Corp., for a median opening at 8th Street and Sommerfeld Avenue be denied.

THE MOTION WAS PUT AND LOST

IN REFERRAL

Moved by Councillor Waygood, Seconded by Councillor Maddin,

THAT the information be received and this matter be referred back to the Planning and Operations Committee for a further report.

CARRIED.

COMMUNICATIONS - CONTINUED

- 7) **Peggy Miller, Executive Director**
North Saskatchewan Independent Living Centre Inc., dated June 26

DEALT WITH EARLIER. SEE PAGE NO. 9.

- 8) **Dominic Iula, President**
Saskatchewan Masonry Institute Inc., dated June 26

DEALT WITH EARLIER. SEE PAGE NO. 13.

- 9) **Dallas O'Lain**
431 Collins Crescent, dated June 29, 1998

DEALT WITH EARLIER. SEE PAGE NO. 13.

AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

- 1) **Byron Horachek, Chairman**
The Partnership, dated June 10

Requesting Council to approve the appointment of Mr. George Tennent to the Partnership Board of Management to replace Mr. Rick Brunsdon. (File No. CK. 1680-2)

RECOMMENDATION: that Mr. George Tennent be appointed to the Partnership Board of Management to replace Mr. Rick Brunsdon.

Moved by Councillor Steernberg, Seconded by Councillor Birkmaier,

THAT Mr. George Tennent be appointed to the Partnership Board of Management to replace Mr. Rick Brunsdon.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 23**

**2) Greg Fenty, SZS Education Co-ordinator
Saskatoon Zoo Society, dated June 10**

Requesting permission to utilize restricted service roads, to utilize pylon and traffic barricades and to partially block Forestry Farm and Saskatoon Zoo walkways and roadways from 8:00 a.m. to 10:00 a.m. on Sunday, August 23, 1998 for the "Run for the Animals".

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

Moved by Councillor Heidt, Seconded by Councillor Atchison,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**3) Morris Cherneskey, Q.C.
Barrister and Solicitor, dated June 4**

Requesting permission for the temporary street closure of Avenue M South between 20th Street and the back lane of St. George's Ukrainian Catholic Youth Centre on August 13 - 15, 1998, for Folkfest. (File No. CK. 205-1)

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

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 24**

**4) Rev. Don P. Raymer, Director of ERDO
Pentecostal Assemblies of Canada (PAOC), dated June 4**

Requesting permission for the temporary street closure of 24th Street between 3rd and 4th Avenues from 5:30 p.m. to 10:00 p.m. on Monday, August 17, 1998 for the Pentecostal Assemblies of Canada (PAOC) 43rd Biannual Conference. (File No. CK. 205-1)

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

Moved by Councillor Atchison, Seconded by Councillor McCann,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**5) Susan Lamb, Chief Executive Director
Meewasin Valley Authority, dated June 19**

Submitting a copy of the Meewasin Valley Authority Financial Statements, year ended March 31, 1998. (File No. CK. 180-6)

RECOMMENDATION: the information be received.

Moved by Councillor Heidt, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

**6) Gloria Mitchell, Sidewalk, Sale Coordinator
Downtown Merchants Association, dated June 23**

Requesting permission for the temporary street closure of 2nd Avenue between 25th and 20th Streets from 6:00 a.m. to 9:00 p.m. on Thursday, July 9 and from 6:00 a.m. to 6:00 p.m. on Friday, July 10 and Saturday, July 11 for the 22nd Annual Second Avenue Sidewalk Sale. (File No. CK. 205-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 25**

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

Moved by Councillor McCann, Seconded by Councillor Harding,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**7) Robert Heidt, Managing Director
Eighth Street Business Association, dated June 24**

Submitting comments regarding a median opening at mid-block, Plaza 1800. (File No. CK. 6320-5-2)

DEALT WITH EARLIER. SEE PAGE NO. 16.

**8) His Worship the Mayor, Chair
Board of Police Commissioners, dated June 23**

Requesting approval for an internal operating loan of up to \$1,000,000 for the renovation of the first floor of the Police Headquarters Building. (File. No. CK. 600-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Atchison, Seconded by Councillor McCann,

THAT City Council approve an internal operating loan of up to \$1,000,000 to finance the renovation of the first floor of the Police Headquarters Building.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 26**

**9) Ken Campbell, Regional Director
Saskatchewan Abilities Council, dated June 24**

Submitting comments regarding grant application under the Social Services Component of the 1998 Assistance to Community Groups: Cash Grants Program. (File No. CK. 1871-3)

DEALT WITH EARLIER. SEE PAGE NO. 9.

**10) Marlene Hall, Secretary
Development Appeals Board, dated June 12**

Submitting Notice of Development Appeals Board Hearing regarding property at 646 Brabant Place. (File No. CK. 4352-1)

**11) Marlene Hall, Secretary
Development Appeals Board, dated June 16**

Submitting Notice of Development Appeals Board Hearing regarding property at 867 University Drive. (File No. CK. 4352-1)

**12) Marlene Hall, Secretary
Development Appeals Board, dated June 23**

Submitting Notice of Development Appeals Board Hearing regarding property at 410 Avenue L North. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 27**

**13) Ken Wood, General Manager
Saskatchewan Place, dated June 25**

Requesting approval of a motion of the Saskatchewan Place Board of Directors regarding capital projects to be funded by a productivity loan from the City. (File No. CK. 1711-9)

RECOMMENDATION: that City Council approve a productivity loan of \$375,000 from the City for capital projects.

Moved by Councillor Birkmaier, Seconded by Councillor Heidt,

THAT City Council approve a productivity loan of \$375,000 from the City for capital projects.

CARRIED.

**14) John Benesh and Joanne Benesh, Shareholders/Directors
Bruce Capital Corporation, dated June 25**

Submitting comments regarding the proposed rezoning of 1113 to 1117 Broadway Avenue. (File No. CK. 4351-1)

RECOMMENDATION: that the information be received and considered with Clause 2, Report No. 10-1998 of the Municipal Planning Commission.

Moved by Councillor Maddin, Seconded by Councillor Roe,

THAT that the information be received and considered with Clause 2, Report No. 10-1998 of the Municipal Planning Commission.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 28**

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Mrs. John Meier
301 - 405 Cree Crescent, undated**

Requesting bus service to Cree Place, Cree Crescent, St. James, etc. **Referred to the Administration.** (File No. CK. 7311-4)

**2) Karren Dyck
1607 Adelaide Street East, undated**

Submitting comments regarding parking availability at parks in the city. **Referred to Administration.** (File No. CK. 6120-1)

**3) Dennis Sabat
1326 - 12th Street East, dated June 12**

Submitting comments regarding the Smoking Bylaw. **Referred to the Administration.** (File No. CK. 185-3)

**4) Jan Williams-Russell, President
Lakeridge Community Association, dated June 16**

Submitting comments regarding skateboard facilities in Saskatoon. **Referred to the Planning and Operations Committee.** (File No. CK. 610-1)

**5) David Taylor, President
Lakeview Community Association, dated June 17**

Submitting comments regarding skateboard facilities in Saskatoon. **Referred to the Administration.** (File No. CK. 610-1)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 29**

- 6) **Pauline Gaudette**
1212 Currie Avenue, dated June 18

Submitting comments regarding the traffic flow at the intersection of 22nd Street and Circle Drive. **Referred to the Planning and Operations Committee.** (File No. CK. 6320-1)

- 7) **Joel Young, Chairperson**
College Park Elementary PTA, dated June 19

Submitting comments regarding the Traffic Safety Action Plan for the City of Saskatoon. **Referred to the Planning and Operations Committee.** (File No. CK. 6150-1 and 5200-2)

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Atchison,

THAT the information be received and that Items B.4 and B.5 be referred to the Administration for development of a Skateboard Policy.

CARRIED.

C. PROCLAMATIONS

- 1) **Keith Wong, Public Relations Coordinator**
Muscular Dystrophy Association of Canada, dated June 9

Requesting Council to proclaim September, 1998, as Muscular Dystrophy Awareness Month in Saskatoon. (File No. CK. 205-5)

- 2) **Denise Bilawchuk, Chair Pride '98**
Saskatoon Lesbian and Gay Pride Week 1998, dated June 9

Requesting Council to proclaim June 28 to July 4, 1998 as Lesbian, Gay, Bisexual and Transgender Pride Week in Saskatoon. (File No. CK. 205-5)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 30**

**3) Colette Burrell, Volunteer Co-Director
1998 Saskatoon Shinerama Campaign, dated June 1998**

Requesting permission to shine the shoes of Council members at a City Council Meeting (September 21, 1998) near the Shinerama Day and requesting Council to proclaim September 17, 1998 as Shinerama Day in Saskatoon. (File No. CK. 205-5)

**4) Jill Cope, Marketing/Public Relations Director
Persephone Theatre, dated June 22**

Requesting Council to proclaim September 21 to 26, 1998 as Persephone Theatre Week in Saskatoon. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section C;
 - 2) that participants of Shinerama Saskatoon be given permission to shine the shoes of Council members at the City Council meeting on September 21, 1998; and
 - 3) that the City Clerk be authorized to sign the proclamations on behalf of City Council.

Moved by Councillor Roe, Seconded by Councillor Atchison,

- 1) that City Council approve all proclamations as set out in Section C;*
- 2) that participants of Shinerama Saskatoon be given permission to shine the shoes of Council members at the City Council meeting on September 21, 1998; and*
- 3) that the City Clerk be authorized to sign the proclamations on behalf of City Council.*

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 31**

REPORTS

Councillor Waygood, member, presented Report No. 5-1998 of the Municipal Heritage Advisory Committee;

Mr. G. Kitz, Member, presented Report No. 10-1998 of the Municipal Planning Commission;

A/City Manager Richards presented Report No. 13-1998 of the City Manager;

A/City Manager Richards presented Addendum to Report No. 13-1998 of the City Manager;

Councillor Harding, Chair, presented Report No. 13-1998 of the Planning and Operations Committee;

Councillor Maddin, Chair, presented Report No. 12-1998 the Administration and Finance Committee;

Mr. L. Theisen, Chair, submitted Report No. 1-1998 of the Board of Trustees - General Superannuation Plan;

Councillor Birkmaier, Chair, presented Report No. 4-1998 of the Land Bank Committee;
and

His Worship Mayor Dayday, Chair, presented Report No. 9-1998 of the Executive Committee.

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

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

- a) Report No. 5-1998 of the Municipal Heritage Advisory Committee;*
- b) Report No. 10-1998 of the Municipal Planning Commission;*
- c) Report No. 13-1998 of the City Manager;*
- d) Addendum to Report No. 13-1998 of the City Manager;*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 32**

- e) Report No. 13-1998 of the Planning and Operations Committee;*
- f) Report No. 12-1998 of the Administration and Finance Committee;*
- g) Report No. 1-1998 of the Board of Trustees - General Superannuation Plan;*
- h) Report No. 4-1998 of the Land Bank Committee; and*
- i) Report No. 9-1998 of the Executive Committee.*

CARRIED.

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

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

Committee arose.

Councillor Harding, 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. 10-1998 OF THE MUNICIPAL PLANNING COMMISSION

Composition of Commission

Mr. Glen Grismer, Chair
Ms. Ann March, Vice-Chair
Councillor P. Roe (shared position)
Councillor K. Waygood (shared position)
Mr. Ron Mantyka
Mr. Ken Rauch
Ms. Leslie Belloc-Pinder
Mr. Gregory Kitz
Ms. Georgia Bell Woodard
Ms. Lina Eidem
Mr. Paul Kawcuniak
Ms. Sheila Denysiuk
Mr. Nelson Wagner
Mr. Ken McDonough

1. **Proposed Rezoning**
310 Lenore Drive
Part of Parcel K, Block 938, Plan 78-S-11222
R.4 to R.1A District
Silverwood Neighbourhood
Applicant: Mr. Arnold Thiessen
(File No. CK. 4351-1)

RECOMMENDATION:

- 1) that City Council approve the advertising respecting the proposal to rezone Part of Parcel K, Block 938, Plan 78-S-11222 from an R.4 District to an R.1A District;
- 2) that the General Manager, Planning and Building Department be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required Bylaw; and

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 34**

- 4) that at the time of the public hearing City Council consider the Commission's recommendation that the rezoning be approved.

ADOPTED.

Attached is a copy of a report of the Planning and Building Department dated June 3, 1998, regarding the above-noted proposed Rezoning of Part of Parcel K, Block 938, Plan 78-S-11222 (310 Lenore Drive) from an R.4 District to an R.1A District.

Your Commission has considered and concurs with the recommendations of the Planning and Building Department with respect to approval of the proposed rezoning.

- 2. Proposed Rezoning
1111 Broadway Avenue
Lot 6, Block 21, Plan G 103
R.2 District to an M.1 District
and
1113 to 1117 Broadway Avenue
Lots 7, 8, 9 and the North 2 feet of Lot 10, Block 21, Plan G 103
R.2 District to an M.1 District by Agreement
(File No. CK. 4351-1)**
-

RECOMMENDATIONS:

- 1) that City Council approve the advertising respecting the proposal to:
- a) Rezone by Agreement Lots 7, 8, 9 & the North 2 feet of Lot 10, Block 21, Plan G 103 (1113 to 1117 Broadway Avenue) from an R.2 District to an M.1 District subject to the execution of an agreement between Benesh Law Office and the City of Saskatoon, which Agreement would permit the carrying out of a specific development proposal on the said land, namely:
- i. a 485 square metre (5,221 ft²) building for office use ;
 - ii. a maximum height of 7.5 metres (25 feet);
 - iii. a front yard setback of 6 metres (20 feet);
 - iv. a South side yard setback of 1.5 metres (5 feet);
 - v. a rear yard setback of 6 metres (20 feet);
 - vi. a maximum floor area ratio of .28:1;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 35**

- vii. signs in accordance with Signage Group No. 2;
 - viii. seventeen (17) off-street parking stalls plus one (1) barrier free stall;
 - ix. landscaping in accordance with attached drawings.
- b) Rezone Lot 6, Block 21, Plan G 103 (1111 Broadway Avenue) from an R.2 District to an M.1 District.
- 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required Bylaw; and
- 4) that at the time of the public hearing City Council consider the Commission's recommendation that the rezoning be denied.

Attached is a copy of the report of the Planning and Building Department dated June 8, 1998, regarding a proposal to Rezone by Agreement Lots 7, 8, 9 and the North 2 feet of Lot 10, Block 21, Plan G 103 (1113 to 1117 Broadway Avenue) from an R.2 District to an M.1 District subject to an Agreement and to Rezone Lot 6, Block 21, Plan G 103 (1111 Broadway Avenue) from an R.2 District to an M.1 District.

Your Commission has reviewed the above application with the Planning and Building Department, as well as with representatives of the applicant and owners. Your Commission has also received the attached additional information submitted by Mr. Chuck LaPointe with respect to the matter.

Upon review of the matter, your Commission concurs with the recommendation of the Planning and Building Department that this application be denied. Your Commission does not wish to initiate commercial development on Broadway Avenue south of 8th Street, nor is the proposed development appropriate for the site in question.

Pursuant to earlier resolution, Item AA.14 of "Communications" was brought forward and considered.

IT WAS RESOLVED:

- 1) *that City Council approve the advertising respecting the proposal to:*
- a) *Rezone by Agreement Lots 7, 8, 9 & the North 2 feet of Lot 10, Block 21, Plan G 103 (1113 to 1117 Broadway Avenue) from an R.2 District to an M.1 District*

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 36**

subject to the execution of an agreement between Benesh Law Office and the City of Saskatoon, which Agreement would permit the carrying out of a specific development proposal on the said land, namely:

- i. a 485 square metre (5,221 ft²) building for office use ;*
 - ii. a maximum height of 7.5 metres (25 feet);*
 - iii. a front yard setback of 6 metres (20 feet);*
 - iv. a South side yard setback of 1.5 metres (5 feet);*
 - v. a rear yard setback of 6 metres (20 feet);*
 - vi. a maximum floor area ratio of .28:1;*
 - vii. signs in accordance with Signage Group No. 2;*
 - viii. seventeen (17) off-street parking stalls plus one (1) barrier free stall;*
 - ix. landscaping in accordance with attached drawings;*
- b) Rezone Lot 6, Block 21, Plan G 103 (1111 Broadway Avenue) from an R.2 District to an M.1 District;*
- 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;*
- 3) that the City Solicitor be requested to prepare the required Bylaw; and*
- 4) that at the time of the public hearing City Council consider the Commission's recommendation that the rezoning be denied.*

- 3. Discretionary Use Application**
Restaurant
1624 Lorne Avenue
Lots 23 and 24, Block 2, Plan GO
Applicant: Douglas and Bonnie Bentham
(File No. CK. 4355-1)

DEALT WITH EARLIER. SEE PAGE NO. 1.

REPORT NO. 5-1998 OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE

Composition of Committee

Mr. D. Kerr, Chair
Ms. M. Boechler, Vice-Chair
Councillor K. Waygood
Ms. P. Melis
Mrs. M. Schappert
Mr. R. Jaremko
Mr. S. Hanson
Mr. W.J. Campbell
Ms. B. Anderson
Mr. B. Schaffel
Ms. C. Yates
Ms. G. Vanderlinde
Mr. J. McLeod
Mr. B. Kowaluk

- 1. Application to Alter Designated Heritage Site - Bylaw No. 7122
Forestry Farm Superintendent's Residence
1903 Forest Drive
A Portion of Parcel "A", Plan No. 65-S-24721
(Files CK 4205-8-4, 710-1 and PL712-48)**

RECOMMENDATION: that the application submitted by Friends of the Forestry Farm House Incorporated (the lessee of the municipally-designated heritage property, the Superintendent's Residence) with the concurrence of the owner (represented by the Manager, Capital Resources & Special Use Facilities Branch, Leisure Services), respecting the replacement of the existing shingles on the roof of the Superintendent's Residence with wooden shingles and the use of torchon roofing membrane on the flat roof of the dormer be approved.

ADOPTED.

Your Committee has reviewed the above application with the Administration and with Ms. Bernie Cruikshank, President, Friends of the Forestry Farm House Inc., and is recommending approval of

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 38**

the application as outlined in the following report of the General Manager, Planning and Building Department dated June 17, 1998:

“BACKGROUND

The Planning and Building Department has received an application (dated June 11, 1998) from the Friends of the Forestry Farm House Incorporated, the lessee of the Superintendent's Residence in the Forestry Farm Park, regarding proposed alterations to the property. (See Attachment 1.) The application includes a letter dated June 8, 1998, from the owner's representative, the Manager, Capital Resources, Leisure Services Department, City of Saskatoon, indicating concurrence with the proposal. The Superintendent's Residence was designated as Municipal Heritage Property by City Council on July 23, 1990. Attached for information is a copy of Bylaw No. 7122. (Attachment 2.)

Section 23 of the *Heritage Property Act* states that the owner of a municipal heritage property must receive written approval from City Council to undertake alterations or repair of such property. Council shall consider the application and, within thirty days of the receipt of the application, the owner shall be notified of Council's decision.

REPORT

Nature of Proposed Alterations

The lessee is proposing alterations to the roofing area of the Superintendent's Residence. Normally we would require that an overall plan for the structure (excluding the interior which is exempted from the need for approval for alterations) be submitted. However, given that protection of the structure from further water damage is of immediate concern, the Planning and Building Department agreed to accept an application for reshingling the roof. Any further applications for alterations to the structure must be submitted within the context of an overall plan.

The lessee is applying to reshingle the entire roof area, including the main roof, both dormers and the front porch. With the exception of the flat-roofed dormer, it is proposed that wooden shingles be used (either Grade 3 cedar or Grade 2 pine). The flat-roofed dormer would be covered in a torchon roofing membrane which bonds to the roof surface.

Evaluation of Proposal

Civic Administration staff inspected the site on June 17, 1998. Given the intent to restore the property to the 1920s period, the use of wooden shingles is appropriate. We commend the Friends of the Forestry Farm House on their research efforts to ensure that the replacement shingles are as close to the original in material, size and placement as feasible.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 39**

We recognize that the flat-roofed dormer has had extensive leakage problems over a considerable period of time. Given that the proposed surfacing product (torchon roofing membrane) is visually similar to the original tar, paper and gravel covering and should outperform it, and that the flat roof cannot be seen from ground level, we concur with the use of this product.

POLICY IMPLICATIONS

This report complies with the *Civic Heritage Policy* (December 16, 1996).

FINANCIAL IMPACT

There is no financial impact.

ATTACHMENTS

1. Application to alter a designated heritage site from the Friends of the Forestry Farm House, dated June 11, 1998.
 2. Bylaw No. 6408, 'A Bylaw of the City of Saskatoon to designate a portion of Parcel "A", Plan No. 65-S-24721 as Municipal Heritage Property.'
- 2. Application to Alter Designated Heritage Site - Bylaw No. 6408
Albert Community Centre - Park
610 Clarence Avenue South
Lots 1 - 40, Block 15, Plan G18
(Files CK. 710-8 and PL715-4)**
-

RECOMMENDATION:

that the application submitted by the Parks Branch, Public Works, City of Saskatoon on behalf of the Albert Childcare Co-operative, a tenant in Albert Community Centre, to place a fenced play structure on municipal heritage property adjacent to Albert Community Centre be approved.

ADOPTED.

Your Committee has reviewed the application with the Administration, as well as with the applicant, Parks Branch Landscape Architect Beresnack, and Ms. Shirely Wright, Albert Childcare Co-operative, and is recommending approval of the application as outlined in the following report of the General Manager, Planning and Building Department dated June 17, 1998:

“BACKGROUND

The Planning and Building Department has received an application from the Parks Branch, Public Works, City of Saskatoon, on behalf of the Albert Childcare Co-operative, regarding proposed alterations to the site. (Attachment 1.) The Albert Community Centre property (the entire block between 12th and 11th Streets and Clarence and MacKinnon Avenues) was designated as Municipal Heritage Property by City Council on October 11, 1983. Attached for information is a copy of Bylaw No. 6408. (Attachment 2.)

Section 23 of the *Heritage Property Act* states that the owner of a municipal heritage property must receive written approval from City Council to undertake alterations or repair of such property. Council shall consider the application and, within thirty days of the receipt of the application, the owner shall be notified of Council's decision.

REPORT

Nature of Proposed Alterations

It is intended to locate a play structure between the north end of Albert Community Centre and 12th Street. There would be three major pieces of play equipment surrounded by a four-foot high chain link fence on three sides and existing landscaping on the fourth.

Evaluation of Proposal

Staff from the Planning and Building Department inspected the site on June 17, 1998. In reviewing this application, we considered the following points:

Visual Impact on Albert Community Centre

The primary intent of Bylaw No. 6408 is the conservation of the former Albert School building. Given that direction, our evaluation has focused primarily on the potential visual impact of the play area on the building.

- In our view, the proposed location of the play structure would not have a significant visual impact on Albert Community Centre. The view of the facade of the building from Clarence Avenue north to 12th Street would be unobstructed. The view of the north side of the building from 12th Street would be virtually unimpeded since the existing landscaping would conceal most of the play structures and fencing.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 41**

- The play area will be partially visible from Clarence Avenue. Given the original use of the property as a school, the play area will serve as a reminder of the past to those passing by.

Design of the Proposed Alteration

- Design requirements for play areas and structures are subject to regulations concerned with child safety. This evaluation recognizes that child safety is of paramount importance.
- Details regarding the colours and styles of the proposed playground equipment were not supplied. This point was discussed at the site visit and the applicant has indicated that the information will be available at the Municipal Heritage Advisory Committee meeting. We are prepared to accept the application as submitted, while encouraging the applicant to select colours and styles of equipment from the range available that complement the building and the site.
- The applicant has advised that the requirement for fencing is a condition of a grant that is being used to construct the site; chainlink fencing is proposed. While it would be preferable that a material and style of fencing more suited to the style of the building be used, the Planning and Building Department recognizes that a material such as wrought iron would be considerably more expensive. We are willing to accept the application as submitted, since chainlink fencing has been used extensively in schoolgrounds in the more recent past, including Albert School, as seen in the attached photograph. (Attachment 3.)

Based on these considerations, the Planning and Building Department recommends that the application be approved as submitted.

POLICY IMPLICATIONS

This report complies with the *Civic Heritage Policy* (December 16, 1996).

FINANCIAL IMPACT

There is no financial impact.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 42**

ATTACHMENTS

1. Application to alter a designated heritage site by Parks Branch, Public Works Department, City of Saskatoon, on behalf of the Albert Childcare Co-operative.
2. Bylaw No. 6408, 'A Bylaw of the City of Saskatoon to designate lots 1 to 40, inclusive, in Block 15, Plan No. G18 as municipal heritage property.'
3. Photograph of Albert School, undated. Saskatoon Public Library."

REPORT NO. 13-1998 OF THE CITY MANAGER

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 \$9,976,773.59	May 11, 1998	June 5, 1998
Schedule of Accounts Paid \$1,920,352.43	June 8, 1998	June 10, 1998
Schedule of Accounts Paid \$585,208.85	June 15, 1998	June 18, 1998
Schedule of Accounts Paid \$1,084,092.93	June 17, 1998	June 22, 1998
Schedule of Accounts Paid \$996,206.51 (File No. 1530-2)	June 18, 1998	June 24, 1998

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 43**

**A2) Incentive Application
Pleasure-Way Industries Ltd.
(File No. 3500-13)**

RECOMMENDATION: that City Council consider Bylaw No. 7770.

ADOPTED.

Report of the City Solicitor, June 19, 1998:

“City Council, at its meeting on September 22, 1997, instructed this Office to prepare the necessary Bylaw and Agreement to provide a business incentive to Pleasure-Way Industries Ltd. Bylaw No. 7770 and the attached Incentive Agreement provide for a five-year abatement, in part, of property taxes owing with respect to the property located at 349 Melville Street, Saskatoon, Saskatchewan. In accordance with City Policy No. C09-014 on Business Development Incentives, the Agreement provides that the abatement is subject to the following conditions:

- (a) the Applicant must continue to manufacture van motorhomes in the City of Saskatoon throughout the entire term of this Agreement;
- (b) the Applicant must create a minimum of five new, long-term skilled or semi-skilled jobs within one year of receiving the City’s approval for the incentive. In this Agreement, ‘long-term jobs’ refer to jobs which are expected to remain in existence for at least three years;
- (c) the Applicant must make a minimum investment of \$100,000.00 in land, buildings or equipment;
- (d) the Applicant must demonstrate an equity level of at least 20% for the entire term of the Agreement. In this Agreement, ‘equity’ is defined as consisting of:
 - (i) share capital;
 - (ii) earned, contributed or other surpluses; and
 - (iii) loans to the corporation by the shareholder if the loans are subordinate to all other liabilities for the entire term of this Agreement; and
- (e) the Applicant must derive a minimum of 40% of its revenue from sales outside of the City of Saskatoon for the entire term of this Agreement.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 44**

The proposed Agreement has been reviewed by Pleasure-Way Industries Ltd. and is acceptable as drafted.”

ATTACHMENT

1. Proposed Bylaw No. 7770 with Incentive Agreement attached as Schedule “A”.

**A3) Royalty Payments From the Sale of the Tax Management System (PANDA)
(File No. 1780-1)**

RECOMMENDATION: that the following report be received as information

ADOPTED.

Report of the General Manager, Corporate Information Services Department, June 22, 1998:

“In 1992, City Council approved a study that called for the replacement of the City’s mainframe computer applications, with networked personal computers working in a client server environment. One of the applications that needed to be replaced was the City’s Tax Management System. After an extensive search of the market, the Selection Team was unable to find a packaged solution that met our business and technical requirements. A decision was made to custom develop a new Tax Management System for the City. Rather than hire staff to do this development, the City entered into a ‘Public/Private’ partnership with Sierra Systems Consultants from Vancouver to develop this application. This was a true partnership with the City responsible for providing business knowledge, database administration, data administration, conversion, and report development.

In discussions with Sierra, it was felt there would be an opportunity to remarket this application to other Canadian municipalities. In 1995, the City signed a contract with Sierra Systems Consultants that assigned the marketing rights for the application to Sierra and royalty payments back to the City on every sale. Sierra is responsible for all costs related to the marketing and support of the application. The City’s role in the marketing effort is to provide references to potential clients and, if required, host potential clients to show them our working system. In January 1996, the new Tax Management (PANDA) System went into production and Sierra began their marketing effort in earnest.

To date, the Tax Management System has been successfully marketed to the City of Regina, the City of Moose Jaw, the City of Prince Albert, the Town of Melfort, the City of Kitchener, and the City of Winnipeg. We have received over \$80,000 in royalty payments, with \$40,000 coming

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 45**

from the Winnipeg sale, that have been returned to the reserves from which the development was initially funded. The cost to develop this application was \$270,000, and based on the royalties received, we have recovered nearly 30% of our investment. Sierra is still actively marketing the application and are having discussions with a number of potential clients in Ontario and British Columbia. This 'Public/Private' partnership is unique and has proven to be very successful.

Based on the success of this 'Public/Private' partnership, the City has entered into a similar contract with Sierra for the development of the new Utility Billing System. Three sales have already been confirmed, with a fourth possible, for this application which will be ready for delivery towards the end of this year. Royalty payments to the City will be well in excess of \$200,000. A lot of interest has been expressed from the US market, which could result in significant returns to the reserves that initially funded the development of this application."

**A4) City of Saskatoon
1998 Capital Budget
1999 - 2002 Capital Plan
(File No. 1702-1)**

RECOMMENDATION: that City Council consider Bylaw No. 7768.

ADOPTED.

Report of the City Solicitor, June 19, 1998:

"City Council, at its meeting on December 15, 1997, approved Capital Project 582, Fire Apparatus Refurbishment/Replacement subject to the establishment of the Fire Apparatus Reserve through the 1998 Operating Budget. On April 20, 1998, City Council approved the 1998 Operating Budget which included a provision to establish the Fire Apparatus Reserve.

The Budget and Financial Reporting Manager has requested that our Office bring forward the appropriate Bylaw to amend The Capital Reserve Bylaw No. 6774 to establish the Fire Apparatus Reserve. We are pleased to submit for Council's consideration Bylaw No. 7768, The Capital Reserve Amendment Bylaw, 1998 (No. 3)."

ATTACHMENT

1. Proposed Bylaw No. 7768.

A5) 1998 Year End Projections

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 46**

(File No. 1895-3)

RECOMMENDATION: that the information be received.

ADOPTED.

Report of the Acting General Manager, Finance Department, June 25, 1998:

“During its first meeting in October, City Council receives a detailed year end projection of actual year end results based on an analysis of information of the City’s operations for the period January 1 to August 31. However, City Council has also requested that it receive information on any major variances which might be known by mid-year.

We have examined our operations for the period January 1 to May 31 in order to provide such information to Council. While a mid-year review does not provide sufficient experience for any year end projection, it does allow for the reporting of any specific areas of the City’s operations which may be experiencing financial difficulty. Our review has indicated that, while some programs are experiencing minor budget variances, only Transit appears to be in a situation where that variance may not be corrected by the end of the year.

Due to the very mild winter, Transit revenues were substantially below estimates for January, February and March. While April and May revenues have exceeded budget expectations, the early reductions have resulted in a deficit to date estimated at \$400,000. The nature of this operation could produce results which vary from a limited recovery (based on the trends established the past two months) sufficient to allow Transit to finance any year end deficit from its Stabilization Reserve (with a current balance of \$211,000), to a deficit as high as \$750,000 should the five month actual results represent an average trend.

There are three alternatives which Council could direct at this time. It could direct the Administration to make major adjustments to the services offered by Transit. The risk is that those adjustments are counter productive to the revenue stream currently being attained. Council could direct service reductions in other programs offered by the City. This would require a debate similar to that experienced during the budget setting process. Finally, Council could defer its decisions to its first meeting in October, at which time it will have received a year end projection based on eight months of operations. This projection would more effectively determine if savings have been achieved in other City programs, or if revenues may have exceeded expectations, and confirm whether the current trend towards higher transit usage is being maintained.

While there is an inherent risk in waiting before any drastic action is taken to avoid a year end deficit, your Administration recommends this approach. It is too early in the year to determine the

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 47**

results of a major component of our budget (much of our operating budget is expended, and revenues earned, during the June to September period). The result could be that Council makes unpopular program cuts and then ends the year with a surplus because of other positive factors which occur during the last half of the year. If Council is comfortable with such a situation, and is able to prioritize program reductions, then this is the most conservative route with which to proceed. Should Council wish to defer any decisions to its October meeting, your Administration will ensure that an awareness exists regarding the current financial situation and instruct General Managers to make every effort at contributing towards the avoidance of a year end deficit. While some funding is available in the Sinking Fund, should a deficit not be avoidable, it is naturally our desire to rebuild the Revenue Stabilization Reserve (from surplus funds) rather than withdrawing from a limited discretionary funding source.”

Section B - Planning and Operations

**B1) Proposed Disabled Person’s Loading Zone
432 6th Street East
(File No. 6145-1)**

RECOMMENDATION: that a Disabled Person’s Loading Zone be installed in front of 432 6th Street East.

ADOPTED.

Report of the General Manager, Transportation Department, June 10, 1998:

“The Transportation Department has received a request from the resident of 432 6th Street East, for the installation of a Disabled Person’s Loading Zone in front of the residence. The resident operates a private care home. The Saskatchewan Abilities Council bus serves the transportation needs of the care home residents and, as such, requires the dedicated curb access provided by a Disabled Persons Loading Zone in front of the residence.

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 48**

**B2) Proposed Yield Sign Installation
Briarwood Subdivision
(File No. 6280-2)**

RECOMMENDATION: that a yield sign be installed at the location identified on Plan No. P10-2D (SP).

ADOPTED.

Report of the General Manager, Transportation Department, June 12, 1998:

“Construction of the new roadway infrastructure in the Briarwood subdivision has progressed to the point that an additional yield sign is now required. This proposed installation will properly assign right-of-way to Briarvale Road. It is proposed that a yield sign be installed at the location identified on the attached Plan No. P10-2D (SP).

The proposed installation conforms to City Policy No. C07-007, Traffic Control - Use of Stop and Yield Signs, for the installation of stop and yield signs, and will ensure that proper right-of-way is assigned along the collector roadway.”

ATTACHMENT

1. Plan No. P10-2D (SP).

**B3) Direct Purchase of Natural Gas Service
(File No. 1000-1)**

RECOMMENDATION:

- 1) that City Council authorize a new Natural Gas Agency agreement with CEG Energy Options Inc. for a one year period for the supply of natural gas to all City facilities; and
- 2) that the Acting City Manager and the City Clerk be authorized to execute the Natural Gas Agency contract documents, as prepared by the City Solicitor, under the Corporate Seal.

ADOPTED.

Report of the General Manager, Asset Management Department, June 16, 1998:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 49**

“Since August 1, 1991, the City of Saskatoon has contracted the services of CEG Energy Options Inc. to supply natural gas to various City facilities on a direct purchase basis. Under this contract, the City has realized significant savings on its natural gas requirements. Depending on the price of natural gas, some facilities were deleted from the contract at certain times because savings were drastically reduced due to a fluctuating market. However, over the entire term of the contract, the City has saved in excess of \$400,000 by purchasing its natural gas this way.

To date, only facilities that were large volume consumers of gas have been able to take advantage of direct purchase savings. This was due to high gas distribution costs which nullified any gas savings for small volume consumers. This situation has now changed with SaskEnergy’s intention to unbundle the cost of gas from its rates and offer a new gas delivery service. Basically, SaskEnergy has revised its rate structure to allow competition to enter the small volume consumer market.

CEG Energy Options Inc. is now offering the City of Saskatoon an opportunity to purchase natural gas on a direct basis for all City facilities. Based on the City’s current usage and depending on the natural gas price from year to year, there is the potential to save approximately \$30,000 annually under this new contract. This would be in addition to the savings of \$6,000 from facilities that are currently under contract to CEG. The franchise fee from SaskEnergy is not affected by the agreement and will continue to be received by the City of Saskatoon.”

**B4) Revisions to the Technical Planning Commission
Bylaw No. 5373
(File No. 185-11)**

RECOMMENDATION: 1) that City Council adopt the proposal to revise the Bylaw establishing a Technical Planning Commission; and,
2) that the City Solicitor be instructed to prepare the necessary amending Bylaw as outlined in this proposal.

ADOPTED.

Report of the General Manager, Planning and Building Department, June 18, 1998:

“The following report has been submitted for approval:

Revisions to the Technical Planning Commission Bylaw No. 5373.”

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 50**

ATTACHMENT

1. June 10, 1998 Report.

**B5) Land-Use Applications Received by the Planning and Building Department
For the Period Between June 4 to June 19, 1998
(For Information Only)
(File Nos. PL 4300 and 4355)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

Report of the General Manager, Planning and Building Department, June 19, 1998.

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

Subdivision

Application #28/98: 1201 Herman Avenue
Applicant: UMA Engineering for 598830 Saskatchewan Ltd.
Legal Description: Parcel D, Plan 70-S-0023 except in Plan 78-S-42716
Current Zoning: ID.1
Neighbourhood: Buena Vista
Date Received: June 17, 1998

Application #29/98: Lemay Crescent / Court / Place (no civic address assigned)
Applicant: Webb Surveys for City of Saskatoon
Legal Description: Parcels HH & JJ, Plan 96-S-22416
Current Zoning: R1.A
Neighbourhood: Silverspring
Date Received: June 15, 1998

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 51**

Application #30/98: St. Henry Avenue and St. Cecilia Avenue at Isabella Street (no civic address)
Applicant: Webb Surveys for City of Saskatoon and Ardek Holdings
Legal Description: Lots 7 to 11, Block 479 and Parcel A, Plan 62-S-03373
Current Zoning: R.4
Neighbourhood: Exhibition
Date Received: June 9, 1998

Application #31/98: 225 Melville Street
Applicant: Tri-City Surveys for Canadian National Railway
Legal Description: Lot 17, Block 534, Plan 66-S-18566
Current Zoning: ID.1
Neighbourhood: CN Industrial
Date Received: June 8, 1998

Discretionary Use

Application D5/98: 2815 Estey Drive
Applicant: Donald M. Miller
Legal Description: Lot 4, Block 368, Plan G924
Current Zoning: B.1
Proposed Use: Private School and Preschool
Neighbourhood: Nutana Park
Date Received: June 16, 1998

Application D6/98: Idylwyld Drive and 25th Street (no civic address assigned)
Applicant: Kindrachuk Agrey Architects Ltd.
Legal Description: Plan 84-S-27179
Current Zoning: RM.4
Proposed Use: Parking Station
Neighbourhood: Caswell Hill
Date Received: June 15, 1998.”

ATTACHMENTS

1. Plan of Proposed Subdivision #28/98 - 1201 Herman Park.
2. Plan of Proposed Subdivision #29/98 - Lemay Crescent/Court/Place.
3. Plan of Proposed Subdivision #30/98 - St. Henry Avenue at Isabella Street.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 52**

**B6) Subdivision Application #27/98
Pinehouse Drive - Part of Umea Park
(File No. 4300-28-98)**

RECOMMENDATION:

- 1) that City Council resolve, in connection with the approval of Subdivision Application No. 27/98, that it would be impractical and undesirable to require full compliance with Section 16(3) of Subdivision Bylaw No. 6537 for the following reasons:
 - a) the proposed parcel is being created as a leasehold parcel within a park and is being created from unique circumstances to satisfy a large community recreational need. The proposal warrants waiver since the requirement for perpendicular side lines will not achieve any significant community benefit in this instance. The Saskatoon Soccer Centre Inc. have very definite needs and specific space requirements which are being satisfied by the proposed parcel; and,
- 2) that Subdivision Application No. 27/98 be approved, subject to the payment of \$50.00 being the required approval fee.

ADOPTED.

Report of the General Manager, Planning and Building Department, June 17, 1998:

“The following subdivision application has been submitted for approval:

Subdivision Application: #27/98
Applicant: Tri- City Surveys for City of Saskatoon
Legal Description: Part of MR1, Plan 77-S-13019
Location: Pinehouse Drive - Part of Umea Park

ATTACHMENT

1. June 11, 1998 Subdivision Report.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 53**

**B7) Easement Requirement - Sask Energy
Briarwood Subdivision
Parcel C, Saskatoon, Plan 96-S-13323, Saskatoon
(File No. PL 4090-3)**

- RECOMMENDATION:**
- 1) that City Council grant an easement to SaskEnergy as outlined on the attached plan; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute, under the corporate seal and in a form that is satisfactory to the City Solicitor, the formal agreement with respect to this agreement.

ADOPTED.

Report of the General Manager, Planning and Building Department, June 17, 1998:

“Glenda M. Fidek, on behalf of SaskEnergy’s Land Services, has requested the City’s approval for an easement over part of Parcel C, Plan 96-S-13323 as shown on the attached plan.

The purpose of this easement is for access to the natural gas distribution pipeline to be installed to service the Brookmore neighbourhood in the Briarwood subdivision. Subdivision Application No. 38/95 was approved by City Council on February 5, 1996.

Because the property in this application was privately owned when it was considered by City Council, the approval did not include the granting of easements. The City has joint title now along with Boychuk Investments Ltd., Preston Developments Inc., 584243 Saskatchewan Ltd., and Briarwood Developments Ltd. to the parcel of land over which SaskEnergy requires an easement.

The Planning and Building Department, along with Boychuk Investments Ltd., Preston Developments Inc., 584243 Saskatchewan Ltd., and Briarwood Developments Ltd., have no objections to granting the proposed easement to SaskEnergy.”

ATTACHMENT

1. Part of Parcel C - location plan of proposed easement.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 54**

**B8) Purchase of School Board Lands
South Downtown
(File No. 4130-2)**

RECOMMENDATION: that the information be received.

ADOPTED.

On February 17, 1997, the City of Saskatoon entered into an agreement with Princeton Developments Ltd., whereby Princeton Developments Ltd. would acquire the School Board land for a development in south downtown, and the City would exchange its ownership of Block 146 for \$300,000 and all of Princeton's land holdings in the north industrial area. Princeton, as a final condition, would construct a building on Block 146 having an area of at least 75,000 square feet and a value of at least \$7,500,000.

Princeton commenced negotiations with the School Board in 1997, but was unable to reach an agreement. The School Board, in fact, in the fall of 1997 offered their land for sale by tender. Various tenders were received including a City bid of \$2.4M for the land, and a Princeton bid of \$2.4M for the land.

The School Board rejected all tenders, and as required by Section 147 of *The Education Act*, commenced negotiations with the City for the potential sale of the property. Negotiations started on April 8, 1998, and have been on-going ever since.

Initial Proposal

Initially, the School Board indicated it would locate a new building on the grassed area at 3rd Avenue and 19th Street in front of the present Gathercole Centre. They would use the land behind the building for surface parking and sell to the City the residual land, including the Gathercole Building for a pro rata cost based on a total land price of \$2.4M times the residual land available for development. The estimated cost to the City would have been approximately \$1.8M.

Your staff received this proposal, and then informed the School Board that while we understood the Board's position, under the Direct Control District (D.C.D.) guidelines governing the site, it would be unlikely that surface parking would be approved on any land overlooking the riverbank. However, we would be willing to buy all the land except for the "grass area" required for their new building, for approximately \$2.0M. The School Board requested that we attempt to provide at least 150 parking stalls for them to consider our counter offer. The parking could be available on Block 146 as Princeton Developments had planned to build a parkade on that site.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 55**

However, the parkade would have to be enlarged to accommodate a further 150 parking spots. If the School Board was to remain on the South Downtown site, the City indicated that it would not provide any resources for parking.

Counter Offer

In order to provide other alternatives, the City, with the support of the Partnership, did offer to contribute \$1.0M from the Parking Reserve to assist the School Board in providing parking in the Princeton parkade. The key condition was that the School Board had to vacate the South Downtown site and move to Block 146, or any other acceptable site in the downtown area.

The School Board countered this offer with the following:

- 1) Sell their land for \$2.4M.
- 2) That they remain in the Gathercole Building for three years or until a new building was built.
- 3) That they receive one acre of land on Block 146 at the corner of 2nd Avenue and 19th Street for free.
- 4) That they not be charged any offsite levies.
- 5) That they would contribute \$.8M to the construction of a parkade providing the City contributed \$1.0M to the same parkade and that 150 parking spots be available to them Monday to Friday 7:00 a.m. to 6:00 p.m.

Essentially, these conditions were acceptable to the Administration, however, as per our agreement with Princeton Developments, who now control Block 146, their approval was required.

Princeton Developments agreed to provide the land free of charge at the corner of 2nd Avenue and 19th Street for a School Board Office and free land for the parkade. They also agreed that their parkade could be enlarged at a maximum cost of \$1.8M to accommodate 150 parking stalls, however, Princeton Developments required that part of the main floor of the building fronting 2nd Avenue be retail space. This space would not have access to the main School Board Building, and could be either leased to Princeton or owned by Princeton through a stratified title. As Princeton Developments had provided almost one acre of land at no cost, Princeton required the retail space to ensure that the South Downtown project was economically viable. Without the commitment to the retail space, Princeton was unwilling to proceed with the project.

The School Board has refused to accept any retail space in the proposed new building, and as a result, an impasse has been reached. Therefore, no agreement has been reached with the School Board and negotiations have adjourned.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 56**

**B9) Appointment of Bylaw Enforcement Officers
Smoking Control Bylaw
(File No. 115-1)**

RECOMMENDATION: that City Council consider Bylaw No. 7764.

ADOPTED.

Report of the City Solicitor, June 12, 1998:

“At its meeting held on May 19, 1998, City Council approved the appointment of the Chief Officers and Fire Inspectors of the Fire and Protective Services Department as bylaw enforcement officers for the purpose of enforcing the Smoking Control Bylaw. We have prepared and enclose Bylaw No. 7764 which reflects the necessary amendments to the Smoking Control Bylaw.

Also, as a housekeeping matter, Schedule ‘A’ is being added to the Smoking Control Bylaw.”

ATTACHMENT

1. Proposed Bylaw No. 7764.

**B10) Exhibition Area Special Residential Parking Program Report
(File No. 120-1)**

RECOMMENDATION: that City Council consider Bylaw No. 7769.

ADOPTED.

Report of the City Solicitor, June 18, 1998:

“At its meeting on June 15, 1998, Council resolved:

- ‘1) that a special resident parking permit program be implemented for the residents of the Exhibition area during the staging of the Prairieland Exhibition event on an annual basis; and,
- 2) that the City Solicitor prepare the necessary bylaw or bylaw amendment to implement the above.’

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 57**

We have prepared and submit for Council's consideration Bylaw No. 7769 amending Bylaw No. 7200 to accomplish the same."

ATTACHMENT

1. Proposed Bylaw No. 7769.

**B11) Application for Registration of Condominium Plan
3625 Chaben Place (R.4 Zoning District)
Portion of Lot 6, Block 651, Plan 68-S-18727
(File No. PL 4132- 5/98)**

- RECOMMENDATION:**
- 1) that the conversion of the multiple-unit dwelling at 3625 Chaben Place to a condominium be approved in principle; and,
 - 2) that after the necessary building modifications have been made, to the satisfaction of the General Manger, Planning and Building Department, to correct the building code variances, as noted in the architect's report submitted and any other variances that are encountered during the plan review and inspection process, the City Clerk be authorized to prepare and forward the certificate to the applicant.

ADOPTED.

Report of the General Manager, Planning and Building Department, June 9, 1998:

"An application has been submitted by Marlin Tobias requesting approval in principle for the registration of a condominium plan through the conversion of a building which is located on a Portion of Lot 6, Block 651, Plan 68-S-18727 (3625 Chaben Place).

The applicant wishes to convert the existing 24-suite rental apartment building to condominium ownership. If City Council provides approval, the applicant will undertake all building improvements in order to meet the building code prior to requesting final project approval.

This application has been reviewed in accordance with City of Saskatoon Policy C09-004 - Condominium Conversions. The results of this review are as follows:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 58**

Written Notice

On January 26, 1998, each tenant received written notice that an application was being made to the City of Saskatoon to convert the apartment building for condominium purposes. A copy of this notice was provided by the applicant to the Planning and Building Department, along with a list of the tenants who received the notice.

Option to Purchase

On May 7, 1998, each tenant was given the option to purchase a unit through a notice indicating estimated unit prices, monthly fees, and taxes. Copies of the engineering report were provided to the tenants at this time for their review.

Professional Review of Building

On May 7, 1998, the applicant submitted an engineering report addressing the building's critical life safety conditions to the Planning and Building Department.

Compliance with the Zoning Bylaw

Portion of Lot 6, Block 651, Plan 68-S-18727 (3625 Chaben Place) is zoned R.4 District in the City of Saskatoon Zoning Bylaw. Based on the information provided by the applicant, the north side yard has a setback of 1.625 metres (5.33 feet). With respect to side yard setbacks for multiple unit dwellings in an R.4 District, Section 30.(8) of the Zoning Bylaw requires that the side yard setback be not less than 2.5 metres (8.2 feet). This results in an encroachment of 0.875 metres (2.87 feet). The proposal complies with all other requirements of the Zoning Bylaw.

Compliance with the National Building Code (UBAS Act)

The Building Standards Branch of the Planning and Building Department has reviewed the engineering report submitted by the applicant. The Building Standards Branch does not have any objection to the proposed condominium conversion provided that the building code variances, as noted in the architect's report submitted and any other variances that are encountered during the plan review and inspection process, are corrected, and the required building permits are obtained.

It is the opinion of the Planning and Building Department that the proposal to convert the existing apartment building at 3625 Chaben Place to a condominium complies with the City of Saskatoon's Policy C09-004 - Condominium Conversions and will not negatively affect the availability of rental accommodations or put undue hardship on the existing tenants

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 59**

Taking the preceding considerations into account, the Planning and Building Department advise that:

- a) separate occupancy of the units will not contravene the requirements of the Zoning Bylaw;
- b) the approval required under the Zoning Bylaw has been given in relation to separate occupancy of the units; and
- c) the building and the division of the building into units of separate occupancy will not interfere with the existing or likely future amenities of the neighbourhood.”

**B12) Silverspring Pocket Park Contract No. 8-0021
Capital Project No. 1170
Award of Tender
(File No. 4206-1)**

- RECOMMENDATION:**
- 1) that City Council approve an additional \$30,000.00, funded from the Neighborhood Park Development Reserve, for Capital Project No. 1170, Silverspring Pocket Park;
 - 2) that the tender for Silverspring Pocket Park, as submitted by Wilco Landscape Contractors Ltd., in the amount of \$108,890.00, which includes the base bid and the applicable Goods and Services Tax, be accepted; and,
 - 3) that the A/City Manager and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

ADOPTED.

Report of the General Manager, Public Works Department, June 22, 1998:

“Project 1170 of the approved 1998 Capital Budget provides \$92,000.00 for the construction of the Silverspring Pocket Park. The source of funding is the Neighbourhood Park Development Reserve.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 60**

The design of the park development followed consultations with the public. The overall project includes: grading, planting, seeding, and the installation of catch basins, pathways, irrigation, site furniture, a play structure, lighting, and related work.

The tenders for this project were opened on June 10, 1998, and were accompanied by the required bid bonds and letters of surety. Including all taxes, the bids were as follows:

Wilco Landscape Contractors Ltd., Saskatoon	\$108,890.00
Mi-Sask Industries Ltd., Saskatoon	\$118,235.00
Petrocare Construction Services Inc., Saskatoon	\$161,439.46

Taking into account not-in-contract costs, design fees, and the G.S.T. rebate, the net shortfall in funding is:

Tendered price, including taxes	\$108,890.00
Not-in-Contract costs (e.g. lighting, site furniture)	9,000.00
Design Fees	11,000.00
G.S.T. Rebate	(7,123.65)
Approved Budget	<u>(92,000.00)</u>
Net shortfall in funding	\$ 29,766.35

Approval of the additional \$30,000.00 would ensure completion of this project to a standard equivalent to other neighbourhood parks. The proposed source of funding is the Neighborhood Park Development Reserve.

The bids received for construction of this Park are very competitive; however they exceed funding available. The option of re-tendering is not recommended.

The completion of this project will have an incremental cost implication of \$1,100.00 on the Asset Management Department's 1999 Operating Budget, and \$800.00 on the Public Works Department 1999 Operating Budget."

ADDENDUM TO REPORT NO. 13-1998 OF THE CITY MANAGER

Section A - Administration and Finance

**A6) 1998 Contract Negotiations
Canadian Union of Public Employees, Local No. 859
(File No. CC 4722-4)**

- RECOMMENDATION:**
- 1) that City Council approve the proposed changes set out in the report of the General Manager of Human Resources dated June 26, 1998, with respect to the 1998 contract with the Canadian Union of Public Employees, Local No. 859; and,
 - 2) that City Council authorize completion of the revised contract incorporating all the changes for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

ADOPTED.

Report of the General Manager of Human Resources, June 26, 1998:

“Attached is a copy of a report dated June 26, 1998, detailing conditions agreed upon by the bargaining team of the City and the Canadian Union of Public Employees, Local No. 859.

The report 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, June 29, 1998.”

ATTACHMENT

1. Report dated June 26, 1998.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 62**

REPORT NO. 13-1998 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor H. Harding, Chair
Councillor D. Atchison
Councillor P. McCann
Councillor P. Roe
Councillor R. Steernberg

1. Communications to Council

**From: Ken Achs, President
Mid-West Development (2000) Corp.
Date: November 24, 1997
Subject: Median Opening at 8th Street and Sommerfeld Avenue
(File No. CK. 6320-5-2)**

DEALT WITH EARLIER. SEE PAGE NO. 16.

**2. Letter dated May 1, 1998 from Dominic Iula, President,
Saskatchewan Masonry Institute and Ron Chelak,
Representative, North Saskatchewan Masonry Association
Regarding Stucco Application
(File No. CK. 530-1)**

DEALT WITH EARLIER. SEE PAGE NO. 13.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 63**

**3. Spraying of Public Lands by
Community Associations and Private Individuals
(File No. CK. 4200-2)**

RECOMMENDATION: that no person be allowed to spray public lands without the written consent of the General Manager, Public Works Department.

ADOPTED.

Your Committee, at its meeting held on May 12, 1998, has considered the attached report of the General Manager, Public Works Department dated April 30, 1998, outlining criteria to be followed to determine approval of community associations and private individuals requesting to spray public lands. Your Committee requested additional information regarding the number of requests received, as well as the potential liability to the City with respect to the spraying of public lands by community associations or private individuals.

Your Committee has also reviewed the attached report of the General Manager, Public Works Department dated May 14, 1998, as well as the attached report of the City Solicitor dated May 26, 1998, setting out revisions and additions to the proposed criteria. Your Committee is recommending that no person be allowed to spray public lands without the written consent of the General Manager, Public Works Department.

**4. 1998 Capital Budget
Project 901-12: Harold Tatler Park Upgrading
(Files CK. 1700-1 and 4205-1)**

RECOMMENDATION:

- 1) that City Council approve \$39,000.00 in additional funding for Capital Project No. 901-12, Harold Tatler Park Upgrade, to be funded from the Parks Infrastructure Reserve;
- 2) that the tender for Harold Tatler Park Upgrading - Phase One (1998 Construction), as submitted by Wilco Landscape Contractors Ltd., in the amount of \$593,776.17 which includes the base bid and the applicable Goods and Services Tax, be accepted;
- 3) that the tender for Harold Tatler Park Upgrading - Phase Two (1999 Construction), as submitted by Wilco Landscape Contractors Ltd., in the amount of \$589,304.37 which

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 64**

includes the base bid and the applicable Goods and Services Tax, be accepted; and

- 4) that the City Commissioner and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

ADOPTED.

Your Committee has considered and concurs with the following report of the General Manager, Public Works Department, dated June 9, 1998, regarding the above matter:

“BACKGROUND

The size of Harold Tatler Park requires that the upgrade work be spread over two years to accommodate the funding from the Parks Infrastructure Reserve. In the 1998 Capital Budget, City Council approved \$619,000 in funding for Harold Tatler Park Upgrading. The funding was subsequently reduced to \$500,000 for 1998 and \$583,000 for 1999. Of the 1998 funding, \$486,000 has been allocated to Construction and \$14,000 to Design.

The design of the park development followed extensive consultations with the public. The overall project includes: grading, planting, seeding, and the installation of pathways, sports fields, irrigation, site furniture, a play structure, and related work.

Since the park is to be developed over a two-year period, the project was tendered in two phases to be carried out in 1998 and 1999.

The tenders for this project were publicly opened on May 20, 1998, and were accompanied by the required bid bonds and letters of surety. Including all taxes, the bids for Phase One (1998 Construction) are as follows:

Wilco Landscape Contractors Ltd., Saskatoon	\$ 593,776.17	
Petrocare Construction Services Inc., Saskatoon		\$ 802,642.31

The bids for Phase Two (1999 Construction), including all taxes, are as follows:

Wilco Landscape Contractors Ltd., Saskatoon	\$ 589,304.37	
Petrocare Construction Services Inc., Saskatoon		\$1,247,828.65

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 65**

DISCUSSION

Recent discussions with the Leisure Services Department have resulted in the expansion of the irrigated area to include an additional Senior Softball diamond, to be funded from Project #1143 Sportsfield Upgrade. The extent of funding is proposed to be \$46,847.16. With the additional funding from Project #1143, and taking into account the G.S.T. rebate, the net shortfall in 1998 funding is:

Tendered price, including taxes	\$593,776.17
Additional funding for irrigating Softball Diamond	(46,847.16)
G.S.T. Rebate	(22,196.13)
Approved budget for construction	<u>(486,000.00)</u>
Net shortfall in funding (1998)	\$ 38,732.88

The proposed funding for the 1998 shortfall is discussed as part of 'Financial Impact'.

The funding available in the 1999 Parks Infrastructure Reserve is \$583,000. In order to obtain the necessary funding to allow Phase Two construction in 1999, it is proposed that several projects intended to be funded from the Reserve be deferred. Project #1600: W.J.L. Harvey Drainage, will be deferred to the year 2001 and a portion of Project #901-16: Greystone Park Upgrade - Design, will be deferred until the year 2000.

By reallocating funding from these two projects, and taking into account the G.S.T. rebate, the net shortfall in 1999 funding is:

Tendered price, including taxes	\$589,304.37
Not-in-contract items (e.g. site furniture)	30,000.00
Construction supervision	24,000.00
G.S.T. rebate	(22,028.97)
Available funding from Parks Infrastructure Reserve	<u>(578,000.00)</u>
Net shortfall in funding (1999)	\$ 43,275.40

It is further proposed that the supply of furniture identified above as 'Not-in-contract' (\$30,000), and installation of site furniture and softball backstops (\$13,000), included in the 'Tendered price' above be delayed until the year 2000 to allow a positive cash flow within the Parks Infrastructure Reserve. This would provide for funding in the 1999 budget year.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 66**

JUSTIFICATION

The South Nutana Community Association has long awaited this project which has been deferred since 1993. The additional funding will allow completion of the overall site grading (North and South) and landscape development of Harold Tatler South in 1998. The proposed 1999 construction will allow completion of landscape development of Harold Tatler North except for site furniture and backstops which will be installed in the year 2000.

OPTIONS

The bids received for both Phases of this Park are very competitive however they exceed funding available. An increase in funding contribution to the Parks Infrastructure Reserve in 1999 would allow completion in 1999.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The additional funding for Phase I, 1998 construction will be provided in the following manner:

Project #1600 (Brevoort Park Drainage)	\$10,000 returned to source
Project #1599 (Kiwanis Park Irrigation)	20,000 returned to source
Parks Infrastructure Reserve (balance from 1997)	<u>9,000</u>
Total	\$39,000

The funding for 1999 will be accomplished by a series of deferrals in the Parks Infrastructure Reserve project. It is possible to substantially complete Harold Tatler Park Upgrading in 1999 by reallocating funds from other projects as outlined below.

Proposed 1999 Parks Infrastructure Reserve Projects:

Available funding: \$583,000

901-12: H. Tatler Park - Construction	\$578,000
901-16: Greystone Park - Site Survey	<u>5,000</u>
Total	\$583,000

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 67**

Greystone Park Design, \$20,000, deferred to Year 2000
Park Infrastructure - W. J. L. Harvey Park drainage repair, \$36,000, deferred to Year 2001

Proposed 2000 Parks Infrastructure Reserve Projects:

Available funding: \$666,000

901-12: H. Tatler Park - Furniture/Backstops	\$ 43,000
901-16: Greystone Park - Design	20,000
901-16: Greystone Park - Construction	600,000
901: S. Wheeler Park - Site Survey	<u>3,000</u>
Total	\$666,000

S. Wheeler Park Design, \$23,000, deferred to Year 2001
Park Infrastructure - A. E. Wilson Park irrigation upgrade \$40,000, deferred to Year 2001

Proposed 2001 Parks Infrastructure Reserve Projects:

Available funding: \$750,000

901: S. Wheeler Park - Design	\$ 23,000
901: S. Wheeler Park - Construction	374,000
1599: Kiwanis Park Irrigation - Design	10,000
1599: Kiwanis Park Irrigation - Construction	250,000
1600: Park Infrastructure - W. J. L. Harvey	36,000
1600: Park Infrastructure - A. E. Wilson	<u>40,000</u>
Total	\$733,000

The balance of \$17,000 remaining in Parks Infrastructure Reserve will be carried forward to the following year.

Proposed 2002 Parks Infrastructure Reserve Projects:

Available funding: \$767,000

901: S. Wheeler Park - Construction	\$500,000
901: S. Buckwold Park - Design	34,000
1600: Park Infrastructure	<u>40,000</u>
Total	\$574,000

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 68**

A balance of \$193,000 remaining in the Parks Infrastructure Reserve will be carried forward to the following year. Unfortunately this amount, in combination with the 2003 Infrastructure Reserve contribution, will not be adequate to complete S. Buckwold Park construction and undertake Robert Hunter East design in 2003 as previously projected. The Leisure Services Department expects that it will be required to reassess the Parks Infrastructure Program after 2002 and may change the order of priority for park upgrades in the years following 2002.

The completion of this project will have an incremental cost implication of \$4,100 on the Asset Management Department's 1999 Operating Budget, and \$16,600 on the Public Works Department 1999 Operating Budget.”

**5. Cosmo Civic Centre - Lease of Activity Area
(File No. CK. 610-2-1)**

- RECOMMENDATION:**
- 1) that the Cosmo Civic Centre Committee Room C be converted to office/reception space; and,
 - 2) that the costs associated with converting the space be funded from one-time and non-recurring rental revenues which materialize during 1998; and from a redistribution of salary provisions within the Leisure Services Department's 1998 operating estimates resulting from a delay in hiring, until July, of the Youth Program Coordinator position.

ADOPTED.

Your Committee has reviewed and supports the following report of the General Manager, Leisure Services Department dated June 8, 1998:

“BACKGROUND

In 1980, the City of Saskatoon implemented a decentralized system whereby Area Recreation Consultants were assigned to a specific geographic area or neighborhoods within the City. A decentralized system allowed field staff to provide on-going support to community associations so that they could become the primary delivery agent for neighborhood-based recreation programs. At that time, the field staff had office space in two schools, one on each side of the river. The department would have preferred to house

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 69**

these staff in City-owned leisure facilities, but the lack of space at existing facilities and the location of existing facilities did not provide feasible alternatives.

During the late 1980's and early 1990's, there were a number of changes to our recreation facility infrastructure; namely the building of the Lawson and Lakewood Civic Centres, and renovations to the Saskatoon Field House. These new facilities and renovations provided the opportunity to relocate our community development staff to City-owned recreation facilities. At that time, staff believed this would allow better access by neighborhood volunteers to their recreation consultant and bring volunteers to the recreation sites. However, in order to accommodate this relocation, spaces designed for reception and meeting activities were used for offices. In all, four offices for area recreation consultant staff are located in the above-noted leisure centres.

Additional office space is now required for a Youth Coordinator position approved during the 1998 budget review. This position is scheduled to be filled in July and will require an office location within easy access of the neighborhoods providing youth programs. Also, in April, 1998, the Indian and Metis Friendship Centre received funding to expand their programs and, as a result, the office space in that facility occupied by the Leisure Services Department Aboriginal District Programmer was no longer available for lease to our department. A permanent office location for this position is now required. This position has been temporarily accommodated at Cosmo Civic Centre.

The City of Saskatoon, under the leadership of the Asset Management Department, is currently reviewing the accommodation and office requirements of all departments within the Corporation in order to determine overall office requirements over a ten year period. The results of this study will be reported to City Council in the fall of 1998. In the interim, the Asset Management Department, at our request, undertook a review of office space currently occupied by the Leisure Services Department at the City Hall location. The purpose was to assess the long-term needs of staff at this location and determine the number of staff which, in light of this information, can be accommodated at this site. The results of this review concluded that 3-4 employees be relocated either to satellite locations or, if available, to adjacent space in City Hall.

Since 1989, the following changes have happened at the leisure centres that has further caused overcrowding and created a shortage of office space.

1. Moving facility rental and allocation function from City Hall to Lawson Civic Centre.
2. Hiring a self-funded fitness specialist for the First Step wellness program at Saskatoon Field House.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 70**

3. The implementation of automated equipment for registration, facility rental, printing services, and word processing.
4. Allocating a work area/station for aquatic supervisory staff.

The community association decentralized service system continues to work very well; however, your staff no longer believe that it is necessary to have the field staff offices geographically located within the area of the city that they serve. Furthermore, there is a need to find office space for the Youth Coordinator and Aboriginal District Programmer positions. This report is proposing to centralize the community development staff in one location to: i) alleviate the overcrowding at the four recreation facilities and City Hall locations, and ii) improve the services that the field staff can provide to the community associations.

DISCUSSION

As a result of the circumstances described above, Department staff have investigated alternative office locations for Community Development Branch field staff. Specifically, we considered the need and benefit for having field staff offices geographically located at four leisure centres and City Hall versus one combined location. While the Community Development Branch's service will continue to be provided in a decentralized manner, staff are proposing to locate all the field staff at one location for the following reasons:

1. There is a need to provide services to target populations in a location that is more accessible than City Hall. Placing the Aboriginal Consultant, Aboriginal District Programmer, Target Populations Consultant (for youth, seniors, persons with disabilities, and low-income populations) to a west side location will provide at least two of these staff members with the opportunity to be closer to the clients they serve. The department has received feedback from these client groups indicating that they are more comfortable dealing with their issues and program concerns at a location more accessible than City Hall. For example, moving the Aboriginal Consultant to a west side location would be less intimidating for the client group and closer to where they work and live.
2. The sharing of ideas, knowledge, and expertise will be easier to do. It will also drastically cut the down time it takes for staff to gather from five points of the city in order to make team decisions.
3. We will more effectively utilize Community Development support staff in the area of grant administration, resource development, and computer systems support. The two field staff who currently do not have any clerical support will now have access to support services.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 71**

Relocating the field staff should not create an inconvenience to the community association volunteers. At present, the area office locations at the leisure centres receive little volunteer walk-in traffic. Volunteers will continue to use the leisure centres as a location to have meetings, drop-off or pick-up information, and arrange to meet with their respective Area Recreation Consultant. In addition, the advent of technology (telephones, fax machines, voice mail, and e-mail) allows staff to communicate with their clients when not otherwise meeting with them in person within the neighborhoods. We also anticipate a reduction to courier and travel costs as a result of centralizing the offices.

Office Relocation

Department staff reviewed activity areas in all of the five leisure complexes in order to:

- a. assess what opportunities were available to provide office space for field staff;
- b. ways to reduce the use of existing facility reception areas as office space; and,
- c. relocate outreach staff (e.g. Target Population Consultant and the Aboriginal Consultant) from City Hall to a location closer to the clients they serve.

Staff are proposing to renovate a meeting room at the Cosmo Civic Centre and convert this area to accommodate eight offices, a reception area, some storage, and a small meeting room to serve four Area Recreation Consultants, the Aboriginal Consultant, the Aboriginal District Programmer, the Target Populations Consultant, the Youth Program Coordinator, and a Clerk/Steno.

We are proposing to locate an additional nine staff to this site. One staff member would move from Lakewood Civic Centre, one from Lawson Civic Centre, three from the Saskatoon Field House, two from City Hall, one from the Indian and Metis Friendship Centre, and the new Youth Coordinator position. The size of the office space required for the nine staff is approximately 1,300 square feet.

JUSTIFICATION

In 1996, City Council established the cost-recovery objective for the landlord (rental) function at the City's five indoor leisure centres of 70 percent of recoverable costs. With this directive in mind, staff reviewed all the activity spaces in the facilities to determine if all spaces are able to achieve full cost-recovery for rental activities within our existing market demand. The one facility that has the lowest cost recovery is Cosmo Civic Centre at 37.4 percent. The four activity areas that we are working to improve on at this facility are the theater, multipurpose studio, meeting room C, and meeting room A/B. However, two spaces that we continue to struggle with are the two meeting rooms. Attachment A

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 72**

provides a floor plan of the activity space available at Cosmo Civic Centre. Currently, the Cosmo Civic Centre has three meeting rooms located at this facility. Meeting room C and meeting rooms A & B (meeting rooms A & B are divided into two smaller spaces by a sliding partition) are being proposed for conversion to office space. The following table identifies the rental cost recovery of these two meeting spaces.

Table 1: Rental Cost Recovery Actual and Projections for Committee Room C for 1997 & 1998

Cosmo Civic Centre		1997 Actual			1998 Budget		
Meeting Room	Square Ft.	Cost per Square Ft.	Revenue per Square Ft.	Cost Recovery per Square Ft.	Cost per Square Ft.	Revenue per Square Ft.	Cost Recovery per Square Ft.
Room C	1274	\$15.05	\$4.36	(\$10.69)	\$16.60	\$1.18	(\$15.42)
Room A/B	1300	\$15.05	\$4.26	(\$10.79)	\$16.60	\$4.22	(\$12.38)

In 1997, the per square foot revenue for Meeting Room C rose to \$4.36 as a result of a one time rental from an external company. This company has indicated they do not have plans to return in the future. The 1998 budgeted revenue per square foot for Meeting Room C reflects normal rental revenue generated for this space. In light of the low rental revenues, Meeting Room C was selected for conversion to office space.

Two groups currently book Meeting Room C on a regular basis. They are the Global Church of God (Saturdays from 1:30 to 4:30 p.m. during fall and winter only) and Open Arms Fellowship (Sundays 12:30 to 3:30). Both of these groups can be relocated to another activity area within the facility.

The City's Asset Management Department has estimated the cost to relocate the staff to Cosmo Civic Centre at \$35,300. The major components are: renovations to Meeting Room C are \$30,600; \$2,500 is needed for office furniture; \$1,200 for telephone connections; and \$1,000 for moving expenses to relocate staff from their current locations to Cosmo Civic Centre.

OPTIONS

The only option, at this time, is for the Community Development Branch field staff offices to remain at their current locations and for suitable office space for the Aboriginal District

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 73**

Programmer and Youth Programmer to be leased. There is no room for additional offices at City Hall or the leisure facilities.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The cost to convert Meeting Room C at the Cosmo Civic Centre to office space is \$35,300. The source of funding to cover the cost of the conversion will come, in part, from non-recurring or one-time revenues: use of recreation facilities by the University of Saskatchewan (\$4,000) as a result of the short-term closure of the Physical Education Building pool and gymnasium in 1998; Western Canadian University Track Meet (\$4,200); and National Baton Championships (\$8,000). An amount of \$17,700 can be reallocated as the result of delayed hiring of the Youth Program Coordinator. Also, as of the end of April, 1998, actual revenues were ahead of budget estimates by \$10,000.

From an operating budget perspective, the relocation will have a positive impact on the millrate in that the department will realize a \$4,500 savings in lease costs as a result of relocating the Aboriginal Programmer office from the Saskatoon Indian Metis Friendship Centre.

ATTACHMENTS

1. Floor plan of the Cosmo Civic Centre
2. Office design proposed for Meeting Room C”

**6. Gordon Howe Bowl - Press Box
(File No. CK. 4205-7-2)**

<u>RECOMMENDATION:</u>	1)	that the existing press box at the Gordon Howe Bowl be replaced with a new structure;
	2)	that \$40,000 previously allocated (Capital Project #1875) from the Civic Building's Comprehensive Maintenance Reserve for renovating the existing press box be applied to constructing a new press box;
	3)	that any additional funding over \$40,000 required to build a new press box be funded by the Saskatoon Hilltop Football

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 74**

Club Inc. and that all financial arrangements be confirmed by signed agreement prior to April 1, 1999;

- 4) that construction of the press box be completed prior to the start of the 1999 football season; and
- 5) that if suitable funding is not in place as per recommendation 3, the City will proceed with renovations to the existing press box.

ADOPTED.

Your Committee has considered and concurs with the following report of the General Manager Leisure Services Department dated June 12, 1998:

“BACKGROUND

During its April 6, 1998, meeting, City Council recommended, in-part, that the existing press box at the Gordon Howe Bowl be renovated at a cost of \$40,000 and that the cost of the renovations be allocated from the Civic Building’s Comprehensive Maintenance Reserve.

Prior to starting with the renovations, your staff met with members of the Saskatoon Hilltops Football Club to review the project and to confirm the program needs relating to the Hilltops use of the press box. At this meeting the Hilltops expressed a need for an area from which to film the games, preferably from a deck located on top of the existing press box. Other proposed changes to the press box were identified as follows:

- access to upper level from stairwell located inside building;
- addition of hallway on ground floor allowing easier access to individual compartments (i.e. spotters booth, media room, etc.); and,
- relocate main entrance door to building for improved safety and security.

In reviewing the program requirements, it was determined that the existing building could not handle the suggested changes as part of the renovation project and that a new building would be required. The Saskatoon Hilltops voted in favour of proceeding with a new building and are prepared to fund any additional costs for a new structure over the \$40,000 currently allocated towards renovating the existing press box.

DISCUSSION

In order to maintain the structural integrity of the Gordon Howe Bowl, an annual provision (\$11,900.00 in 1998) is allocated to the Civic Building’s Comprehensive Maintenance Reserve from the facilities operating budget. The Maintenance Reserve was established to fund major repairs and/or replacement expenditures based on established criteria and principles. The Reserve was not intended to finance any replacement, repair, and renovation expenditures as a result of changes to programs or service levels. However, in

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 75**

support of their desire for a new press box facility, the Saskatoon Hilltops are requesting that the \$40,000 currently allocated for renovations be applied to a new building. Pending Council's approval concerning this request, the Saskatoon Hilltop Football Club in consultation with the Asset Management Department will prepare an initial design and cost estimate for the new press box. Construction of the new building would be completed prior to the start of the 1999 football season.

JUSTIFICATION

The Saskatoon Hilltop Football Club celebrated its 50th year of operation in 1996 by winning their 9th Canadian Junior Football Championship. Over the years, the Hilltops have worked closely with the Leisure Services Department in a joint effort to improve the facilities at the Bowl. The following is a summary of the initiatives which have been undertaken since 1989 in this regard:

- A new scoreboard was purchased in 1989. The Hilltops contributed \$3,600 towards the total purchase price (\$9,550) of the scoreboard.
- In conjunction with a local promoter, the Saskatoon Hilltops sponsored an outdoor rock concert, which was held at the Bowl on June 30, 1990. This event generated an additional \$1,600 in operating revenue for the facility.
- The headphones were upgraded in 1992. The Football Club contributed \$1,600 towards this project.

With the ongoing cooperation of the City and the Saskatoon Hilltops, a new press box can be realized, which will greatly enhance the program capabilities at the Bowl.

OPTIONS

The one option is to renovate the existing press box as originally planned.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is no financial impact. The annual provision to the Civic Building's Comprehensive Maintenance Reserve from the facilities operating budget will be sufficient to maintain the long-term viability of this reserve.

COMMUNICATIONS PLAN

Not applicable

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 76**

ENVIRONMENTAL IMPACT

Not applicable?

REPORT NO. 12-1998 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor J. Maddin, Chair
Councillor D.L. Birkmaier
Councillor M. Heidt
Councillor A. Langford
Councillor K. Waygood

- 1. 1998 Assistance to Community Groups - Cash Grants Program
(Social Services Component)
(File No. CK. 1871-3)**

DEALT WITH EARLIER. SEE PAGE NO. 9.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 77**

**REPORT NO. 1-1998 OF THE BOARD OF TRUSTEES -
GENERAL SUPERANNUATION PLAN**

Composition of Board

Mr. L. Thiessen, Chair
Mr. P. Richards, Vice Chair
Councillor P. McCann
Councillor R. Steernberg
Mr. F. Smith
Mr. W. Wallace
Mr. M. Baraniecki
Mr. M. Totland
Mr. W. Furrer

**1. Terms of Reference
Pension Benefits Committee
(File No. CK. 225-55)**

RECOMMENDATION: that the attached Terms of Reference for the Pension Benefits Committee be approved.

ADOPTED.

City Council established the Pension Benefits Committee under Clause 1, Report No. 8-1996 of the Executive Committee on August 12, 1996 - "to be responsible for developing recommendations to the Board of Trustees regarding pension benefits for active plan members and pensioners". The report did not deal with specific Terms of Reference, and accordingly, the Pension Benefits Committee undertook to formulate Terms of Reference, especially in view of the fact that it was not provided with any authority for expenditures, and often it has to seek assistance from an actuary or the administration in order to be able to make an informed decision. The Committee therefore developed the attached Terms of Reference, with input from both management and employee group representatives. Once the Committee was satisfied with the Terms of Reference, they were referred to the Board of Trustees for approval, in that Sections 2.3 and 5.7 involve expenditures out of the Fund. The Board of Trustees has reviewed the Terms of Reference, and supports approval.

As Council is aware, the Pension Administration Board was disbanded and the Board of Trustees was created to be the administrator of the Plan and to hold the Pension Fund in trust pursuant to a

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 78**

Trust Agreement entered into between the City and the Trustees. This involves approval of any expenditures from the Fund.

The Terms of Reference set out the function of the Pension Benefits Committee, its composition, the manner of appointment of members, meeting procedures and reporting structure. The function of the Committee is set out in Sections 2.1 through 2.4. Basically, the Committee's function is to review benefits available under the Plan and to recommend benefit improvements. Recommendations for benefit improvements arising out of Plan surpluses are to be made directly to City Council. Recommendations on Plan improvements not arising out of the Plan surpluses are made to the City and the employee organizations as subjects to be dealt with as part of the collective bargaining process between the parties.

The Pension Benefits Committee is to consist of eight persons appointed by Council (employer representatives) and one member appointed by each of the eight participating employee organizations. Members remain members until replaced by the appointing parties. The Terms of Reference provide for indemnification of the members while acting honestly and in good faith.

The meeting procedures are set out in Sections 5.1 through 5.7. The Committee will meet at least four (4) times per year, and must meet within sixty (60) days of the filing of a Preliminary Actuarial Valuation Report. Expenses for the operation of the Committee are to be paid out of the Fund.

The Pension Benefits Committee will report to City Council (as well as making collective bargaining recommendations to the parties). Prior to making recommendations to Council, the Committee is to submit its recommendations to the Plan Trustees, who will review the recommendations in accordance with Section 10 of the General Superannuation Plan. Section 10 provides, in part, that excess Plan surpluses are to be applied to improve benefits payable to Plan members on the recommendation of the Pension Benefits Committee, and on receipt of confirmation from the Trustees, who shall consult with the Actuary, that such improvements will not impair the financial integrity of the Plan.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 79**

REPORT NO. 4-1998 OF THE LAND BANK COMMITTEE

Composition of Committee

Councillor D. L. Birkmaier, Chair
Councillor H. Harding
Councillor M. Heidt
Councillor A. Langford
Councillor K. Waygood

**1. Demonstration Project for Innovative Affordable Housing
(Files No. 4000-1 and 750-1)**

RECOMMENDATION:

- 1) that, with written agreement from Saskatoon Habitat for Humanity, the hold on Lots A and 1 to 4, Block 180, Plan 82-S-03197, in the Confederation Park neighbourhood be released;
- 2) that the designated five lots on Borden Crescent be made available at current list price to qualified home builders who meet the conditions of the Terms of Reference of a Proposal Call to develop homes that are affordable to low-income households or households with special needs;
- 3) that the Proposal Call will be delivered through agreement with the Saskatoon Home Builders Association; and
- 4) that, in the event that the Proposal Call is not successful at attracting qualified proposals, the existing hold on these lands in favour of Saskatoon Habitat for Humanity be continued until December 31, 2000.

ADOPTED.

Your Committee has reviewed the proposal in the following report of the General Manager, Planning and Building Department dated June 5, 1998 with representatives of the Planning and Building Department and supports this innovative project:

"EXECUTIVE SUMMARY"

The Social Housing Advisory Committee (SHAC) asked the General Manager, Planning and Building Department to bring forward to the Committee a request to consider a proposal for a demonstration project, where local builders would partner with community groups and agencies to develop 5 lots, with up to 10 new units of housing.

The land has been in the City's Land Bank inventory for several years, and is currently reserved for Saskatoon Habitat for Humanity, who have agreed to release their hold on these lots in order to support this project.

The project would produce houses affordable to households earning no more than 80% of the average income for the City, will address issues of accessibility and changing household needs, and may include up to five new rental suites.

This project would enable the City and local home builders to explore mechanisms to increase the stock of low-income affordable housing, especially in existing neighbourhoods as appropriate in-fill development.

DISCUSSION

SHAC's WorkPlan, approved by City Council on October 6, 1997, stated that SHAC should explore ways of using the City's land resources to address the need to develop innovative housing affordable to low-income families.

The cost of developing new housing makes it difficult for many households in the City of Saskatoon to become homeowners. The problem is worse for even lower income households who choose to or have to rent. There is little new rental housing being produced, and much of the best quality rental stock is being converted to condominium ownership. The low vacancy rate in Saskatoon - currently around 1% - also means that rents are going up. Rents have increased an average of 4% in each of the past two years, and an average 2 bedroom apartment currently rents for about \$500.

SHAC believes that new housing forms and new ways of financing development and acquisition can help make houses affordable to lower-income households, and provide other benefits as well. Home ownership co-operatives are one option which provides additional security to low-income homeowners by building maintenance reserves to deal with the operating costs of owning a home. Including an accessory apartment suite as part of a single-family dwelling can also reduce the cost of home ownership, as well as provide affordable, high-quality rental housing for another household.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 81**

In consultation with the Planning and Building Department (Community Planning Branch and Land Branch), SHAC is prepared to work with local builders to demonstrate ways to develop housing that is suitable for households with lower than average incomes or with special needs not currently being served in the housing market.

SHAC is exploring appropriate mechanisms to invite participation in this demonstration project, and has developed the Terms of Reference for a possible Proposal Call (attached). A joint venture with the Saskatoon Home Builders Association is under consideration to deliver this Proposal. This would allow access to their existing resources and tools such as the new home warranty program.

The specific objectives of the proposal are to engage the private sector home building industry to produce housing that:

- is affordable to households earning less than the average household income in the City;
- addresses issues of accessibility, including reasonably easy adaptability for persons in wheelchairs;
- provides opportunities for high-quality, low-cost rental housing that is integrated with the surrounding neighbourhood; and,
- stimulates new partnerships between the private sector and community based organizations that serve lower-income and special needs households. This will address the need to ensure that lower-income households not only have access to these units, but that the desirable supports are available, including a possible home-owners' co-operative.

The proposed mechanism for delivering the Proposal Call is through a joint venture with the Saskatoon Home Builders Association (SHBA), who would use the resources of their organization to issue a proposal call to their membership, based on the Terms of Reference developed by the City. A draft version of these Terms of Reference is attached. In addition to their co-operation and support, SHBA members have access to the New Home Warranty Program, ensuring the success of this demonstration project.

The project site is five (5) lots on Borden Crescent, in the Confederation Park Neighbourhood (see attached map):

- Lots A and 1 to 4, Block 180, Plan 82-S-03197;
- All lots are serviced with connections to City water, sewer and power; and,
- All lots are zoned R.2, with frontages varying from 52 feet to 59 feet, which allows either two units (duplex) or secondary suites to be developed, or up to 10 units in total.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 82**

The proposal call will ask for at least one unit per lot to be available for home ownership. If a second unit is provided, it may be as part of a duplex (for sale or rent) or a self-contained accessory suite (rental).

Habitat for Humanity currently has an agreement with City Council to hold these lots at their original price until December 31, 2000 (see attached). Habitat is willing to release their hold on these lots in support of this proposal call, as long as the land is used effectively and appropriately in terms of continuing to provide housing opportunities to lower-income households in a manner that builds strong neighbourhoods and strong communities.

SHAC's proposal is for the City to sell the land to a successful bidder based on their agreement to meet certain conditions, which would include a cap on the final selling price of the house that is affordable to lower-income households. It is expected that the majority of homes in this project will sell for between \$78,000 to \$108,000.

The land would be sold at the City's book value of approximately \$14,000 per lot. The difference between this value and the current estimated market value of \$29,000 the land will provide equity to the home buyer, enabling them to qualify for mortgages. This \$15,000 difference in value would be protected by a Second Mortgage registered on Title by the City for ten years from date of possession.

In general, this proposal is intended to support the objectives outlined in Plan Saskatoon for development that results in a more efficient city, using in-fill development in existing neighbourhoods for better use of infrastructure, and neighbourhoods that accommodate a mix of households and incomes. The proposal also addresses the objectives of the Social Housing Advisory Committee to provide increased opportunities for lower-income and special needs households to access affordable, high-quality housing.

JUSTIFICATION

This opportunity should be explored to identify mechanisms where the City can appropriately assist the development of affordable housing. The partnerships that would be formed between the Land Branch, SHAC and partners in the community to carry out this development process is in keeping with the mandate established for SHAC in our 1997 WorkPlan.

OPTIONS

- 1) Support the recommendations and allow the sale of these lots to a qualified builder subject to meeting the Terms of Reference of a proposal call;

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 83**

- 2) Continue to hold these lots for Habitat for Humanity until December 31, 2000, and review the agreement at that time;
- 3) Sell these lots to the market upon the termination of the Habitat for Humanity hold on December 31, 2000.

POLICY IMPLICATIONS

This action will help the City learn how and when to position City lands to support policy objectives towards increasing the supply of affordable housing.

FINANCIAL IMPACT

No impact.

ATTACHMENTS

1. Site map of proposed demonstration site.
2. Copy of Clause 2, Report No. 6-1995 of the Land Bank Committee regarding the agreement to hold lands on Borden Crescent for Saskatoon Habitat for Humanity.
3. Draft copy of the Terms of Reference for a Proposal Call to develop an affordable housing demonstration project on Borden Crescent."

**2. Annual Report - Land Branch
Planning and Building Department
(File No. CK. 430-3)**

RECOMMENDATION:

- 1) that the information be received; and
- 2) that \$90,000.00 be approved for withdrawal from the Land Operations Reserve to complete the land inventory and sales system component of the POSSE system.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated April 24, 1998 with the General Manager and the Land Branch Manager, and has determined that the Land Operations Reserve is an operating reserve, and there is no legal impediment to the use of the reserve for the completion of the purchase of the POSSE computer

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 84**

system for use by the Planning and Building Department; and therefore your Committee supports this proposal:

"BACKGROUND

Each year the Land Branch of the Planning and Building Department submits a report to the Land Bank Committee on the accomplishments of the previous year and outlines the expected developments of the next year. The report deals with development and sales through the Land Bank and other functions performed by the Branch such as Civic Properties, tax enforcement properties and acquisitions and disposals of property for the various civic departments.

REPORT

The Land Branch works under two separate budget programs; the Land Management Program where the Branch is responsible to manage, plan, direct and control the City's land development activity, land acquisitions, Land Bank and Civic Lands Programs and a general revenue program called City-Owned Property-Land where the maintenance and rental of City-owned, unserviced land is managed.

The staffing complement of 4.5 persons includes the Land Manager, Land Administrator, two land sales clerks and a part-time clerk. The operating cost of the Branch is funded by charging a 6% administration fee on the sales of all Land Bank property. Attachment #1 entitled Land Branch- Breakdown of Sales indicates the amounts paid to the various accounts through the sale of Land Bank Properties in 1997. Attachments #2 and #3 are statements of properties sold.

1997 Residential Building Activity by Subdivision

Attachment #4 entitled New Residential Permits Issued is a listing of one and two unit building activity for 1997 in the various active subdivisions in Saskatoon. The attachment indicates which subdivision, whether the land was developed privately or by the City, the month's activity, the year-to-date activity and the previous year's activity.

It is notable that Westview, Dundonald and Fairhaven continue to have strong sales levels on the west side while Silverspring continues to lead all subdivisions on the east side of the City. The Avalon subdivision showed strong one-time sales in 1997 and the privately-developed Arbor Creek Subdivision continued to contribute almost 30% of the building activity on the east side.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
 MONDAY, JUNE 29, 1998
 PAGE 85**

1997 was also a strong year for the sale of multi-family property in suburban areas. The City sold a total of 8 parcels in the Lakewood, University Heights and Silverspring areas, and a private condominium project was started in Arbor Creek by Preston Developments.
 1997 Subdivision Development Activity

Single-family land servicing activity in 1997 often threatened to overwhelm the servicing capacity of the private contractors. The long construction season assisted greatly in the completion of many areas. Attachments #5 to #15 are maps of the development areas. Subdivision activity was as follows:

<u>Subdivision</u>	<u>Developer</u>	<u>Street</u>	<u>Lots Under Construction</u>
Parkridge Yip & Jen City	Caldwell		16
	Podiluk/Strumm		29
Confederation	Preston	Carter	18
Dundonald City	Sumner		51
Silverspring City	North Ridge	Fairbrother	20
	Fairbrother		24
	Pezer		153
	Beerling/Konihowski		104
Arbor Creek	Preston	Morrison	6
	Chotem		39
	Budz		63
	Stadola/Kenderdine		16
Briarwood Boychuk Preston City	Bayview		32
	Briarvale		16
	Brookmore		75
	Beechmont		60

Other Projects

Lakewood Multi-Family Project - Heritage Crescent

This project consisted of nine multi-family parcels integrated with the Lakewood park, existing development and the Wildwood Golf Course. Seven parcels were owned by the

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 86**

City and two were owned by Preston Developments. All surface improvements and most of the park will be completed by the end of 1998. Three City parcels have been sold in previous years and three will be offered for sale in 1998. Preston has sold both parcels.

University Heights Institutional Land - Keevil Crescent

This project consisted of eight parcels zoned M2 and M3. The surface improvements will be completed in 1998. All parcels were sold by the end of 1997.

University Heights Suburban Centre

This area, located north of Attridge Drive and east of McOrmond Drive, contains approximately 175 acres and will be the suburban centre for the University Heights Suburban Development Area. The area may contain district and multi-district parks, two high school sites, a branch library, transit terminal, fire hall, various multi-family and office uses and the major retail commercial for the 50,000 population area. The design is in progress and is expected to be complete by mid 1998.

Lakewood Suburban Centre

This centre contains approximately 120 acres and is located at the south east corner of Boychuk Drive and Taylor Street. It will contain all the uses of the University Heights Suburban Centre with the exception of high schools. The design is expected to be completed by the spring of 1999.

Other Land Purchases/Sales/Negotiations

All land requirements for the Idylwyld Drive widening were completed. Purchase of the property required for the 1st Avenue electrical substation was done. Express Bakery was not able to be successfully negotiated and the property was expropriated. On-going negotiations continue to purchase the balance of the property required for the 3rd Avenue widening. Tax enforcement properties were sold including the Baldwin Hotel site, a house on Cruise Street, the old Western Development Museum site on 11th Street and the old Miller Bros. Feedlot site in the Holiday Park Industrial area.

Office Automation

The Planning and Building Department has committed to a new office automation system called POSSE. It is hoped that the system will be in place for the start of 1999. Posse is expected to make the land sales and inventory system much more user-friendly and to offer

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 87**

us the opportunity to both service the public more efficiently and to have greater access to historical land data. POSSE will allow much more accurate tracking of both revenues and costs which was an item that the Audit report indicated needed addressing. The land component part of the POSSE system is now far enough along to determine that the cost to customize the system to meet the City's need will require \$90,000.00 that has not yet been approved. This is a one-time expenditure that should be funded from the Land Operations Reserve. The Land Operations Reserve currently has a balance of \$614,000.00 and an additional \$246,000.00 is budgeted to be placed in the reserve in 1998. Withdrawing \$90,000.00 for this purpose is an appropriate use of the funds, and there will still be sufficient funds in the reserve to meet Council's objective of two times the operating budget. This withdrawal will not have a mill-rate impact.

Audit

A cash handling audit was completed in 1997 and a value for money audit is expected to be complete by mid 1998.

1998 Development

Parkridge

Street paving of 29 lots.

Dundonald

Street paving for 51 lots in Sumner Lane will be completed and the design for the balance of Nixon and McCann Crescents will be finished.

Westview

All the surface improvements for 30 lots on the south leg of Peterson Crescent will be completed.

Silverspring

Surface improvements will be completed on Fairbrother Crescent and Close (24 lots). Eight lots in Fairbrother Place will be completed to the gravel base stage. All of the Pezer and Beerling areas and Konihowski Road to Summers Road will be paved (257 lots). Area grading will be started in the rest of the City-owned property in Silverspring and a further 90 lots will be serviced with underground utilities.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 88**

Keevil Crescent

The balance of the crescent will be paved and separate walks and curbs will be installed.

Briarwood

Approximately 50 lots on Brookmore will be paved with the balance being left at the gravel base stage. The balance of the underground utilities will be installed on the first 60 lots on Beechmont. A 25 KV overhead power line will be removed from the subdivision and a significant amount of top soil stripping will be done to enable needed area grading.

Lakewood

All street paving will be completed on Heritage View and Heritage Green.

Conclusion

1996 and 1997 were both busy years for the home building industry and consequently the land development sector. 1997 was a catch up year for land servicing and it appears that although 1998 will be busy, there will be an adequate supply of all types of residential property available all year.

ATTACHMENTS

1. Land Branch - Breakdown of Sales, December 1997
2. Monthly Statement of Residential Properties Sold, December 1997
3. Monthly Statement of Miscellaneous Properties Sold, December 1997
4. City of Saskatoon New Residential Permits Issued, December 1997
5. Five Year Land Development Program - Parkridge Neighbourhood
6. Five Year Land Development Program - Confederation Park Neighbourhood
7. Five Year Land Development Program - Dundonald Neighbourhood
8. Five Year Land Development Program - Westview Neighbourhood
9. Five Year Land Development Program - Briarwood Neighbourhood
10. Five Year Land Development Program - Silverspring Neighbourhood
11. Five Year Land Development Program - Arbor Creek Neighbourhood
12. Five Year Land Development Program - Lakewood Suburban Centre
13. Five Year Land Development Program - University Heights Suburban Centre
14. Five Year Land Development Program - Wildwood - Heritage Crescent Area
15. Five Year Land Development Program - Avalon Neighbourhood (Multiple Unit Dwellings)"

**3. Request to Option City-Owned Property
Lot L, Plan 88S14504, Except the North Westerly
38.0 Metres in Perpendicular Width Throughout
(Pinehouse Drive)
(File No. CK. 4215-1)**

RECOMMENDATION:

- 1) that an option be offered to Saskatoon Mennonite Care Services Inc. to purchase Lot L, Plan 88S14504, except the most westerly 38.0 metres in perpendicular width throughout;
- 2) that the purchase price be \$208,771.56 plus GST, provided further that, upon exercise of the option, the purchase price will be adjusted by an amount equal to the amount by which the prepaid service charges exceed \$139,512.30 at the time the option is exercised;
- 3) that the option fee be 2% of the purchase price and, upon exercise of the option, one half of the option fee will be credited toward the purchase price, provided further that should the option not be exercised, the option fee will be forfeited;
- 4) that the term of the option be one year;
- 5) that the option may be renewed for a further two, one-year terms upon the same terms and conditions; and
- 6) that 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 June 5, 1998 with the Land Branch Manager, and supports the proposal outlined:

"BACKGROUND

The Saskatoon Mennonite Care Services Inc. has purchased a series of land parcels from the City in the same area in the past. They have successfully constructed two large apartment-style senior's residences, a townhouse project and a sixteen-unit assisted living wing. All the projects are located together on the corner of LaRonge Road and Pinehouse Drive. Parcel L is the last property owned by the City in the block.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 90**

REPORT

The Saskatoon Mennonite Care Services Inc. has purchased every parcel it has optioned from the City. Each project has been completed successfully and within the terms of our sales agreement. Your Administration is satisfied that this option is required in order that the last building of this complex can be properly planned and developed.

The particulars of the parcel are as follows:

Area	0.5222 ha. (1.29 acre)
Zoning	M.3A District
Selling Price	\$208,771.56
Option Fee	\$4,175.43

The selling price is made up as follows:

Land	\$ 57,442.00
Services	\$139,512.30
Administration Fee	<u>\$ 11,817.26</u>
Selling Price	\$208,771.56

The selling price is at market rate for M.3A District zoned institutional land, at \$162,000 per acre.

ATTACHMENTS

1. Map showing Parcel L, Plan 88S14504"

4. **Request to Lease City-Owned Property**
Lot 2, Block 172, Plan 79S18673
3218 Wells Avenue, Hudson Bay Industrial
Saskatoon Petroleum Services Ltd.
(File No. CK. 4225-1)

RECOMMENDATION: 1) that Lot 2, Block 172, Plan 79S18673 be leased to Saskatoon Petroleum Services Ltd. under the terms and conditions outlined in this report; and

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 91**

- 2) that the City Solicitor be instructed to 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 June 2, 1998 with the Land Branch Manager, and supports the lease of this property to Saskatoon Petroleum Services Ltd. as outlined:

"BACKGROUND

The City owns approximately 70 acres of serviced industrial land located in the Hudson Bay Industrial area. The City leases various industrial lots in the area on a short-term basis, providing revenue and reducing maintenance costs until the lots are sold.

REPORT

The Land Branch has received a request from Saskatoon Petroleum Services Ltd. to lease Lot 2, Block 172, Plan No. 79S18673. (Saskatoon Petroleum Services is located immediately adjacent to the lot at 3220 Wells Avenue.) The lease is requested for the storage of materials. Your staff recommend that the lease be approved under the following terms and conditions:

Term: 1 year

Rate: \$300.00 per month plus G.S.T., due the first of each month

Property Tax: Responsibility of City

Improvements: Only those approved by the Land Manager

Termination: 30 days notice by either party

Use: Storage of non-contaminating material (Specifically, storage of used tanks is not permitted)

Insurance: Lessee to carry minimum \$1,000,000.00 liability insurance

The lease rate is calculated on the basis of an average sale price of \$85,000.00 per acre, using the following formula:

Lease Rate + Amount in Lieu of Taxes = Total Lease Rate
(7% of sale price) + (5% of sale price) = (12% of sale price)

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 92**

ATTACHMENT

1. Plan showing Lot 2, Block 172, Plan No. 79S18673"

**5. Request to Sell City-Owned Property
Lot 4, Block 638, Plan No. 79S22381
51st Street and Faithful Avenue
North Industrial Area
(File No. CK. 4215-1)**

RECOMMENDATION:

- 1) that Lot 4, Block 638, located at 51st Street and Faithful Avenue, be offered for sale by public tender with a reserve bid set in the amount of \$550,000.00, plus GST; and
- 2) that, if the property is not sold by public tender, it be placed for sale over-the-counter, on a first-come, first-served basis, at the price of the reserve bid, plus GST.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated June 4, 1998 with the Land Branch Manager, and supports the sale of this property as outlined:

"BACKGROUND

The above-noted lot is owned by the City, and is approximately 2.75 acres in size and zoned ID1. This lot was one of three former Municipal Reserve properties exchanged with the Leisure Services Department in 1993 for the site of the current rugby and cricket facility located on English Crescent.

At its meeting held March 23, 1998, City Council approved Subdivision Application #4/98 to dedicate a portion of the lot as roadway to accommodate an existing curb and catch basin. The dedication is projected to be registered in the Land Titles Office by September 1998.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 93**

REPORT

Staff of the Planning and Building Department - Land Branch are seeking approval to offer Lot 4 for sale once the registration of the roadway is complete. We intend to offer the lot for sale by public tender with a reserve bid of \$550,000.00

This reserve bid is greater than what the price would be by applying the City's standard industrial land pricing formula. (The City's industrial land pricing formula is comprised of a Land Rate of \$2.00/m² for the first 60 metres in depth and \$1.00/m² for the balance of the lot depth; plus service charges based on the current approved Prepaid Service Rate; plus an Administration Fee of 6% of the total of the Land Rate and Prepaid Service Rate.) It is the opinion within the Land Branch that the higher price is justified given the exposure of the lot to two major streets, as well as being comparable to the value of similar sized parcels sold privately in the area recently.

A breakdown of the reserve bid is provided as follows:

Reserve Bid	\$550,000.00
Prepaid Services	345,329.65
Land	173,538.27
Administration Fee	<u>31,132.08</u>
Total	\$550,000.00

If the parcel is not sold through the tender process, it will be placed for sale over-the-counter at the price established for the reserve bid.

ATTACHMENT

1. Plan showing Lot 4 at 51st Street and Faithful Avenue"

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 94**

- 6. Request to Sell City-Owned Land
Lots 1 to 12, Block 450, Plan 87S10852
Lots 11 to 13, Block 450, Plan 61S17572
Lots 1 to 33, Block 452, Plan 87S10852
Lots 34 to 36, Block 452, Plan 86S41004
Lots 1 to 54, Block 453, Plan 87S10852
Peterson Crescent, Terrace and Court
Junor Avenue and 37th Street
Westview Neighbourhood
(File No. CK. 4131-16)**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell 105 lots within the Westview Neighbourhood through a lot draw process as outlined in this report; and
 - 2) that any of the lots which are not sold through the lot draw process be placed for sale over the counter on a first-come, first-served basis.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated June 4, 1998 on the above matter and supports the sale of the lots, as outlined:

"BACKGROUND

In 1996, the City completed the construction of services for 44 lots located on Lewis Crescent and six lots on Junor Avenue, and offered the lots for sale. (These lots were subdivided and partially serviced in 1986 with underground services.) To date we have sold 33 of the Lewis Crescent lots; however, there has not been any interest expressed in the six Junor Avenue lots.

There remains 99 subdivided and partially serviced lots to be constructed within Westview in the area of Peterson Crescent, Junor Avenue and 37th Street. Construction is currently underway to complete services for 51 of these lots, which includes 13 lots on Junor Avenue.

Planning and Building Department, Land Branch Staff estimate it will take approximately six years to sell the balance of the lots and complete the neighbourhood. At this time we are seeking price approval for the 99 remaining lots and the re-pricing of the six lots currently for sale on Junor Avenue (Attachment No. 1). Starting with the 51 lots currently under

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 95**

construction which will be offered for sale in July 1998, services for the lots will be completed and the lots will be offered for sale as demand warrants.

REPORT

Pricing

Prices for the lots are comprised of the approved prepaid service rates, a land rate, and the approved land administration fee. (The Property Realized Reserve is the depository account for the proceeds generated by the applied land rate.) Prices are also adjusted based on perceived market conditions, the type of lot, size, shape, and location. (These adjustments are reflected in the ultimate land rate applied to the lot, thereby, resulting in a positive or negative impact to the Property Realized Reserve.)

Prices proposed for 50 lots located on Junor Avenue and 37th Street, including the six lots currently for sale on Junor Avenue, are less than the amount to be collected through the Prepaid Service Rates and Land Administration Fee. Consequently, a negative land rate is applied to the lots; meaning that the Property Realized Reserve will be required to offset the difference between the price of the lot and the amount that would normally be collected and paid to the Prepaid Servicing Accounts and Land Operations Reserve (the Prepaid Servicing Accounts are the depository accounts for the Prepaid Service Rates, and the Land Operations Reserve is the depository account for the Land Administration Fee.) By way of an example, the breakdown of the sale price of a typical lot located on Junor Avenue/37th Street, with 16 metres of collectable frontage, is as follows:

Total Lot Price, not including GST	\$24,800.00
Services	\$27,834.84
Land	(4,438.61)
Administration Fee	<u>1,403.77</u>
Total	\$24,800.00

Staff of the Land Branch are of the opinion that this price will generate market interest in lots which typically have been deemed less desirable by the home-buying consumer.

Prices proposed for 55 lots located on Peterson Crescent, Terrace, and Court are adequate to offset the Prepaid Service Rates, Land Administration Fee and generate a positive land rate. Using the example of a lot with 16 metres of frontage located on Peterson Crescent, the breakdown of its sale price is as follows:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 96**

Total Lot Price, not including GST	\$31,800.00
Services	\$27,834.84
Land	2,165.16
Administration Fee	<u>1,800.00</u>
Total	\$31,800.00

The breakdown of the sale price of a 16 metre lot on Peterson Terrace would be as follows:

Total Lot Price, not including GST	\$34,230.00
Services	\$27,834.84
Land	4,457.61
Administration Fee	<u>1,937.55</u>
Total	\$34,230.00

All of 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 made available for purchase over-the-counter on a first-come, first-served basis.

Projected Return to Property Realized Reserve from Westview Neighbourhood - North of Richardson Road

Deficit pricing is being proposed for 50 lots on Junor Avenue and 37th Street; however, within the context of the development and sale of the total 149 lots in the area north of Richardson Road (Attachment No. 2), the net return to the Property Realized Reserve is projected to be \$0.2 million, as follows:

Number of single-family lots	149
Total Projected Sale Revenue	\$4.7 million
Total Projected Costs	(\$4.2 million)
Total Projected Land Administration Fee	<u>(\$0.3 million)</u>
Projected Net Return to Property Realized Reserve	\$0.2 million

(Note: The above is based on the City's initial land cost in 1959)

ATTACHMENTS

1. Plan showing 105 lots being priced on Junor Avenue, 37th Street and Peterson Crescent, Terrace and Court.
2. Plan showing 149 lots located north of Richardson Road."

**7. Request to Sell City-Owned Property
Parcel E, Plan 66-S-15777
3003 Millar Avenue, Hudson Bay Industrial Area
(File No. CK. 4215-1)**

RECOMMENDATION:

- 1) that Parcel E, Plan 66-S-15777 be offered for sale by public tender with a reserve bid set in the amount of \$263,822.00, plus GST; and
- 2) that, if the property is not sold by public tender, it be placed for sale over the counter, on a first-come, first-served basis, at the price of the reserve bid, plus GST.

ADOPTED.

The Land Bank Committee has reviewed the following report of the General Manager, Planning and Building Department dated June 2, 1998 on the above matter, and supports the sale of this property as outlined:

"BACKGROUND

The City has approximately 50 industrial lots for sale in the Hudson Bay Industrial area. The lots are priced according to the City Council approved formula, as follows:

Land Rate	\$2.00/m ² for the first 60 metres in depth and \$1.00/m ² for the balance of the lot depth; plus
Services	the current approved Prepaid Service rate; plus
Administration	6% of the above.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 98**

The subject property has never been offered for sale; however, it has been leased on a regular basis over the past several years. Currently, the property is not being leased and is vacant.

REPORT

Your staff intend to offer Parcel E for sale by public tender. Recent sales in the area of similar sized parcels indicate that the market value of Parcel E is higher than what the price would be by applying the standard industrial land pricing formula. Therefore, in keeping with the comparable sales, your staff propose a reserve bid of \$263,822.00 for the approximate 2.03 acre parcel. The breakdown of the reserve bid is as follows:

Reserve Bid	\$263,822.00
Prepaid Services	139,499.26
Land	109,389.42
Administration Fee	<u>14,933.32</u>
Total	\$263,822.00

(Note: Under the standard industrial land pricing formula, the land component of the price would be \$11,870.13 and the administration fee would be \$9,082.16)

If the parcel is not sold through the tender process, it will be placed for sale over-the-counter at the price established for the reserve bid.

ATTACHMENT

1. Map showing Lot E, Plan 66S15777 - 3003 Millar Avenue"

**8. Enquiry - Councillor Heidt (May 19, 1998)
Sale of Lots to Contractors
(File No. CK. 4214-10)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following enquiry was made by Councillor Heidt at the meeting of City Council held on May 19, 1998:

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 99**

“When the city lots are put on sale through the draw system. Right now after the public draw is complete contractors can come in and buy them. It seems that the contractor with the deepest pockets can purchase most or all of the lots left. This creates difficulty for small contractors and private citizens who want to build say one month later.

Would the Administration report back on only allowing 10% of the homes left be sold to one contractor for a period of 6 months and what impact this would have.”

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated June 5, 1998 in response to this enquiry, and is satisfied that the process for sale of lots remaining after the lot-draw allows all homebuilders a fair opportunity to purchase these lots:

"BACKGROUND

Every residential lot that is sold by the City is first offered for sale through a lot draw system. Under this system City Council approves the lot selling prices and the Land Branch of the Planning and Building Department administers the draw. The draw is advertised in the newspaper for two to three weeks at which time it is closed. All the names of both builders and individuals entered in the draw are then placed in a hat and drawn by His Worship the Mayor.

The Land Branch then contacts each individual and builder and sets up appointments in the drawn order to sell the lots. The draw continues until all lots are sold or the draw list is exhausted. Builders and individuals take alternate picks with individuals being allowed only one pick and builders being allowed to continue to pick in rotation until they no longer wish to select a lot, or the lots are all sold.

After the lot draw is complete, any remaining lots are put on lot lists and offered for sale over-the-counter on a first-come, first-served basis. The lots will remain on the lists until they are sold. As an added service and convenience to lot purchasers, the City will hold any lot for a one week period at no cost. Many lots on the sales lists are on hold at any given time. The hold system allows builders time to deal with their customers and allows individuals time to look at house designs and to arrange financing.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 100**

REPORT

At the completion of a lot draw, builders could be restricted to purchasing only 10% of the number of lots placed on our lists for sale over-the-counter. The process would be simple to administer.

Restricted lot purchases would, however, adversely affect all but the smallest of the builders on the City Builders' List. To restrict all builders to the same number of lot purchases would put all builders from the largest to the smallest on the same footing and would thus be more of a handicap to the larger builders than the smaller ones. It could create a sub-market where small builders are flipping lots out to larger builders.

Some of the larger builders that are capable of purchasing large numbers of lots at one time are also major employers. These professional builders, by their size, offer a variety of services that are not always available with a small builder. In the past it has often been the large builders that, by their presence in a neighbourhood, create lot demand from small builders and individuals.

The problem of one builder buying up all of the City's inventory usually only happens in in-fill areas where there is a limited supply of lots available. Although the City tries to keep its lot inventories at a much lower level than was the previous case, our ability to reproduce more product, in most cases, eliminates any advantage gained by buying up all of our existing inventory.

It is suggested that, in future lot draws, each case is examined on its own merits and if there is a need to control remaining lot inventories, it be dealt with at the end of each draw."

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 101**

REPORT NO. 9-1998 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship the Mayor, Chair
Councillor D. Atchison
Councillor D. L. Birkmaier
Councillor H. Harding
Councillor M. Heidt
Councillor A. Langford
Councillor J. Maddin
Councillor P. McCann
Councillor P. Roe
Councillor R. Sternberg
Councillor K. Waygood

**1. Appointment to
Saskatoon Regional Economic Development Authority Inc. Board
(File No. CK. 175-37)**

RECOMMENDATION: that Mr. Phil Richards be appointed to the SREDA Inc. Board of Directors.

ADOPTED.

The above recommendation is put forward in order to fill the vacancy caused by the resignation of Marty Irwin.

**2. Appointment to Albert Community Centre Board
(File No. CK. 227-27)**

RECOMMENDATION: that Ms. Fay Gabrielson be appointed to the Albert Community Centre Board to the end of 1998.

ADOPTED.

There is one vacancy on the Albert Community Centre Board.

**3. Request for Donation
HMCS Saskatoon Commissioning Committee
(File No. CK. 1807-1)**

RECOMMENDATION: that a grant of \$5,000 be given to the HMCS Saskatoon Commissioning Committee.

ADOPTED.

Your Committee has considered and supports the request of the HMCS Saskatoon Commissioning Committee as outlined in the attached letter dated May 13, 1998, from John Duerkop, HMCS Saskatoon Commissioning Committee Chair.

**4. Appointment to
Wanuskewin Heritage Park Board of Directors
(File No. CK. 1704-1)**

RECOMMENDATION: that Councillor D. L. Birkmaier be appointed to the Wanuskewin Heritage Park Board of Directors to the end of 1998.

ADOPTED.

The above recommendation is put forward in order to replace Mr. Marty Irwin on the Wanuskewin Heritage Park Board of Directors.

**5. Citizen Appointments
Pension Benefits Committee
(File No. CK. 225-55)**

RECOMMENDATION: that Messrs. Neil Fisher and Ken Rapp be appointed to the Pension Benefits Committee.

ADOPTED.

There are two City-representative vacancies on the Pension Benefits Committee

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 103**

**6. Citizen Appointments
Safer City Committee
(File No. CK. 215-14)**

RECOMMENDATIONS: 1) that His Worship the Mayor be appointed Chair of the Safer City Committee; and

2) that the following individuals be appointed to the Safer City Committee to the end of 1998:

Glenda Cooney
Jill Postlethwaite
Lorraine Hill
Alan Reichert

ADOPTED.

City Council, at its meeting held on March 23, 1998, established a Safer City Committee (SCC), comprised of the Chief of Police, the General Managers of Fire and Protective Services, Planning and Building and Leisure Services Departments and four members of the community at large, and referred the matter of membership of the SCC to the Executive Committee.”

Moved by Councillor Harding, Seconded by Councillor Steernberg,

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

CARRIED.

ENQUIRIES

**Councillor Birkmaier
Tennis Courts in Crocus Park
(File No. CK. 5800-1)**

I've received numerous letters from residents in the Ward 9 area that have dealt with regards to Council's decision in December, 1997 to close the tennis courts in Crocus Park. Would the Administration please report on whether or not it warrants reconsideration by Council.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 104**

**Councillor Birkmaier
Policy of Street Closures for Purposes of Construction
(File No. CK. 6315-1)**

Would the Administration please report on the policy of street closures for the purposes of construction, in particular, who can apply, what length of time for the closure, who's responsible for erecting signs and what cost does the applicant incur.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7764

Moved by Councillor Harding, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7764, being "*The Smoking Control Amendment Bylaw, 1998*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Harding, Seconded by Councillor Heidt,

THAT Bylaw No. 7764 be now read a second time.

CARRIED.

The bylaw was then read a second time.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 105**

Moved by Councillor Harding, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7764.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7764 was considered clause by clause and approved.

Moved by Councillor Harding, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Harding, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7764 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Harding, Seconded by Councillor McCann,

THAT Bylaw No. 7764 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.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 106**

Bylaw No. 7765

Moved by Councillor Harding, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7765, being "*The Zoning Amendment Bylaw, 1998 (No. 8)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Harding, Seconded by Councillor Heidt,

THAT Bylaw No. 7765 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Harding, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7765.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7765 was considered clause by clause and approved.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 107**

Moved by Councillor Harding, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Harding, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7765 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Harding, Seconded by Councillor McCann,

THAT Bylaw No. 7765 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. 7766

Moved by Councillor Harding, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7766, being "*The Zoning Amendment Bylaw, 1998 (No. 9)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 108**

Moved by Councillor Harding, Seconded by Councillor Heidt,
THAT Bylaw No. 7766 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Harding, Seconded by Councillor Roe,
THAT Council go into Committee of the Whole to consider Bylaw No. 7766.

CARRIED.

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

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

That while in Committee of the Whole, Bylaw No. 7766 was considered clause by clause and approved.

Moved by Councillor Harding, Seconded by Councillor Maddin,
THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Harding, Seconded by Councillor Waygood,
THAT permission be granted to have Bylaw No. 7766 read a third time at this meeting.

CARRIED UNANIMOUSLY.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 109**

Moved by Councillor Harding, Seconded by Councillor McCann,

THAT Bylaw No. 7766 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. 7768

Moved by Councillor Harding, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7768, being "*The Capital Reserve Amendment Bylaw, 1998 (No. 3)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Harding, Seconded by Councillor Heidt,

THAT Bylaw No. 7768 be now read a second time.

CARRIED.

The bylaw was then read a second time.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 110**

Moved by Councillor Harding, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7768.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7768 was considered clause by clause and approved.

Moved by Councillor Harding, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Harding, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7768 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Harding, Seconded by Councillor McCann,

THAT Bylaw No. 7768 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.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 111**

The bylaw was then read a third time and passed.

Bylaw No. 7769

Moved by Councillor Harding, Seconded by Councillor Steernberg,

THAT permission be granted to introduce Bylaw No. 7769, being "*The Traffic Amendment Bylaw, 1998 (No. 4)*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Harding, Seconded by Councillor Heidt,

THAT Bylaw No. 7769 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Harding, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7769.

CARRIED.

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

Committee arose.

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

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 112**

That while in Committee of the Whole, Bylaw No. 7769 was considered clause by clause and approved.

Moved by Councillor Harding, Seconded by Councillor Maddin,

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

CARRIED.

Moved by Councillor Harding, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7769 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Harding, Seconded by Councillor McCann,

THAT Bylaw No. 7769 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. 7770

Moved by Councillor Harding, Seconded by Councillor Sternberg,

THAT permission be granted to introduce Bylaw No. 7770, being "*The Pleasure-Way Industries Ltd. Incentives Bylaw, 1998*" and to give same its first reading.

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 113**

The bylaw was then read a first time.

Moved by Councillor Harding, Seconded by Councillor Heidt,

THAT Bylaw No. 7770 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Harding, Seconded by Councillor Roe,

THAT Council go into Committee of the Whole to consider Bylaw No. 7770.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7770 was considered clause by clause and approved.

Moved by Councillor Harding, Seconded by Councillor Maddin,

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

CARRIED.

**MINUTES OF REGULAR MEETING OF CITY COUNCIL
MONDAY, JUNE 29, 1998
PAGE 114**

Moved by Councillor Harding, Seconded by Councillor Waygood,

THAT permission be granted to have Bylaw No. 7770 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Harding, Seconded by Councillor McCann,

THAT Bylaw No. 7770 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.

Moved by Councillor Harding,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 10:10 p.m.

Mayor

City Clerk