

Council Chamber
City Hall, Saskatoon, Sask.
Monday, October 6, 1997
at 7:00 p.m.

MINUTES OF REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday in the Chair;
Councillors Atchison, Birkmaier, Heidt, Langford, Langlois,
McCann, Postlethwaite, Roe, Steernberg and Waygood;
City Commissioner Irwin;
City Solicitor Dust;
A/City Clerk Hall;
A/City Councillors' Assistant Holmstrom

His Worship Mayor Dayday welcomed the 59th Wildwood Scout Troop to the meeting.

Moved by Councillor Heidt, Seconded by Councillor Atchison,

THAT the minutes of the regular meeting of City Council held on September 22, 1997 be approved.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

**1) Earle Mireau, Senior Tenant Advocate
Equal Justice for All, undated**

Requesting permission to address Council regarding certain residential conditions in Saskatoon.
(File No. CK. 4400-1)

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RECOMMENDATION: that Mr. Mireau be heard.

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT Mr. Mireau be heard.

CARRIED.

Mr. Mireau, Senior Tenant Advocate, Equal Justice for All, requested a meeting in committee to discuss landlord/tenant concerns in Saskatoon and the condominium bylaw.

Moved by Councillor Waygood, Seconded by Councillor Atchison,

THAT the matter be referred to the Administration and Finance Committee.

CARRIED.

**2) Jo-Ann Eldstrom and Susan Running, Co-chairs
Silverwood Heights Home & School Association, dated September 18**

Requesting permission to address Council regarding the Safety Patrol Program. (File No. CK. 1704)

RECOMMENDATION: that Ms. Eldstrom and Ms. Running be heard.

Moved by Councillor Roe, Seconded by Councillor McCann,

THAT Ms. Edstrom and Ms. Running be heard.

CARRIED.

Mr. Todd Peterson, representing the Silverwood Heights Home & School Association and Brownell School, requested that the Saskatoon Police Service re-instate the Education and Safety Patrol Program in the schools.

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Moved by Councillor McCann, Seconded by Councillor Langlois,

THAT the matter be referred to The Board of Police Commissioners and that Community/School Associations be invited to the public meeting at which this matter will be considered.

CARRIED.

IN AMENDMENT

Moved by Councillor Waygood, Seconded by Councillor Roe,

AND THAT the matter also be referred to the Traffic Safety Committee for consideration of a budget for general pedestrian safety.

THE AMENDMENT WAS PUT AND CARRIED.

THE MOTION AS AMENDED WAS PUT AND CARRIED.

**3) Susanne Claire, Administrator
Community Alive, dated October 1**

Requesting permission for a representative to address Council regarding a request for a grant. (File No. CK. 1870-1)

RECOMMENDATION: that a representative be heard.

Moved by Councillor Atchison, Seconded by Councillor Langlois,

THAT Ms. Claire be heard.

CARRIED.

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Ms. Susanne Claire, Community Alive, requested financial assistance through a grant for the ongoing costs of the food distribution program. Ms. Claire was informed of the Cash Grant Program, for which application will be available through the City Clerk's Office early in 1998.

Moved by Councillor Atchison, Seconded by Councillor Roe,

THAT information be received.

CARRIED.

**4) Janet Waselick
611 Hilliard Street West, dated October 1**

Requesting permission to address Council regarding new construction on property in older subdivisions. (File No. CK. 4131-1)

RECOMMENDATION: that Ms. Waselick be heard.

Moved by Councillor Atchison, Seconded by Councillor Postlethwaite,

THAT Ms. Waselick be heard.

CARRIED.

Ms. Waselick distributed copies of photos of the extremely large house that has been moved onto the lot next door and overlooks her back yard. She requested that Council set controls for developers to protect privacy and property values of homeowners.

Moved by Councillor Langlois, Seconded by Councillor Waygood,

THAT the matter be referred to the Planning and Operations Committee.

CARRIED.

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AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Inky Mark, M.P. (Dauphin-Swan River)
Deputy Critic, National Unity – Municipalities, dated September 4**

Submitting comments on Canadian Unity. (File No. CK. 155-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT the information be received.

CARRIED.

**2) Richard Buchholz
503 David Knight Way, dated September 21**

Submitting comments regarding imposed levy fees for proposed development of 716 - 7th Street East. (File No. CK. 4216-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Birkmaier, Seconded by Councillor Roe,

THAT the matter be referred to the Administration and Finance Committee for a report.

CARRIED.

**3) K. A. McKinlay, Executive Director
Saskatchewan Home Builders' Association, dated September 24**

Submitting comments regarding social housing programs. (File No. CK. 225-41)

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RECOMMENDATION: that the information be received.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT the information be received.

CARRIED.

4) **Miss Schrutek**
78 McDougall Crescent, dated September 26

Submitting comments and petitions both for and against front street garbage pick-up in the Pacific Heights neighbourhood. (File No. CK. 7830-3)

RECOMMENDATION: that the information be received.

Moved by Councillor Steernberg, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

5) **Wes Cole**
3717 Centennial Drive, undated

Submitting comments and petitions both for and against front street garbage pick-up in the Pacific Heights neighbourhood. (File No. CK. 7830-3)

RECOMMENDATION: that the information be received.

Moved by Councillor Steernberg, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

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**6) Diane Kanak, A/Secretary
Development Appeals Board, dated September 17**

Submitting Notice of Development Appeals Board Hearing regarding property at 514 Nordstrum Road. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT the information be received.

CARRIED.

**7) Elena Schacherl, Program Administrator
Dutch Elm Disease Program, dated September 17**

Submitting comments regarding the pruning cycle of trees in Saskatoon. (File No. CK. 4200-4)

RECOMMENDATION: that the information be received.

Moved by Councillor Waygood, Seconded by Councillor Roe,

THAT the matter be referred to the Administration and Finance Committee.

CARRIED.

**8) Brad Dezotell
Thunder & Ice Fireworks, dated October 2**

Requesting permission for a fireworks display at the Saskatoon Hilltop playoff game(s) on October 12 and 18, 1997, to celebrate touchdowns, field goals and the victory. (File No. CK. 205-14)

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

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT the request be approved subject to Administrative conditions.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Jae Eadie, President
Federation of Canadian Municipalities, dated September 10**

Submitting a letter regarding a call for applications to the Affordability and Choice Today (A-C-T) Program and distribution of new A-C-T documents. **Referred to the Planning and Operations Committee.** (File No. CK. 155-2)

**2) James Hovde
1249 Avenue K South, undated**

Submitting comments regarding the Animal Control Bylaw. **Referred to the City Solicitor for a report.** (File No. CK. 152-1)

**3) Jerry L. Bartzen
586 Appleby Drive, dated September 24**

Submitting comments regarding the Animal Control in Saskatoon. **Referred to the Board of Police Commissioners for a report.** (File No. CK. 152-1)

**4) Gerry Adams, Manager, Saskatoon Radio Cabs Ltd., and
Tony Rosina, Manager, United Blueline Taxi, dated September 26**

Requesting a meter rate increase for taxicabs and an amendment to the bylaw regarding taxi licenses. **Referred to the Administration and Finance Committee for a report.** (File No. CK. 307-2)

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- 5) **Anne Hanson**
321 McCormack Road, dated September 29

Submitting concerns regarding the placement of a 4-way stop at Egbert Avenue and 111th Street.
Referred to the Administration for a report. (File No. CK. 6280-1)

- 6) **Linda Murphy**
2114 Morgan Avenue, dated September 29

Submitting concerns regarding the placement of a 4-way stop at Egbert Avenue and 111th Street.
Referred to the Administration. (File No. CK. 6280-1)

- 7) **H. Caplette**
115 Weyakwin Way, dated September 17

Submitting comments regarding the Saskatoon Police Service's Safety Patrol Program. **Referred to the Board of Police Commissioners.** (File No. CK. 1704)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Langlois,

THAT the information be received.

CARRIED.

C. PROCLAMATIONS

- 1) **Johne J. Stewart, Manager**
London Life Insurance Company, dated September 19

Requesting Council to proclaim November 3 to 7, 1997 as Life Insurance Week in Saskatoon.
(File No. CK. 205-5)

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**2) Helen Smith- McIntyre
Amnesty International, dated September 22**

Requesting Council to proclaim October 20 to 27, 1997 as Amnesty International Week in Saskatoon. (File No. CK. 205-5)

**3) Djibril Diallo, Director, Division of Public Affairs
United Nations Development Programme, dated September 23**

Requesting Council to proclaim October 17, 1997 as a Poverty Eradication Day in Saskatoon. (File No. CK. 205-5)

**4) Alverta Polson, President
The Canadian Federation of University Women - Saskatoon, dated September 25**

Requesting Council to proclaim November 20, 1997 as a Nation Child Day in Saskatoon. (File No. CK. 205-5)

**5) Jim Durocher, President
Metis Nation of Saskatchewan, dated September 23**

Requesting Council to proclaim November 16, 1997 as a Louis Riel Memorial Day in Saskatoon. (File No. CK. 205-5)

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

Moved by Councillor Atchison, Seconded by Councillor Langford,

- 1) *that City Council approve all proclamations as set out in Section C; and*

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- 2) *that the City Clerk be authorized to sign the proclamations on behalf of City Council.*

CARRIED.

REPORTS

Councillor Postlethwaite, Member, presented Report No. 16-1997 of the Municipal Planning Commission;

City Commissioner Irwin presented Report No. 18-1997 of the City Commissioner and Addendums to Report No. 18-1997 of the City Commissioner;

Councillor Atchison, Chair, presented Report No. 21-1997 of the Planning and Operations Committee;

Councillor Waygood, Chair, presented Report No. 15-1997 the Administration and Finance Committee;

Councillor Birkmaier, Chair, presented Report No. 5-1997 of the Land Bank Committee; and

His Worship Mayor Dayday, Chair, presented Report No. 13-1997 of the Executive Committee.

Moved by Councillor Steernberg, Seconded by Councillor Heidt,

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

- a) *Report No. 16-1997 of the Municipal Planning Commission;*
- b) *Report No. 18-1997 of the City Commissioner and Addendums to Report No. 18-1997 of the City Commissioner;*
- c) *Report No. 21-1997 of the Planning and Operations Committee;*

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- d) *Report No. 15-1997 of the Administration and Finance Committee;*
- e) *Report No. 5-1997 of the Land Bank Committee; and*
- f) *Report No. 13-1997 of the Executive Committee.*

CARRIED.

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

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

Committee arose.

Councillor Steernberg, 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. 16-1997 OF THE MUNICIPAL PLANNING COMMISSION”

Composition of Commission

Mr. Glen Grismer, Chair
Ms. Ann March, Vice-Chair
Ms. Anne Campbell
Councillor Jill Postlethwaite
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
Dr. Brian Noonan

1. **Proposed Rezoning
Fairmont Drive and Camponi Crescent
Confederation Suburban Centre Neighbourhood
M.3A District to M.2 District
Applicant: City of Saskatoon
(File No. CK. 4351-1)**

RECOMMENDATION: 1) that City Council approve the advertising respecting the proposal to rezone the following lands:

From an M.3A District to an M.2 District:

- i) West 16.72 metres of Parcel B, Block 582, Plan No. 77-S-11670 (205 Fairlight Drive);
- ii) Parcel B except the West 16.72 metres, Block 582, Plan No. 76-S-07281 (103 Camponi Crescent);
- iii) Part of Parcel D, Block 582, Plan No. 76-S-07218 (209 Camponi Crescent);
- iv) Lot 8, Block 843, Plan No. 79-S-38425 (325 Fairmont Drive);

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- v) Parcel H, Block 582, Plan No. 79-S-38425 (333 Fairmont Drive);
- vi) The Northerly 101.06 metres of Lot F, Block 582, Plan No. 76-S-07218 (339 Fairmont Drive);
- vii) Parcel F except the Northerly 101.06 metres, Block 582, Plan No. 76-S-07218 (345 Fairmont Drive);
- viii) Parcel FF, Plan No. 76-S-07221 (415 Fairmont Drive);
- ix) Lots 9 to 15 inclusive, Block 843, Plan No. 79-S-38425 (202 - 316 Camponi Crescent);
- x) Lots J, K and the Southerly 25.29 metres of L, Block 582, Plan No. 79-S-38425 (309, 319 and 325 Camponi Crescent);
- xi) The Northerly 25.29 metres of L and all of M, Block 582, Plan No. 79-S-38425 (301 Camponi Crescent);
- xii) Part of Parcel D, Block 582, Plan No. 76-S-07218 (209 Camponi Crescent);
- xiii) Parcel G, Block 582, Plan No. 77-S-24849 (201 Camponi Crescent);
- xiv) Buffer Strips B2, B3, B4 and B5, Plan No. 76-S-07218; and,
- xv) Buffer Strip B6, Plan No. 77-S-24849.

- 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
- 4) that at the time of the public hearing, City Council consider the Commission's recommendation that the rezoning, as noted in Recommendation 1) above, be approved.

ADOPTED.

Your Commission has reviewed the attached report of the Planning and Building Department dated September 8, 1997, regarding the above-noted rezoning application, and is recommending approval of the application.

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- 2. Proposed Rezoning by Agreement
2221 Lorne Avenue
R.2 District to RM.4 District
Block T, Plan 87-S-52779
Applicant: 610087 Saskatchewan Ltd.
(File No. CK. 4351-1)**

RECOMMENDATION:

- 1) that City Council approve the advertising respecting the proposal to Rezone by Agreement Block T, Plan 87-S-52779 from an R.2 District to an RM.4 District subject to the execution of an agreement between 610087 Saskatchewan Ltd. and the City of Saskatoon, which Agreement would permit the carrying out of a specific proposal on the said land, namely:
 - a) a dwelling group consisting of four (4) separate buildings containing not more than 4 dwelling units in each (16 units in total);
 - b) four two-story buildings not exceeding 8.3 metres in height to peak of roof;
 - c) a gross floor area of 2,181.0 square metres;
 - d) a maximum floor space ratio of 0.534:1;
 - e) all design and development elements as contained in Attachments 1 and 2 of this report;
 - f) the development must be substantially completed on or before December 31, 1998; and
 - g) all other relevant terms of the RM.4 Zoning District and the City of Saskatoon Zoning Bylaw No. 6772 will apply.
- 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

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- 4) that at the time of the public hearing, City Council consider the Commission's recommendation that the rezoning, as noted in Recommendation 1) above, be approved.

ADOPTED.

Your Commission has considered the attached report of the Planning and Building Department dated September 12, 1997, and supports the recommendations contained therein to Rezone by Agreement Block T, Plan 87-S-52779 (2221 Lorne Avenue) from an R.2 District to an RM.4 District subject to the execution of the appropriate Agreement.

REPORT NO. 18-1997 OF THE CITY COMMISSIONER

Section A - Administration and Finance

A1) Routine Reports Submitted to City Council

RECOMMENDATION: that the following information be received.

ADOPTED.

<u>SUBJECT</u>	<u>FROM</u>	<u>TO</u>
Schedule of Accounts Paid \$1,809,854.83	September 17, 1997	September 22, 1997
Schedule of Accounts Paid \$1,582,259.14	September 22, 1997	September 25, 1997
Schedule of Accounts Paid \$2,691,212.85 (File No. 1530-2)	September 23, 1997	September 29, 1997

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**A2) Investments
(File No. 1790-3)**

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

ADOPTED.

Report of the General Manager, Finance Department, September 24, 1997:

“With the approval of the Investment Committee, the attached list indicates purchases and sales for the City’s various funds.”

ATTACHMENT

1. Schedule of Securities Transactions (September 1-15, 1997).

**A3) Establishment of Ballot Return Parameters
Computerized Vote Counting System
1997 Local Government Elections
(File No. 265-1)**

RECOMMENDATION: that City Council consider passage of Bylaw No. 7698.

ADOPTED.

Report of the City Solicitor, September 25, 1997:

“City Council at its meeting held on September 8, 1997, instructed that The Automated Vote Counting Bylaw, 1997 be amended so as to provide that the vote tabulating units be programmed to return completely blank and overvoted ballots for the further direction of electors. In this regard we have prepared and forward herewith for consideration proposed Bylaw No. 7698, being ‘The Automated Vote Counting Amendment Bylaw, 1997’. The proposed amending Bylaw implements the desired treatment of blank and overvoted ballots.

Additionally, The Automated Vote Counting Bylaw, 1997 requires amendment to accommodate the concurrent district health board election. Specifically, upon the close of polls, it is required that all district health board election ballots be maintained in separate ballot boxes and be dealt with in keeping with the provisions of *The Health Districts Act*, and the regulations thereunder. The proposed amending Bylaw makes provision for this requirement.”

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ATTACHMENT

1. Proposed Bylaw No. 7698, being “The Automated Vote Counting Amendment Bylaw, 1997.”

**A4) Canadian Bond Rating Services
City of Saskatoon - 1997 Rating
(File No. 1500-4)**

RECOMMENDATION: that the information be received.

ADOPTED.

Report of the General Manager, Finance Department, September 29, 1997:

“Attached, for City Council’s information, is the latest rating report for the City of Saskatoon. This report, based on a recent review of the economic and financial position of the City, was issued by the Canadian Bond Rating Service (CBRS).

The report re-affirms Saskatoon’s ‘AAA’ rating (the highest that can be achieved), with a **stable** outlook. CBRS notes that the Saskatoon economy has continued its trend of steady growth and diversity, and that after increasing debt last year for the new Secondary Sewage Treatment Plant, Saskatoon’s long-term debt level has resumed its downward trend. The report concludes that the City continues to be an infrequent borrower, and that mill rate debt continues to decline.”

ATTACHMENT

1. CBRS Municipal Analysis Report - City of Saskatoon.

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**A5) Inaugural Meeting of City Council
Following General Election
(File No. CK 265-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Report of the City Clerk, September 30 , 1997:

“Section 43 of *The Urban Municipality Act* states that the first meeting of a council following a general election is to be held on or before November 10 in the year in which the general election is held.

The inaugural meeting of City Council will be held on Monday, October 27, 1997 at 7:00 p.m. This meeting will deal only with the taking of Oaths of Office by Council members and will be followed by a reception in the City Hall cafeteria. City Council’s regular meeting schedule can then resume, in accordance with The Council Procedure Bylaw, starting on Monday, November 3, 1997.”

**A6) Statement of Projected Actual Financial Results
Year Ended December 31, 1997
(File No. 1895-3)**

RECOMMENDATION: that the Statement of Projected Actual Financial Results for the Year Ended December 31, 1997 be received as information.

ADOPTED.

Report of General Manager, Finance Department, October 1, 1997:

“Attached, for City Council’s information, is a copy to the Statement of Projected Actual Financial Results for the year ended December 31, 1997. A Letter of Transmittal, which is included within the statement, provides information on the variances which are anticipated by year-end.

As City Council is aware, traditionally the Administration has presented a six month and nine month Statement of Revenue and Expenditures. It was extremely difficult to estimate a year-end surplus or deficient from these reports. To make the former nine month statement more relevant, the Administration has prepared its first estimate of a year-end surplus on deficient based on actuals

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at August 31, 1997. Although still an estimate, this report does present a more meaningful financial picture of our potential year-end financial results.”

ATTACHMENT:

1. Statement of Projected Actual Financial Results for the year ended December 31, 1997.

Section B - Planning and Operations

**B1) Landfill Computer System Replacement
1997 Post-Budget Capital Project
(File No. 7830-4)**

RECOMMENDATION: that the replacement of the Landfill Computer System be approved as a 1997 Post-Budget capital project at an estimated cost of \$33,000 funded from the Landfill Building/Equipment Replacement Reserve.

ADOPTED.

Report of the General Manager, Environmental Services Department, September 16, 1997:

“The present automated computer system was installed in 1988 to replace the previous manual processing system. The computer system is integrated with the weigh scale and enables the scale attendant to generate a ticket indicating the weight and appropriate charge. The system stores customer account information (including vehicle tare weights) and collects tonnage and waste-type data for billing and reporting purposes. The system was installed to improve customer service, vehicle processing, landfill administration, and data collection/analysis.

The present system is obsolete and its replacement is long overdue. Numerous technical problems persist with the present system. Staff from CIS, and more recently the Systems Coordinator in the Environmental Services Department, have been troubleshooting these problems and a complete system replacement has been determined as the most effective solution.

Customer account information has been lost on several occasions requiring the scale attendant to re-enter account information while the customer waits. The system often loses vehicle tracking information affecting the weighing-out of vehicles. In addition to the negative impact on customer service, system problems cause frustration for the staff and could result in lost revenue, billing delays, and incomplete operational data. Also, the year 2000 problem cannot be addressed with the present system.

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It was hoped that the present system would survive into 1998, and it was intended to be included as a 1998 Capital project request. However, it has become evident that prompt replacement of the system is now necessary. Also, approval to proceed now will provide adequate lead time for system installation and permit staff training to occur during the 1997/98 winter months when traffic volumes at the landfill are less.

Several 'off the shelf' systems are available from companies specializing in landfill automated systems and will address the problems noted above. These have been reviewed and discussed with other cities who have, or will be installing, new systems. Ease of operation, training, improved vehicle processing, data analysis, reporting, administrative features (rates, billing, customer account management), and system support/maintenance will be some of the direct benefits of a new system. Also, an efficient and comprehensive automated landfill processing system is necessary to ensure a high level of customer service.

The estimated capital cost is \$33,000 which includes software, hardware (at the Landfill and Administrative office), delivery, installation, training, and the digital weight indicator interface to the scale. There will be an operating budget impact of \$4,500/year commencing in 1998 for system maintenance, upgrade and support services.

Funding for this project will come from the Landfill Buildings/Equipment replacement reserve which was established by City Council on September 8, 1997. The balance in the Reserve is \$241,600. These funds were transferred from the Weigh Scale Replacement Reserve reflecting the allocation between the Public Works and Environmental Services Departments."

**B2) Subdivision Application #43/97
Adaskin Cove/Arbor Creek
(File No. PL 4300-43/97)**

RECOMMENDATION:

- 1) that City Council resolve, in connection with the approval of Subdivision Application #43/97, that it would be impractical and undesirable to require full compliance with Section 15(1)(a) of Subdivision Bylaw No. 6537 for the following reasons:
 - a) the proposed lots each have frontages which are only slightly smaller than the full requirement. Therefore, the variance from the full requirement is minor;
 - b) the variance will not affect surrounding properties in any negative way; and,

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- c) the proposed lots each have a site area which exceeds that required in the Subdivision Regulations; and,
- 2) that Subdivision Application #43/97 be approved, subject to:
- a) the payment of \$1,250.00 being the required approval fee;
 - b) the owner entering into a Development and Servicing Agreement with the City of Saskatoon;
 - c) the hard surfacing of the emergency access between proposed Lots 23 and 24 in Block 338 and the installation of removal bollards in the emergency access; and,
 - d) the owner agreeing in writing to the granting of easements in favour of the City of Saskatoon for water and sewer purposes as shown on the Plan of Proposed Subdivision.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 17, 1997:

“The following subdivision application has been submitted for approval:

Subdivision Application: #43/97
Applicant: Webster Surveys Ltd. for Westland Properties Ltd.
Legal Description: Parcel F, Plan No. 96-S-28729
Location: Adaskin Cove (No Civic Address).”

ATTACHMENT

1. August 7, 1997 Subdivision Report.

**B3) Subdivision Application #44/97
Adaskin Cove/Arbor Creek
(File No. PL 4300-44/97)**

RECOMMENDATION:

- 1) that City Council resolve, in connection with the approval of Subdivision Application #44/97, that it would be impractical and undesirable to require full compliance with Section 15(1)(a) of Subdivision Bylaw No. 6537 for the following reasons:

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- a) the proposed lots each have frontages which are only slightly smaller than the full requirement. Therefore, the variance from the full requirement is minor;
 - b) the variance will not affect surrounding properties in any negative way; and,
 - c) the proposed lots each have a site area which exceeds that required in the Subdivision Regulations; and,
- 2) that Subdivision Application #44/97 be approved, subject to:
- a) the payment of \$1,450.00 being the required approval fee; and,
 - b) the owner entering into a Development and Servicing Agreement with the City of Saskatoon.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 17, 1997:

“The following subdivision application has been submitted for approval:

Subdivision Application: #44/97
Applicant: Webster Surveys Ltd. for Westland Properties Ltd.
Legal Description: Parcel F, Plan No. 96-S-28729
Location: Adaskin Cove/Arbor Creek.”

ATTACHMENT

1. August 7, 1997 Subdivision Report.

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**B4) Subdivision Application #46/97
3342 Merritt Street
(File No. PL 4300-46/97)**

RECOMMENDATION: that Subdivision Application #46/97 be approved, subject to:

- a) the payment of \$50.00 being the required approval fee; and,
- b) the payment of \$8,938.55 being the area development charges.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 17, 1997:

“The following subdivision application has been submitted for approval:

Subdivision Application: #46/97
Applicant: Keith and Darlene Rans
Legal Description: Lot 5, Block 9, Plan G831
Location: 3342 Merritt Street/Montgomery Place.”

ATTACHMENT

1. September 8, 1997 Subdivision Report.

**B5) Land-Use Applications Received by the Planning and Building Department
For the Period Between September 12 and September 25, 1997
(For Information Only)
(File No. PL 4355)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 26, 1997:

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

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Discretionary Use:

Application D6/97: 3108 Louise Place
Applicant: St. Volodymyr Villa Corporation
Legal Description: Lot Y, Block 632, Plan 86-S-32927
Current Zoning: M.3A
Proposed Use: Seniors' Residence
Neighbourhood: Nutana Suburban Centre
Date Received: September 15, 1997

Application D7/97: 210 Rever Road
Applicant: Edward and Robert Fulford
Legal Description: Lot 9, Block 358, Plan 87-S-31787
Current Zoning: R.1A
Proposed use: Level 4 Personal Care Home
Neighbourhood: Silverspring
Date Received: September 22, 1997.”

**B6) Subdivision Application #50/97
346 Priel Place, Fairhaven
(File No. PL 4300 - 50/97)**

RECOMMENDATION: that Subdivision Application #50/97 be approved subject to the consolidation of all that portion of Lot 77, Block 849, Plan No. 76-S-14681 described as: “Commencing at the most north-north-easterly corner, thence south-east along the easterly boundary to the south-east corner, thence west along the south boundary 5.867 metres (19.25 feet), thence northerly in a straight line to the point of commencement”, with Lot 78, Block 849, Plan No. 76-S-14681.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 23, 1997:

“The following subdivision application has been submitted for approval:

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Subdivision Application: #50/97
Applicant: Ron and Hazel Stansfield
Legal Description: Lot 77, Block 849, Plan 76-S-14681
Location: 346 Priel Place, Fairhaven.”

ATTACHMENT

1. September 22, 1997 Subdivision Report.

**B7) Proposed Parking Agreement
1715-20th Street West
Saskatoon Housing Coalition Inc.
(File No. PL 4005)**

RECOMMENDATION:

- 1) that City Council authorize the execution of the proposed Parking Agreement between Saskatoon Housing Coalition Inc. and the City of Saskatoon related to the property at 1715- 20th Street West; and,
- 2) that His Worship the Mayor and the City Clerk be authorized to execute the agreement on behalf of the City of Saskatoon.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 25, 1997:

“Saskatoon Housing Coalition Inc. filed an appeal with the Development Appeals Board in connection with the City’s refusal to issue a Development Permit for the conversion to a 17-suite, multiple-unit dwelling of the existing building at 1715-20th Street West, which is located in an R.4 Zoning District.

Section 30 of Zoning Bylaw No. 6772 applies to this property as follows:

a) Subsection (13)(a)(i) requires that 21 parking spaces be provided, at the rate of 1.25 spaces for each dwelling unit.

The information provided by the Appellant indicates that 7 parking spaces will be provided. This would result in a deficiency of 14 parking spaces.

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- b) Subsection (14)(a) requires that off-street parking spaces be provided only in rear yards and side yards.

The information provided by the Appellant indicates that parking spaces #1 and #2 are located in the front yard setback.

Section 18 of Zoning Bylaw No. 6772 also applies to this property as follows:

- a) Subsection (7)(f) of the General Provisions requires that a minimum aisle width be provided of not less than 3.7 metres (12.14 feet).

The information provided by the Appellant indicates that the aisle width for parking spaces #1 to #5 will be approximately 2.687 metres (8.82 feet) wide. This would result in a deficiency of 1.013 metres (3.32 feet).

The Appellant was seeking the Board's approval of the above-noted deficiencies.

The Development Appeals Board, in a decision dated July 29, 1997, granted the appeal on the condition that the Appellant enters into an agreement with the City of Saskatoon pursuant to Section 215(1)(b) of *The Planning and Development Act, 1983*, to grant the relaxation in parking standards on the basis the building be used for non-profit public housing only.

This agreement, as prepared by the City Solicitor's Office, is attached hereto and requires the approval of City Council before it can be executed. It should be noted that Mr. Brandon Little, Executive Director, Saskatoon Housing Coalition Inc., has advised that this agreement is satisfactory and will be executed in due course."

ATTACHMENT

1. Proposed Parking Agreement.

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- B8) Rezoning - Silverspring Neighbourhood
R1.A District to M.2 District
Parcel FF, Plan 96-S-22416
R1.A District to B.2 District
Parcel EE, Plan 96-S-22416
(File No. PL 4350 Z11/96)**

RECOMMENDATION:

- 1) that the advertising respecting the proposal to rezone Parcel EE, Plan 96-S-22416 from an R.1A District to a B.2 District, and Parcel FF, Plan 96-S-22416 from an R.1A District to an M.2 District, be approved;
- 2) that the General Manager, Planning and Building Department be requested to prepare the required notice for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required Bylaws; and,
- 4) that the Municipal Planning Commission's report be brought forward for consideration at the time of the public hearing and that City Council consider the Commission's recommendations that the proposed Zoning Bylaw amendments, as outlined in Resolution 1) above, be approved.

ADOPTED.

Report of the General Manager, Planning and Building Department, September 11, 1997:

“At its meeting of November 4, 1996, City Council authorized the preparation of a bylaw related to rezoning of Parcel EE, Plan 96-S-22416 from an R.1A District to a B.2 District, and Parcel FF, Plan 96-S-22416 from an R.1A District to an M.2 District (copy of report attached).

Section 67(3) of *The Planning and Development Act, 1983* provides that:

‘a Council may, by resolution, authorize an amendment to a zoning bylaw, and the Council shall, by bylaw, adopt the amendment within six months from the date of the resolution.’

The Zoning Bylaw amendment was delayed because an amendment to the Development Plan was being carried out to relocate the District Commercial Designation in the Silverspring Neighbourhood to provide for a more centralized location. The Bylaw for the re-designation has

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now received ministerial approval, therefore, the Zoning Bylaw amendments can proceed. As a result of this process the six month time frame specified in *The Planning and Development Act, 1983* has expired. It will be necessary for Council to again authorize the preparation of the necessary bylaw related to the rezoning.”

ATTACHMENT

1. Clause 1, Report No. 15-1996 of the Municipal Planning Commission.

**B9) Albert Community Centre
Management Committee
(File No. 225-11-3)**

RECOMMENDATION: that the funding required for the flooring repairs and asphalt surfacing at the Albert Community Centre in the amount of \$26,300 be withdrawn from the Albert Community Centre Major Repair Reserve.

ADOPTED.

Report of the General Manager, Asset Management, September 9, 1997:

“In June of 1997, the Albert Community Centre Management Committee approved a recommendation to refinish the main floor hardwood which had lost its finish to a point where the raw wood was exposed and beginning to deteriorate. The floor area is primarily occupied by a daycare, so there was additional concern that the wood would splinter causing injury to children playing on it. At that time, it was felt that the floor could not last until the 1998 Operating Budget year and that although the project had not been planned or budgeted for, it had to be done immediately. In addition, July and August are the only months when space is available elsewhere in the building to temporarily relocate the daycare while floors are being repaired, so the Committee approved the work to be done by August. As a result, other repairs and purchases which had been planned for the Centre in 1997 would be postponed until 1998 to free-up the funding necessary to complete the floor finishing.

In August of 1997, the floors were sanded down and re-finished at a cost of \$14,400. Due to the age of the hardwood, and as a result of 70 previous years of use, there is concern that some areas of the floor cannot withstand additional deep sanding treatments without experiencing damage to the splines. In an attempt to protect the new finish as much as possible, the Albert Community Centre Management Committee has implemented cleaning schedules and maintenance practices which

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will minimize the potential for damage due to abrasion from dust and/or grit accumulations. One of the key concerns was the fact that the parking lot at the centre is only partially paved and as a result, sand and gravel track into the building following wet weather. Considering the high usage which the building receives during the 16 hours per day that it is open, it is not possible to constantly clean up the debris as it is carried into the building. To reduce the problem, and protect the floor, the Committee obtained cost estimates to have the entire parking lot paved to eliminate the potential for abrasive problems. The cost to complete the work was \$11,900 and in order to have the work completed for the price offered and before the end of the season, the paving had to begin as quickly as possible.

As part of its annual Operating Budget, the Albert Community Centre annually contributes \$16,400 to the Albert Community Centre Major Repair Reserve which at present is valued at \$108,486. By deducting the above costs, the reserve will have a balance of \$82,186. Since no Capital projects are planned in the facility for the next year, the balance will approach \$100,000 in 1998.

There were two options available:

1. Do nothing and make provisions for the project in the 1998 Capital Budget. In this case, the cost will likely be higher and the existing floor would be subject to 10 additional months of deterioration; or,
2. Complete the flooring work as part of the 1997 Operating Budget and complete the paving in 1998. Since the cost of the repair was equal to the entire budget for the Fixed Assets Account, this option would have left the Centre without any maintenance funding for the balance of 1997 and would subject the new floor to 10 months of dust and scratching.

When considering the above, the Albert Community Centre Management Committee resolved that in the best interest of protecting the hardwood floors, which are an integral part of the heritage of the Albert Community Centre, both the floor refinishing and the paving of the parking lot had to be completed as soon as possible. With approval, costs could be charged to the Albert Community Centre Major Repair Reserve.”

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**B10) Pelican Lake Holdings Ltd.
(File No. 4215-1)**

RECOMMENDATION: that Council authorize the Mayor and the City Clerk to execute the Option Agreement.

ADOPTED.

Report of the City Solicitor, September 29, 1997:

“In accordance with the instructions of the Executive Committee, the Administration has negotiated an option to purchase agreement with Pelican Lake Holdings Ltd., the holding company of the Pelican Lake First Nation. The land in question is some 202 acres, outside of the City limits and located just west of Wanuskewin Heritage Park. The Pelican Lake First Nation intends to have the land dedicated as reserve land pursuant to the Saskatchewan Treaty Land Entitlement Agreement.

A copy of the proposed Option Agreement is attached. The main terms are:

1. The land being sold is the:

SE $\frac{1}{4}$ 35-37-5 W3rd
Except: all that portion included in Plan 83S32381
Minerals Included,

and the:

West Half of the NE $\frac{1}{4}$ 35-37-5 W3rd
Minerals Included;

2. The sale price is \$2,000.00 per acre for the SE $\frac{1}{4}$ 35-37-5 W3rd and \$1,800.00 per acre for the West Half of the NE $\frac{1}{4}$ 35-37-5 W3rd;
3. The option expires October 1, 1998. The option fee is \$3,000.00;
4. The option is subject to conditions precedent as follows:
 - (a) the Purchaser determining that it is satisfied with the environmental condition of the land;

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- (b) the Purchaser providing a written acknowledgement to the Vendor that the Vendor will not directly supply water to the land, nor will it provide sanitary services and that the Purchaser shall have to look elsewhere for water supply and sanitary services;
- (c) that the Purchaser and the Pelican Lake First Nation first receive the approval of the Wanuskewin Heritage Park for the purchase of the said land; and
- (d) that the Purchaser and the Pelican Lake First Nation enter into a long-term agreement with The City of Saskatoon to ensure that all use and development of the said land is consistent with the Saskatoon Planning District Development Plan for the purposes of ensuring compatible land use among the City of Saskatoon, the R.M. of Corman Park and the Pelican Lake First Nation as to its land holdings within the Saskatoon Planning District."

ATTACHMENT

1. Proposed Option Agreement as between The City of Saskatoon and Pelican Lake Holdings Ltd.

**B11) School Signing Revisions
Bishop Klein School
(File No. 6280-3)**

RECOMMENDATION: that the signing changes at Bishop Klein School, as shown on attached Plan No. C6-7H, be approved.

ADOPTED.

Report of the General Manager, Transportation Department, September 25, 1997:

“The Transportation Department has received a request from the Catholic School Board to review the signing at Bishop Klein School. The review has been completed and it is proposed that the signing be revised so that it meets the current needs of the school. The investigation procedure for this school included a site meeting with representatives of the Transportation Department, the Catholic School Board and the School’s Principal. Based on the results of this investigation, a new school signing plan has been prepared using the School Signing Guidelines and considering the particular needs of this school.

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The recommended signing change is described below:

- Remove the existing '5 MINUTE LOADING ZONE' (RB-58C) and the 'SCHOOL BUS LOADING ZONE' (RB-59L) along the west side of Northumberland Avenue north of Morris Drive and install a 'DISABLED PERSONS LOADING ZONE' (RB-58G) of approximately 15 metres.
- Remove the existing 'NO PARKING, 0800-1700 MON-FRI' zone (RB-52A) along the west side of Northumberland Avenue south of Morris Drive and install a '5 MINUTE PARKING, 0800-1700 MON-FRI' zone (RB-53B).

These changes will make available a dedicated loading zone for parents with children requiring wheelchair access near the school's front entrance and provide limited short-term parking nearer to the school on the school side of the street for parents transporting their children to and from the school.

The above change has been reviewed and approved by the Transportation Department, the Catholic School Board and the School's Principal."

ATTACHMENT

1. Plan No. C6-7H.

ADDENDUM TO REPORT NO. 18-1997 OF THE CITY COMMISSIONER

**B12) Enquiry - Councillor Postlethwaite (July 15, 1996)
Possible Reimbursement to Residents for more than
one sewer back up in the last few weeks
(File No. 281-1)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

The following enquiry was made by Councillor Postlethwaite at the meeting of City Council held on July 15, 1996:

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“Would the Administration please report on the possibility of reimbursing residents, who have suffered more than one flooding in the last few weeks incurring more than one insurable deductible?”

I understand that such payments have been made in the past.”

Report of the City Solicitor, September 29, 1997:

“The City of Saskatoon often receives claims for damages caused by sewer backups. When the City of Saskatoon receives a sewer backup claim, we either receive it directly from the individual claimant or from the claimant’s insurance company. When the claim is received from an insurance company, the claimant sometimes makes an additional claim for their insurance deductible. If the City of Saskatoon admits liability for the sewer backup, the City of Saskatoon will pay the insurance company and the claimant the necessary amount to satisfy their claims.

The City of Saskatoon cannot simply reimburse individuals the insurance deductibles and ignore the remainder of the claims filed by the insurance company. By reimbursing the claimants for their insurance deductibles, we may be admitting liability for the whole of each claim.”

ADDENDUM TO REPORT NO. 18-1997 OF THE CITY COMMISSIONER

**B13) Proposed Agreement
The City of Saskatoon and
Saskatchewan Power Corporation
Apparatus Repair Shop
430 Avenue C South
(File No. 1920-1)**

RECOMMENDATION:

- 1) that the proposal of SaskPower relating to the remediation of the Apparatus Repair Shop, as described herein, be approved and accepted;
 - 2) that the City Solicitor be instructed to prepare the required Agreement as between The City of Saskatoon and SaskPower for execution by His Worship the Mayor and the City Clerk on behalf of The City of Saskatoon:
- and, upon execution of such Agreement:

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- 3) that the Administration be instructed to proceed expeditiously with all tax enforcement proceedings relating to the Apparatus Repair Shop, including application for title as soon as such may be made:
- 4) that in the event tax title to the Apparatus Repair Shop is in due course acquired, the Administration be instructed to submit a bid to beneficially acquire the lands upon the offering of such lands for sale by public tender/auction; and,
- 5) that the cost of beneficial acquisition of the Apparatus Repair Shop (if successful) be financed from the Land Bank, and that the control and management of the property be vested in the Land Bank.

ADOPTED.

The Administration has had the matter of the remediation of the former SaskPower Apparatus Repair Shop and related tax enforcement proceedings under consideration for some time now. SaskPower had previously undertaken the clean-up of the former A. L. Cole site at its expense and indicated a willingness to cooperate with the City to achieve the same type of remediation of the Apparatus Repair Shop site. A proposed agreement has now been reached with SaskPower.

History

SaskPower's former Apparatus Repair Shop situate at 430 Avenue C South, Saskatoon, consists of the following lands:

1. Lots 1-10 inclusive & 30, except northerly 25 feet of Lot 10, Block 31, Plan 63-S-01249;
2. Lots 32-40 inclusive, Block 31, Plan (CE) E 5618; and,
3. Parcel A, Plan No. 63-S-01249, M.T.O. No. 74-S-26219;

as shown coloured black on the sketch plan appended hereto. With the exception of Parcel A, being a public lane which was closed and transferred to SaskPower in 1975, the lands were assembled in stages during the period 1952 to 1958.

The location served as SaskPower's Saskatoon Headquarters until its relocation in 1960, and was vacant during the period 1960 to 1963. From 1963 through to its relocation in 1966, SaskPower's Electrical Transmission Maintenance division occupied the site. Thereafter, and through to the sale of the property to T.S.L. Industries Ltd. (the current owner) in 1987, the location served as the site of SaskPower's Apparatus Repair Shop.

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Environmental Status

Given the anecdotal and historical information relating to this site, it was considered likely that the lands had been impacted by PCB, petroleum hydrocarbon and perhaps heavy metal contaminants.

In this regard, an environmental assessment proposal was accepted by Saskatchewan Environment and Resource Management, in consultation with the A.L. Cole Stakeholder's Committee. The results of such assessment indicated that both PCB and petroleum hydrocarbon levels exceeded standards acceptable to the Department.

Remediation levels for the site were established in accordance with the *PCB Waste Storage Regulations* and the CCME Interim Environmental Quality Criteria for residential/parkland. In terms of the actual remediation effort, SaskPower has focused on the PCB contaminant as its first priority. In this regard, all soil exceeding the above-noted standard has now been excavated and removed from the site, with SaskPower incurring some \$620,000.00 in remediation costs.

The remediation of petroleum hydrocarbon contamination remains to be addressed, with costs expected to be in the \$500,000.00 range.

Tax Enforcement Proceedings

As noted, SaskPower sold and transferred the Apparatus Repair Shop site to its current owner, T.S.L. Industries Ltd., in 1987. This owner has defaulted with respect to the payment of municipal taxes, and significant taxes, arrears of taxes, penalties and interest are currently due and owing the City. As at September 16, 1997, the sum of \$233,490.40 was outstanding with respect to these lands.

In this regard, and in keeping with City Council instruction, tax enforcement proceedings have been initiated and underway for some time pursuant to the provisions of *The Tax Enforcement Act*. Such proceedings are currently at the "Request for Title" stage, and failing redemption, the City could acquire tax title to the property in approximately two weeks' time.

Current Proposal

Given the current state of title, SaskPower has, of course, been reluctant to proceed with the necessary petroleum hydrocarbon remediation; and, conversely, given the unresolved environmental liability attaching to the these lands, the City has been holding its remaining tax enforcement proceedings in abeyance. In this regard, discussions have been ongoing with SaskPower for some time now, with most recent talks resulting in the following proposal.

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It is proposed that the City expeditiously proceed with its tax enforcement proceedings with a view to acquiring tax title to the lands, and, thereafter, participate in the required public auction/tender of the lands in an attempt to acquire beneficial title/ownership. In the event that the City in due course acquires such tax title or beneficial title, the proposed agreement provides that SaskPower will indemnify and save the City harmless with respect to any and all environmental claims, costs, expenses, actions, damages or other liabilities which may arise and relate to that period of time during which SaskPower was the owner of the lands.

Should the City acquire beneficial title to the lands, SaskPower agrees, at its sole expense, to undertake and complete the following works:

1. the removal of all hydrocarbons on, in or under the lands, and the outer perimeter of the lands, to a level acceptable to Saskatchewan Environment and Resource Management;
2. in the event the City demolishes the structure situate upon the lands prior to December 31, 1999, to return to the site and attend to the remediation of PCB, hydrocarbon or heavy metal contaminants (if any) which may have migrated underneath the structure; and,
3. to restore the lands to grade level.

In consideration of the above undertaking by SaskPower, it is proposed that the City:

1. accept, without charge, at the Spadina Landfill any and all material from the remediation of the lands provided that such material may be legally accepted by the City for disposal at the Landfill and requires no special handling. Such material would require to be "landfarmed" by the City, however, this activity is routinely carried out at the Landfill and would not constitute "special handling";
2. provide SaskPower with sufficient clean fill to restore the lands to grade level, subject to such fill being available without cost to the City, and provided that SaskPower shall be solely responsible for all costs and expenses associated with haulage; and,
3. provide SaskPower, without charge, with any permits and authorizations which SaskPower may require from the City in order to complete its undertakings.

The costs implication to the City respecting waived landfill charges and permit fees is estimated at \$34,300.00.

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Ownership Status

In the event that the proposed agreement is approved, and failing redemption by the current owner, it is anticipated that the City will acquire tax title to the lands in approximately two weeks' time. Thereafter, and in keeping with the provisions of *The Tax Enforcement Act*, the lands must be advertised and offered for sale by public tender/auction. A reserve bid in the amount of the outstanding taxes and charges would be established, together with other pertinent terms and conditions of the sale. In the specific case of the within lands, it would be a condition of the sale that the lands be remediated to levels acceptable to Saskatchewan Environment and Resource Management. Accordingly, should some third party be successful in acquiring beneficial ownership, remediation of the lands would still be assured.

Assuming that the lands are fully remediated as provided in the proposed agreement, the Land Manager has estimated their value in the \$350,000.00 range. It is proposed that the proceeds of any subsequent disposition of the lands would be shared pro rata by the City and SaskPower, in accordance with their respective expenses in relation to the lands.

Having regard to the desirability of fully remediating the within lands, their adjacency to the City's current A.L.Cole land holdings and their proximity to the riverbank area, it is our view that it is in the City's best interests to conclude the within proposed agreement, and attempt to secure beneficial ownership of the lands as provided therein.

ATTACHMENT:

1. No. 1 Sketch Plan.

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REPORT NO. 21-1997 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor D. Atchison, Chair
Councillor P. McCann
Councillor J. Postlethwaite
Councillor R. Steernberg
Councillor P. Roe

1. Communications to Council

**From: Rob Wiebe, President
Bikers Rights Organization**
Date: March 13, 1997
**Subject: Circle Drive - Between Warman Road and River
(File No. CK. 6001-1)**

RECOMMENDATION: that the information be received.

Your Committee has reviewed the following report of the General Manager, Transportation Department dated September 5, 1997, and is submitting the report to City Council for its information:

“BACKGROUND

In a letter to the City Clerk dated March 13, 1997, Mr. Wiebe, President of the Bikers Rights Organization, expressed concerns with motorcycle safety on a stretch of Circle Drive between Warman Road and the Circle Drive Bridge. Mr. Wiebe requested the Administration to review the circumstances surrounding the collisions and determine if measures can be implemented to improve the safety of motorcyclists. In addition to the letter, a representative of the organization made a presentation to City Council on April 14, 1997. This report is in response to the request by the Bikers Rights Organization.

DISCUSSION

The Transportation Department has carried out a review of roadway design features and motorcycle collision history on Circle Drive between Warman Road and the Circle Drive Bridge. The objective of the review was to determine how existing roadway design features affect the level of safety provided to roadway users, particularly motorcyclists. The review

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concentrated on assessing the adequacy of roadway design features currently in place. The findings of the review are presented below.

Existing Conditions and Roadway Design Features

The section of Circle Drive, between Warman Road and the Circle Drive Bridge, is classified as an expressway roadway. It is a heavily travelled roadway with an average traffic volume of 42,500 vehicles per day. Between Warman Road and the Circle Drive Bridge, there are two circular curves. The curves are back-to-back, forming an s-shaped curve. Each of these circular curves has a radius of 240 metres. A speed survey conducted on July 23, 1997 showed that the average speed is 72 km/h and the 85th percentile speed (the speed limit below which 85% of motorists are travelling) is 81 km/h. The posted speed limit is 70 km/h. The adequacy of the existing roadway geometry has, at times, been questioned and cited as a contributing factor in the fatal collisions which have occurred on this section of the road. A review of design standards, however, shows that the allegation is without basis. All the roadway design parameters are based on a design speed of 80 km/h. At that design speed, the minimum recommended radius is 230 metres, which is less than the radius provided. This confirms that the existing radii of the circular curves, in conjunction with the posted speed limit, provides an adequate level of safety and are also within acceptable engineering standards.

Westbound and eastbound traffic flows are separated by a box beam guardrail in the centre median. The function of the guardrail is to absorb much of the collision force while restraining a vehicle from entering into the opposing traffic flow. This particular guardrail is designed in such a manner that it should collapse upon impact while absorbing much of the impact energy. Due to the light weight of a motorcycle, when the guardrail is struck by an unprotected motorcyclist it behaves as a rigid object. The height and setback of the guardrail are all within currently acceptable standards.

This section of Circle Drive is illuminated at night with street lights mounted in the centre median. According to Transportation Association of Canada (TAC) standards, the illumination provided is within acceptable standards. The illumination design on Circle Drive was based on the TAC standard.

While no roadway is completely safe under all operating conditions, it can be stated that all design parameters on this segment of Circle Drive provide a reasonable level of safety.

Location of Collisions

The Circle Drive Bridge was opened to traffic in 1983. Since then, there have been 11 serious motorcycle collisions resulting in a total of six fatalities and several major injuries. The dates and related information of the collisions are shown in Table 1 below. All fatal collisions have

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occurred between Warman Road and the Circle Drive Bridge. Collisions occur evenly on the westbound and eastbound lanes, with no one direction dominating. The majority of collisions occur during the day under normal daylight weather conditions.

Contributing Factors

According to Police and SGI records, major contributing factors in all motorcycle collisions at this location are inexperience on the part of motorcyclists, impairment due to alcohol consumption and excessive speed. There have been cases where the motorcyclists were estimated to be travelling in excess of 130 km/h at the time of the collision. At a speed twice the posted speed limit, it is easy to lose control of the motorcycle or any other vehicle for that matter, while trying to negotiate the s-shaped curve. In general, as shown in Table 1, roadway design factors are not cited as a contributing factor in the motorcycle collisions. This observation suggests that the prevention of collisions, where most contributing factors rest with the motorcyclist, may require driving behaviour and attitude modification. This can best be done through educating motorcyclists rather than through roadway design changes.

Table 1: Motorcycle Collisions History

Collision Date (yy/mm/dd)	Time of Day	Weather & Road Conditions	Number Killed	Contributing Factors
96/10/04	Day time	Clear, dry pavement	0	Excessive speed
96/08/20	Night time	Clear, dry pavement	2	Alcohol, inexperience driving
95/06/15	Night time	Clear, dry pavement	1	Inexperienced rider, passing another vehicle carelessly
94/09/17	Day time	Clear, dry pavement	0	Excessive speed
93/04/03	Day time	Clear, dry pavement	0	Alcohol, inexperience driving
88/08/26	Day time	Clear, dry pavement	0	Loose gravel
88/08/19	Day time	Clear, some loose gravel on the road	0	Inexperience, loose gravel on the road
88/07/12	Day time	Clear, dry pavement	0	Alcohol, excessive speed
1984*	Day time	Clear, dry pavement	1	Inexperience, unsafe lane changes
1984*	Day time	Clear, dry pavement	1	Excessive speed, inexperience
1984*	Day time	Clear, dry pavement	1	Excessive speed

* Month and date not available.

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Comments from Saskatoon Police Service

A draft report was circulated to the Traffic Division of the Saskatoon Police Service for comments. They are of the opinion that the factors contributing to collisions are more important than the type of barrier, as highlighted in the following excerpt:

“...It is obvious that the main problem is excessive speed and lack of education on the drivers part. Guardrails are secondary to road surface and design. It would not matter what type of guardrail was in place at the estimated accident speed. In two of the fatalities, the victims were not wearing helmets.”

OPTIONS

An option to the existing barrier is the installation of solid Type “F” concrete barriers. Two rows, one for each direction, could be installed in the centre median from the Circle Drive Bridge easterly towards the Warman Road overpass. The total length of barriers to cover the two sides is approximately 1260 metres, as shown in Attachment 1. The estimated cost of installing these barriers is \$250,000.

Concrete barriers are solid, without sharp edges. This may reduce the degree of dismemberment of victims of motorcycle collisions which have occurred with the box beam barriers; however, it is still debatable whether this would also reduce the severity of motorcycle collisions, given the major contributing factors to the collisions. There are, however, potential advantages of concrete barriers. In addition to a long life span, they require virtually no maintenance costs following a collision. The down side is that concrete barriers generally have higher winter maintenance costs compared to box beam barriers. This is due to the fact that snow gets trapped by concrete barriers and may drift into travelled lanes. As a result, snow removal may be required, increasing winter maintenance costs. Under present arrangements, the centre median can be used for snow storage thereby reducing the need/frequency of snow removal.

In the event of damage to the barrier due to a collision, repair costs are normally covered by SGI. According to SGI's records, an average of \$5,000 per year is paid out in claims on damage to roadway fixtures on this portion of Circle Drive. The Transportation Department has had discussions with SGI to ascertain if a cost-sharing arrangement between the City and SGI can be worked out. Unfortunately, SGI has declined on the basis that the return on such an investment is relatively small and could not be justified.

Conclusions

1. The severity of injuries resulting from collisions depends more on the speed at which

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motorcyclists are travelling at the time of the collision rather than on the type of guardrail restraining the motorcyclist. Major contributing factors to motorcycle collisions are excessive speed, inexperience on the part of the driver and, in some cases, impairment due to alcohol consumption.

2. Replacing the existing barrier with a more rigid guardrail may reduce the degree to which collision victims are dismembered. Concrete barriers may also reduce the severity of motorcycle collisions only if the collision occurred while the motorcycle is travelling at or below the speed limit. It is unlikely that a reduction in collision severity would be achieved if the motorcycle is travelling at speeds considerably higher than the speed limit.
3. All roadway design features, including the existing box beam guardrails and illumination on Circle Drive, provide a reasonable level of safety to all roadway users. The guardrails meet current acceptable standards and operate in the manner in which they were intended. Roadway illumination and signage are also adequate and acceptable.
4. Since the common factor in the majority of the collisions is the driving behaviour of motorcyclists, perhaps an effective way to reduce the collisions is through an education program. Such a program could focus on educating motorcyclists, particularly the young, inexperienced drivers on the dangers of exceeding the speed limits, impaired driving, etc. The Transportation Department would recommend that the Bikers Rights Organization, in conjunction with the Police, explore the merits and potential benefits of such a program.
5. The existing box beam barriers were installed in 1983 and have a normal life span of approximately 20 years, which means that the barriers would be approaching the end of their service life in five to ten years. Accelerating their replacement is not an economical option as the new barrier does not provide a higher level of protection than the existing one; however, concrete barriers should be considered as one of the replacement options when the useful life span of the existing barrier is reached. Until that time, no further action is recommended.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

There is no financial impact.

DISCUSSION

Merge signs are placed to indicate to motorists, normally on the major roadway, that merging vehicles from a minor roadway may be encountered. A merge sign is warranted where the merging traffic condition is not obvious to the road user on the main roadway. This is the situation which exists at the intersection of the University Bridge (25th Street) and Spadina Crescent. If a single sign only was used, located to face traffic on 25th Street, usual merge practices would be followed. What complicates the issue, however, is that a similar merge sign is installed facing Spadina Crescent traffic which makes the two approaches of similar importance, at least during the afternoon peak period.

Normal roadway signing is based on the "Manual on Uniform Traffic Control Devices (MUTCD)", which is a standard Canadian traffic signage manual. The merge signs in question do not completely conform with the MUTCD guidelines but, rather, were installed based on what is referred to as "Community Specific Driving Styles". This refers to traits, driving habits and expectations followed by drivers but neither written down nor bylawed. At this particular intersection, motorists have come to expect that when traffic is heavy, eastbound traffic and traffic merging from Spadina Crescent proceed on an alternating basis. An option to the existing arrangement is to install a yield sign for traffic merging from Spadina Crescent.

Traffic collision records show that the number of collisions have remained steady. For instance, in the five year period from 1985 to 1989, there were 115 collisions reported which is exactly the number of traffic collisions reported in the current five year period from 1992 to 1997.

JUSTIFICATION

In 1989, the former Works and Utilities Committee considered a report dated November 22, 1989, from the A/Director of Works and Utilities, recommending that a yield sign be installed to remedy the situation (Attachment 1). The recommendation was not approved by City Council. It is the Transportation Department's position that the reasons behind the 1989 recommendation are still valid.

The reason for the trial installation of the yield sign is to monitor and assess its effectiveness. During non-peak traffic flows, it should be incumbent upon Spadina Crescent traffic to yield to 25th Street traffic. A potential problem may arise during the afternoon peak hour if motorists on 25th Street do not allow Spadina Crescent motorists to enter the traffic stream on the bridge. If this situation does occur, the yield sign may have to be removed and the original conditions reinstated.

POLICY IMPLICATION

There are no policy implications as the proposed installation conforms to current City policy with respect to the installation of stop and yield signs.

FINANCIAL IMPACT

The cost of the changes will be funded from the Roadway Signing and Marking operating budget.

ATTACHMENTS

1. Report dated November 22, 1989, from the A/Director of Works and Utilities”

**3. Social Housing Advisory Committee -
Work Plan
(File No. CK. 225-41)**

- RECOMMENDATION:**
- 1) that the City continue its support for social housing as a key element of maintaining the high quality of life of Saskatoon by maintaining its support for the Social Housing Advisory Committee’s advisory role on housing issues;
 - 2) that the Social Housing Advisory Committee facilitate the establishment of housing information resources within the City, particularly to address the need for better identification of demand and availability, and measures of affordability in order to define the need for specific types of housing and the target groups associated therewith;
 - 3) that the Social Housing Advisory Committee continue to explore ways to increase the capacity of the community to address the housing needs identified as part of recommendation 2 to include:
 - a) investigating various support mechanisms (including financial) for community based initiatives that improve the knowledge of the community of issues

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related to housing that meet the needs of the target groups;

- b) ways in which the Land Bank program could be further used to stimulate or facilitate the development of more affordable housing; and
 - c) revisions to the Innovative Housing Policy that would accommodate such things as supporting innovative community-based housing developments.
- 4) that the Social Housing Advisory Committee work with City Departments, particularly Planning and Building, to investigate changes to legislation that would allow the Corporation greater flexibility in addressing local housing issues;
 - 5) that the City continue through SUMA and FCM to request the Provincial and Federal Governments to reconsider its role and once again take an active role in partnering with municipalities in the funding of housing programs;
 - 6) that in order to fulfil recommendations 1, 2, 3 and 4, the position of Housing Facilitator be made a permanent position and that the options contained within this report for funding the position be referred to the Budget Committee at the time of consideration of the 1998 operating budget; and
 - 7) that support be given to the recommendations contained in the companion report dealing with Social Planning Policy dated September 22, 1997, from the General Manager of Leisure Services.

ADOPTED.

Your Committee has considered and supports the following report of the Chair, Social Housing Advisory Committee dated September 15, 1997:

“EXECUTIVE SUMMARY

The need for affordable and innovative housing continues to grow in Saskatoon, even as the City experiences a boom in housing construction and development. The main difficulties in meeting that need are twofold: 1) there are few active proponents for affordable housing in our community (those that do exist need support in order to achieve their capability to act;) and 2) there is still great difficulty in accessing financing.

Social Housing Advisory Committee (SHAC) recently examined the range of initiatives that are seen to be necessary to help address those and other difficulties in developing affordable housing, and generated a set of 9 recommendations to the committee on which action is suggested. A summary of that discussion and recommendations is contained in this report, which, if accepted by Council, will enhance SHAC's ability to assist in helping to meet the need for affordable housing.

BACKGROUND

With SHAC entering its second year with a Housing Facilitator resource, we have made significant progress towards stimulating new and innovative methods of tackling the growing need for affordable housing in Saskatoon.

In particular, SHAC has had strong success in stimulating the community to work together to address housing needs. The Quint Housing Co-op is perhaps the best example, wherein the City played an important supportive role in the partnerships that were necessary to see this innovative project to fruition - partnerships that include the Province, business community, neighbourhood groups and others.

However, significant barriers still exist in the new development of affordable or non-conventional housing, which in effect limit the ability for any group or organization to substantially affect the growing need. This growing need is evidenced in part by the lengthy waiting list at the Saskatoon Housing Authority and information from Social Services. In addition, while Saskatoon has been experiencing a housing boom since 1996, very few of the units built are affordable to low or moderate income households, and fewer still are suitable for families. For example, the median unit price of \$83,480 is affordable to a household earning \$29,470/year - which, based on the 1995 Neighbourhood Profiles, excludes about 30% of the households in the city. In addition, a major hurdle exists for low income households to get mortgage financing primarily because low income households do not have the required down-payment.

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The end result is that the gap between the 'haves' and the 'have-nots' is widening, with the lowest income households being forced to be housed in increasingly less desirable accommodations. While the City has taken great strides in improving the standard of housing through such things as the maintenance bylaw and zoning bylaw, there is still a need to increase the stock available and to find means to bring additional housing units into the market place.

The evidence from across North America is clear that the only economically and socially viable way of providing affordable, appropriate, and supportive housing is through 'social housing', whether owned by government, community sponsored groups like churches, co-ops and other non-profits. That being said, there may be a number of ways the City can assist the private market to increase its ability to serve the needs of the economically, physically or socially disadvantaged.

Using our collective experiences and knowledge, SHAC formed a sub-committee to look at what kinds of initiatives could be helpful to ensure that these housing needs are met. To facilitate this discussion, a list of activities that could be helpful or necessary to stimulate the affordable housing market was prepared. This list was used to identify:

- what is already being done,
- what the City might be directed to do with its existing resources,
- what community-based organizations might be able to do,
- what new tools or mechanism might be needed to enable both the City and the community-at-large to take appropriate action.

The two main issues that were addressed are:

- i) that there are few active proponents for affordable housing in our community, and those that do exist need support in order to achieve their capability to act;
- ii) that even as proponents come forward, there is still great difficulty in accessing financing, especially financing that both supports and values the process and product these groups are working with.

The discussion focused on the role of SHAC and/or the City in promoting, facilitating, or managing these activities, but also to identify potential (or necessary) partners in order to make certain activities viable.

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DISCUSSION

A number of significant initiatives were identified that SHAC believes are worth exploring. The priority is to find ways of better using existing resources, structures and mechanisms. It is important to note that, while some of these initiatives are activities specifically managed by the City (such as the Land Bank), all of them require co-operation and support from a number of community and governmental partners.

SHAC's role will be to explore the potential of these initiatives, and to encourage and enable the partnerships required to make them work to come together, to facilitate changes to legislation and regulation where needed, and to form any partnerships that may be required.

Education and Awareness:

SHAC has undertaken a number of important projects in the past 18 months to raise public understanding of housing issues. A series of forums, "Homes for Saskatoon - Choices in Housing", were held in the Spring and Summer of 1997 in partnership with the Saskatoon Council of Women, Saskatoon District Health, and the City's Advisory Committee on Women's Issues. These forums gave all participants a better understanding of the issues and opportunities in providing housing to lower-income households, and has led to a number of new initiatives coming forward from individuals and community organizations to address housing needs. As well, we will be producing a video, 'Creating Communities: Challenges and Choices in Housing', that has already attracted attention and interest from other municipalities across North America as an innovative approach to housing issues.

SHAC will continue to work to increase public awareness of housing issues, including:

- hosting housing workshops and forums;
- production of the SHAC Report;
- production of the Renters Handbook.

We will also continue to encourage and facilitate proponents for affordable housing development by collaborating with active housing groups, developers and others, and plan to host networking meetings, and explore the benefits of hosting design charrettes or competitions, to promote innovation in housing development.

This work would be enhanced by planning and budgeting for certain activities on an annual basis, as well as having the capacity to support other community-based activities throughout the year, including the ability to offer matching grants to community or housing groups to

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enable education activities related to housing, including public outreach and awareness, skills training (eg., property management), or other activities.

Land Bank:

The Land Bank has been instrumental in setting up the Social Housing Reserve with 10% of all lot sales going into the Social Housing Reserve. There may be an opportunity for the Land Bank to play a more active role within its current funding allocation to SHAC, to more proactively stimulate or support affordable housing development, which may include:

- positioning certain City-owned lands for development by establishing specific criteria (size/price/amenities);
- facilitating innovative design responses and proposal calls;
- identifying and bringing forward market opportunities and considering active partnerships with developers, including design and marketing;
- a land trust or land-lease component to the City's Land Bank with the ability to defer the land cost component of development for the short, mid or long term, including retaining title to certain sites for permanent affordability.

In addition to using existing lands, the City could use the land bank as a vehicle to facilitate community-based development by active acquisition of specified properties to stimulate or enable affordable and/or innovative housing development, based on opportunities identified with groups, and perhaps based on the City's development vision (eg., inner city, downtown housing). This would require active involvement from developers and community groups, but positioning the land component would be a major stimulus towards enabling the necessary partnerships.

Financing:

Financing is perhaps the main hurdle to achieving the levels of affordable housing development needed in Saskatoon, as demonstrated by our attempts to reposition Borden Place apartments to the non-profit sector in order to control the costs of providing decent housing. Lack of financing was the problem, mainly due to its unique nature and the unconventionality of the project in terms of banks' abilities to value the risk and to extend financing. Experience elsewhere suggests that alternative sources of financing or a mortgage insurance program could bridge the gap and make projects like Borden Place work.

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By continuing to provide opportunities for networking, contact and discussion between potential partners, SHAC will continue to facilitate the development of alternative vehicles for financing affordable housing development, particularly community-owned entities such as:

- a Housing Foundation that could accept donations of both money and property, and perhaps provide security for institutional and private investments;
- a Housing Fund, to package conventional lending to reduce and/or spread risk among investors, including offering certificates/bonds to pool investments;
- a Community Land Trust, to acquire existing non-profit housing properties upon expiration of funding agreements in order to preserve the inherent public investment. It could also actively acquire new properties to add to non-profit stock (eg. Borden Place);
- pursuing opportunities for interest rate subsidies.

As well, SHAC will be proposing amendments to the Innovative Housing Policy (C09-002) that sets the criteria for financial support to affordable housing projects, to reflect the changed context in which we operate, and to allow the City greater flexibility in supporting innovative community-based housing development.

Finally, the past success of rehabilitation programs at improving both housing and neighbourhoods suggests that SHAC should explore if and how such programs might be re-instated, potentially including:

- loans or (matching) grants to maintain quality of existing housing;
- tax incentives for property maintenance and improvement, including phased-in abatement, deferral, etc.;
- the concept of a 2nd mortgage program or a mortgage insurance program.

A key element of this exploration would be the involvement of higher levels of government, as well as business and community partners.

Housing Information:

A number of individuals and agencies have expressed the need for better information about housing in Saskatoon, up to and including calls for a housing registry, to assist households in finding appropriate rental accommodations.

In particular, there is a strong need for better identification of the demand for and availability of affordable housing, in part to enable City Departments to better evaluate

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policies and procedures. This includes developing ways to define housing affordability - a very complex issue but necessary if we are to take a market stimulation approach to adequate provision.

SHAC will investigate the co-ordinated development of housing related informational resources in partnership with City Departments and Community agencies, for example enabling the Saskatoon Housing Authority and the Planning and Building Department to share information to map and monitor distribution of social housing and other housing forms.

If developed, such a database could also be used to:

- support a city-wide housing registry, to track and advise of availability of affordable housing for potential residents, including social housing;
- support a housing accreditation program for rental properties, as in Winnipeg and Edmonton;
- facilitate the development of quality of life indicators with City and Community partners, to measure impact of housing availability, affordability on quality of life. This would allow the City to assess the impact of housing development activities on community well-being, and to integrate concepts of housing, health and social well-being to generate greater support for and understanding of housing interventions.

Much of the needed data already exists within City Departments, especially Planning and Building and the Assessment Branch, and initiatives are underway in partnership with various local agencies such as Saskatoon District Health and the University of Saskatchewan to increase the overall understanding of the connection between housing and community well-being. As well, the Provincial Government has an interest in tracking housing need, availability and affordability. We are also co-ordinating with the Federation of Canadian Municipalities towards developing better ways of measuring housing impacts in municipal affairs.

Legislative and Regulatory Issues:

The City of Saskatoon is actively involved in supporting affordable housing development through mechanisms such as SHAC and financial support via the Social Housing Reserve. However, these mechanisms are dependant on the presence of other governmental partners in order to viably develop new units. Research into how other municipalities address their need for affordable and innovative housing suggests that the City might consider complementary alternative mechanisms, such as:

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- inclusionary zoning, where a specified proportion of affordable units must be provided (or payment in lieu) in any new development;
- enhancement and expansion of current programs funded from the Social Housing Reserve with dedicated funding sources, such as development levies targeted to affordable housing.

As well, current provisions in the *Urban Municipalities Act*, the *Land Titles Act* and other provincial legislation limits the ability of the City to act in its own interests with regard to land and financial resources. SHAC is actively engaged in examination of these issues and will help facilitate necessary changes where needed.

JUSTIFICATION

Housing is a fundamental determinant of individual and thus community quality of life. The need for more affordable, supportive and secure housing is growing in Saskatoon, and, as described in our Strategic Plan, neither the public nor private markets can meet this demand on their own. The initiatives recommended above are the result of careful consideration of the underlying issues behind this growing need, and will significantly enhance the City's ability to appropriately help meet that need.

OPTIONS

- 1) Approve the recommendations as presented, charging SHAC to explore the issues as suggested, and come forward with reports and recommendations on actions and policies to assist the development of affordable housing.
- 2) Approve certain recommendations, but request that SHAC not pursue certain avenues of exploration with regard to developing better tools for addressing affordable housing needs.

POLICY IMPLICATIONS

No policy changes are required resulting from the recommendations contained in this report.

FINANCIAL IMPACT

The strategy would require that one permanent full time staff year be added to fulfil the implementation of the strategy. A total annual cost of approximately \$66,900.00 would be required for the program. Several options are put forward for consideration:

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- Option 1: That \$66,900.00 funding be added to the operating budget for 1998 - this amount would include salary, benefits, limited clerical, office expenses, ongoing operating costs, and public consultation.
- Option 2: The position could be phased in over 2 years with 50% of the cost for 1998 coming from the mill rate and the remaining 50% coming from the Social Housing Reserve Account. This would mean that \$33,475 would be required in the operating base for 1998 and an additional \$33,475 in 1999.
- Option 3: Phasing over a three-year period which would mean \$22,300.00 would need to be added to the base of the operating budget for 1998 with \$44,600.00 from the reserve in 1998; \$22,300.00 would need to be added to the base of the operating budget in 1999 with \$22,300.00 from the Social Housing Reserve; \$22,300 would need to be added to the base of the operating budget in 2000 with zero dollars coming from the Social Housing Reserve.

If there is a desire to phase the mill rate impact over time, then option 3 is recommended.

ATTACHMENT

1. Social Planning Policy report dated Sept. 22, 1997 by G.M. of Leisure Services.”

The report of the General Manager, Leisure Services Department dated September 22, 1997, as noted in Recommendation 7) above, is attached under Clause 3, Report No. 15-1997 of the Administration and Finance Committee.

**4. Saskatoon Housing Coalition Proposal
(File No. CK. 225-41)**

RECOMMENDATION: that the City of Saskatoon contribute \$17,210 from the Social Housing Operating Reserve to the Saskatoon Housing Coalition for the purchase of an apartment block at 1715 - 20th Street West.

ADOPTED.

Your Committee has reviewed and supports the following report of the Chair, Social Housing Advisory Committee dated September 22, 1997:

“EXECUTIVE SUMMARY

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The Saskatoon Housing Coalition needs to expand their social housing stock to meet the growing need for assistance, and is purchasing an existing apartment building at 1715 - 20th St. W.

This project is in keeping with the Social Housing Advisory Committee's (SHAC's) target and mandate, and SHAC supports their request for funds.

DISCUSSION

The Saskatoon Housing Coalition is a non-profit, volunteer organization established in 1984, that provides residential accommodation and support services to people recovering from long-term mental illness. They currently own and operate an apartment building at 101 Avenue N South, as well as a group home at 1422 Faulkner Cres.

They have been searching for another apartment building since the fall of 1996, and have succeeded in finding an appropriate property at 1715 - 20th St. W., currently owned by the Sisters of St. Elizabeth. This building will add a further 18 units of affordable housing to the community.

SHAC's Strategic Plan established the need for more supportive as well as more affordable housing in our community. SHC's proposal meets that need, by providing independent apartment living, but with the assistance and amenities needed by their members. Their 12 years of experience at Avenue N shows how beneficial this approach is to helping to foster independence and self-reliance.

JUSTIFICATION

Saskatoon Housing Coalition's proposal meets the terms and conditions for the City's support for social housing.

OPTIONS

- 1) Support the recommendation and provide the requested funding from the Social Housing Operating Reserve.
- 2) Decline SHC's request for funding, and request that SHAC review the Policies regarding the City's support for social housing.

POLICY IMPLICATIONS

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No impact on policy.

FINANCIAL IMPACT

This request is within the current guidelines established for the Social Housing Operating Reserve.

ATTACHMENTS

- letter from Saskatoon Housing Coalition, dated September 17, 1997”

REPORT NO. 15-1997 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

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

**1. VLT Revenues
(File No. CK. 1870-2-3)**

RECOMMENDATION: that the North Saskatchewan Independent Living Centre be provided with up to \$10,000 in funding from the VLT Revenues, on the understanding that upon receipt of a matching grant, any of this funding not required by them will be returned to the City.

ADOPTED.

City Council considered Clause A3, Report No. 17-1997 of the City Commissioner regarding an Indemnification Agreement for the Bridge City BMX Club Inc. at its meeting held on September 22, 1997, at which time the following resolution was passed:

- 1) that the information be received; and

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- 2) that since VLT revenues are no longer fully committed, the matter of the amount awarded to the North Saskatchewan Independent Living Centre be referred back to the Administration and Finance Committee for further consideration.

Your Committee has met with Ms. Peggy Miller, North Saskatchewan Independent Living Centre, and has determined that this group received a grant of \$1,000 under the 1997 Cash Grants Program from an application of \$17,000. Your Committee believes this is a worthy non-profit group and supports their programs for independent living, which benefit the entire City.

**2. Statement of Revenue and Expenditures
(File No. CK. 1895-2)**

- RECOMMENDATION:**
- 1) that the interim financial statements for the periods ending June 30 and September 30 be replaced with a June 30 report on major budget variances, and a September 30 statement of year-end projections; and
 - 2) that the September 30 statement of year-end projections be provided to City Council at its first meeting in October of each year.

ADOPTED.

City Council considered Clause A6, Report No. 15-1997 of the City Commissioner on the Statement of Revenue and Expenditures for the Six Months Ended June 30, 1997, at its meeting held on August 11, 1997, and

- IT WAS RESOLVED:1) THAT the Statement of Revenues and Expenditures for the six months ended June 30, 1997 be received as information; and
- 2) THAT the matter of the format and frequency of interim Statements of Revenues and Expenditures be referred to the Administration and Finance Committee for a report

Your Committee has reviewed the following report of the General Manager, Finance Department dated September 25, 1997, and supports the proposal outlined therein:

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“At its meeting of September 15, 1997, the Administration and Finance Committee, resolved:

‘that the Administration be requested to provide a written report on the change in format and frequency of reports regarding revenues and expenditures, and that this report be suitable for submission to City Council.’

City Council has received, as information, three reports which provide it with financial information pertaining to the general operations of the City - a statement of actual results for the six months ended June 30 and nine months ended September 30, and a full set of financial statements for the year ended December 31. The December 31 statement is not only required by Legislation, but also provides City Council with a report to its citizens of its financial accountability. However, our experience has been that the interim reports are used by Council to provide some indication of year end results. It is our opinion that the reports which are currently being prepared do not adequately provide that information and, therefore, should be replaced with alternative reporting mechanisms.

It is being recommended that the June 30 statement be replaced with a written report which would highlight those areas of the budget which have major variances - variances which we anticipate may impact year-end results. The September 30 Statement of Revenues and Expenditures would be replaced with a projection of revenues and expenditures for the year. In order to ensure that the report is timely, it would be made available to City Council at its first meeting each October.

Combined, the three reports will provide City Council with the necessary information to participate in the decision-making process as the City encounters any obstacles towards attaining the approved level of services and revenues/expenditures as approved by City Council, and provide the accountability as the reporting of actual results are made for each year-end.”

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**3. Social Planning Policy
(File No. CK. 1870-2, 150-1)**

- RECOMMENDATION:**
- 1) that a three-year phase-in of social coordination services by the City of Saskatoon, be approved in principle;
 - 2) that City Council support the recommendations contained in the companion report (Attachment 1) of the Social Housing Advisory Committee; and
 - 3) that the matter of funding for social coordination services be referred to the Budget Committee for consideration at the time of the 1998 Operating Budget.

ADOPTED.

City Council considered Clause 3, Report No. 7-1997 of the Administration and Finance Committee at its meeting held on May 12, 1997 and resolved:

- 1) that the City of Saskatoon respond to the community's request for assistance in addressing social issues by expanding its role in community development. This would encompass developing a proactive process of community coordination for the purposes of providing support services to non-government social serving agencies within our community; and
- 2) that City Council review the Corporate Strategic Plan for the purpose of providing the Administration with direction regarding the City's role in social issues of hunger, poverty, and employment.

Your Committee has considered the report of the General Manager, Leisure Services Department dated September 22, 1997 in follow-up to the above resolutions, and supports the proposal outlined therein. Your Committee has also been advised by the Race Relations Committee, that it supports the establishment of permanent staff positions for the Social Coordinator and the Housing Coordinator.

Report of General Manager, Leisure Services Department, dated September 22, 1997:

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“BACKGROUND

During its May 5, 1997, meeting, the Administration and Finance Committee considered a report dated April 23, 1997 on the above matter and resolved:

- ‘1) that the recommendations contained in the report of the General Manager, Leisure Services Department, dated April 23, 1997, be adopted, in principle;
- 2) that a report be submitted to City Council with the following recommendations:
 - a) that the City of Saskatoon respond to the community's request for assistance in addressing social issues by expanding its role in community development. This would encompass developing a proactive process of community coordination for the purposes of providing support services to non-government social serving agencies within our community; and,
 - b) that City Council review the Corporate Strategic Plan for the purpose of providing the Administration with direction regarding the City's role in social issues of hunger, poverty, and employment; and,
- 3) that the following recommendations from the report of the General Manager, Leisure Services Department, dated April 23, 1997, be referred back to the Administration for the development of an implementation strategy:
 - a) that City Council hire a Social Development Coordinator in the Community Development Branch of the Leisure Services Department to fulfil the role outlined in 2a) above; and,
 - b) that the City of Saskatoon support and strengthen its role in the development of social housing within the community by funding the Social Housing Facilitator on a full-time permanent basis.’

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This report will address resolution #3 above in conjunction with a companion report of the Social Housing Advisory Committee.

DISCUSSION

The Leisure Services Department has been in consultation with the Planning and Building Standards Department and the Social Housing Advisory Committee. As a result of these discussions, the Administration would like to pursue the following strategy for the implementation of resolution #3 above.

In a companion report prepared by the Social Housing Advisory Committee to the Planning and Operations Committee, the Social Housing Committee has addressed item #3(b) and has recommended that the position of the Housing Facilitator be made a permanent position. They have also presented options for funding of the position and have asked that they be referred to the Budget Committee at the time of consideration of the 1998 operating budget. The recommendation and the options for the implementation and financing of a permanent Housing Facilitator, as outlined by the Social Housing Advisory Committee, are acceptable to the authors of the April 23, 1997 report.

An implementation strategy for the hiring of a Social Development Coordinator housed out of the Community Development Branch of the Leisure Services Department is a matter that the Administration would like to explore further with the community. However, everyone does agree that the City should be involved with the community in the coordination of the social aspects of the community. Therefore, we would like to proceed in the following manner:

We are suggesting that in 1998, we prepare and carry out a public input process that would provide the city with more specific needs and issues of the social serving groups of our community. This would assist in the development of future coordination services, as well as, details for any future specific duties, responsibilities, and qualifications required to carry out these services. It would further solidify the relationship of social development within the City and with social agencies. This public input process would be carried out by contractual services at an approximate cost of \$15,000 to \$20,000.

In 1999, we would work with social serving agencies to develop the community development approach outlined in the April 23, 1997 report and further develop an action plan for the City to address the issues and concerns brought out by the public input process in 1998. We believe there will be some room here to implement pilot projects in conjunction with the community. This second phase could be carried out on a contractual or temporary part-time basis at a cost to the city of approximately \$30,000.

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By the end of 1999, with the benefit of community input and an action plan, we would be in a position to recommend to City Council a long-term plan for the resourcing of these coordination services perhaps through the funding of a position on a full-time, permanent basis if the need is still there. The cost of this decision to the City would be approximately \$52,000, in 1998 dollars.

JUSTIFICATION

The Leisure Services Department believes that there is a need to discuss the specifics of the needs and issues of social serving agencies prior to developing a social development coordinator position that will set up expectations within the community that the City may or may not be able to fill. We are also of the opinion that it is wise to phase a position of this nature in over a period of time to allow the community input into the development of a social development strategy for the city, in conjunction with the community. Any social development process that the City might embark upon should always be done in partnership with the social serving agencies of our community. We are not interested in duplicating services or taking on the responsibilities of other governments or agencies.

Furthermore, the City needs to explore how each of its departments will continue to contribute to the social aspects of our community without duplication. This position should not become a dumping ground for every issue that does not have a designated department.

As a result, it is best to phase the position in over a period of time to determine if it is warranted and allow the community to work together with the City on issues that relate to social development.

OPTIONS

1. Proceed with the recommendations of the Social Housing Advisory Committee and abandon the development of a Social Development Coordinator position and any associated services to the community while encouraging all civic departments to continue to provide the services already identified in the April 23, 1997 report.
2. Proceed with the recommendations of the Social Housing Advisory Committee and the recommendations contained in this report that indicate a three year phase in for social co-ordination.

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POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The implementation of option #2 above would require a potential long-term annual mill rate increase of \$52,000 (in 1998 dollars) over a three year period. This is assuming the eventual addition of one permanent, full-time staff year to be added to the operating budget for the hiring of a Social Development Co-ordinator. This amount would include salary, payroll and operating costs, and office expenses.

We recommend that the services of a Social Development Co-ordinator be phased in over a three year period with \$15,000 being added to the 1998 operating budget estimates for the development and implementation of a public input process with recommendations on the findings; that an additional \$15,000 be added in 1999; and that a further \$22,000 be added in 2000.

The details on the location of this funding would be prepared for City Council's approval during the operating budget deliberations in 1998.

The recommendations found in the companion report of the Social Housing Advisory Committee would require the addition of one permanent, full-time staff year. The discussion on this implementation is found in a companion report and would result in an annual mill rate impact of \$67,000, phased-in over a three year period.

The following table outlines the financial impact of these recommendations:

	Social Coordination Services	Social Housing		Total Mill Rate
	Mill Rate only	Reserve	Mill Rate	
1998	15,000	44,600	22,300	37,300
1999	30,000	22,300	44,600	37,300
2000	52,000	0	66,900	44,300
TOTAL				118,900

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ATTACHMENTS:

1. Companion report by the Social Housing Advisory Committee.”

REPORT NO. 5-1997 OF THE LAND BANK COMMITTEE

Composition of Committee

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

- 1. Request to Purchase City-Owned Property
Lot Held for Habitat for Humanity on Borden Place
Borden Day Care Centre Corporation
(File No. CK. 750-2)**

- RECOMMENDATION:**
- 1) that one lot at the north end of Borden Crescent be offered for sale to the Borden Day Care Centre Corporation at the approved selling price;
 - 2) that the conditions of the sale be as outlined in this report; and
 - 3) that the City Solicitor be requested 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 September 12, 1997 and supports the recommendations provided:

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“BACKGROUND

At its meeting held June 19, 1995, City Council adopted Clause 2, Report No. 6-1995 of the Land Bank Committee as follows:

‘that the remaining City-owned lots on Borden Crescent be held for Saskatoon Habitat for Humanity until December 31, 2000, at which time City Council will review the status of this project and determine if this arrangement should be extended or if the lots should be made available for purchase by the general public.’

To date Habitat for Humanity has purchased 5 of the 19 lots on Borden Place. The attached list indicates the lots, lot prices and shows the date of each sale to Habitat.

REPORT

The Land Branch has received a request from the Borden Day Care Centre to purchase one of the lots on Borden Crescent being held for Habitat for Humanity. The intent is to build a facility for child care where 11 of 45 spots are reserved for children with special needs or challenges.

Your administration has contacted the Social Housing Advisory Committee, and it agreed with the proposal on the grounds that the proposed use would enhance the quality of life in the neighbourhood. We also contacted Elizabeth Nash, the Director and Secretary of Habitat for Humanity, and have been advised the board approves of the proposal.

We have been requested by both SHAC and Habitat to locate the future sale at the north end of the block and to try to control the design of the building to be consistent with the residential character of the neighbourhood.

Your staff agree to the sale of one lot to Borden Day Care Centre at the approved prices shown on the attached list and agree that we are able to control the design and location of the building to ensure that it has a residential character.

ATTACHMENTS

1. Report of the Land Bank Committee adopted by City Council on June 19, 1995.
2. Price list of lots on Borden Crescent including map.
3. Letter from Borden Day Care Centre Corporation dated September 2, 1997.
4. Letter from Saskatoon Habitat for Humanity dated September 12, 1997.”

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**2. Offer to Purchase City-Owned Property
Parcels L, M, and N, Registered Plan FT (F5478)
The Old Western Development Museum Site
Hi-Way Greenhouses Ltd.
(File No. CK. 465-2)**

- RECOMMENDATION:**
- 1) that Parcels L, M, and N, Registered Plan FT (F5478), (as created by M.T.O. No. EV4915), be sold to Hi-Way Greenhouses Ltd., or designate, for the sum of \$180,000.00, plus applicable taxes;
 - 2) that, if the lot is not sold to Hi-Way Greenhouses Ltd., or designate, it be put on the sales list for sale over-the-counter; and
 - 3) 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 September 12, 1997, and supports the proposed sale of this property, as outlined:

"BACKGROUND

As part of the lease agreement with the Western Development Museum (current site), the City received title to the old Western Development Museum site on 11th Street. The title included a lien for \$38,351.60 in property taxes which was subsequently paid from the Property Realized Reserve. Since obtaining the property in 1988, the City has cleaned up the site, removed old machinery and demolished the remaining old buildings. The site is currently clear; however, it still contains the old foundations from the previous buildings.

The property was leased for two years from April 1, 1995 to March 31, 1996. The annual lease at \$12,842.00 plus GST per year was terminated March 31, 1997, at the request of the lessee. No other revenue or offers have been received since the property was acquired in 1988.

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REPORT

The Land Branch has received an offer of \$180,000.00. to purchase the old WDM site from Hi-Way Greenhouses Ltd. The purchase price can be broken down as follows:

Land	\$ 34,445.46
Prepays	135,365.86
Admin. Fee	<u>10,188.68</u>
Total	\$180,000.00

The pertinent information related to the property is as follows:

Legal Description: Parcels M, N, & L, Plan F.T. (as created by M.T.O. No. EV 4915)
Location: North boundary - 11th Street, East boundary - Ave. R, South boundary Dudley Street
Zoning District: ID2
Area: 1.78 hectares (4.4 acres)"

**3. Request to Sell City-Owned Property
Parcels C, D and G, all in Plan 96-S-55464
Keevil Crescent, Erindale Neighbourhood
(File No. CK. 4215-1)**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell Parcels C, D, and G, all in Plan 96-S-55464, by public tender, with reserve bids of \$1,080,000; \$212,500 and \$635,250, respectively; and
 - 2) that should no acceptable bids be received for the parcels, they be added to the Land Branch's miscellaneous price list for sale over-the-counter at an amount equal to the reserve bid, on a first-come, first-served basis.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated September 11, 1997, and supports the tendering of these properties:

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“BACKGROUND

At its meeting held on April 28, 1997, City Council approved the rezoning of the three above-noted parcels from B4 to M2 and M3. These three parcels constitute the balance of land owned by the City in the Keevil Crescent area. (Attachment No. 1). To date the City has sold 4 parcels in the area for multi-family/institutional development.

REPORT

Servicing of the parcels is scheduled to be completed in October 1997. In anticipation of this, your staff are seeking approval to sell the parcels by public tender. We have established reserve bids for each of the parcels as follows:

Parcel	Zoning	Area (hectares)	Services	Land	Adm. Fee	Reserve Bid
C	M3	2.43	\$587,756	\$431,112	\$61,132	\$1,080,000
D	M2	0.50	\$131,674	\$ 68,798	\$12,028	\$ 212,500
G	M2	1.56	\$518,859	\$ 80,434	\$35,957	\$ 635,250

If the parcels are not sold by tender, they will be made available for sale over-the-counter, on a first-come, first-served basis with sale prices equivalent to the reserve bids.

ATTACHMENT

1. Plan showing Parcels C, D and G located on Keevil Crescent.”

- 4. Request to Lease City-Owned Property
North-easterly 930.25 square metres of Lot 9, Block 143, Plan 79-S-18673
867 - 59th Street, North Industrial
Shercom Industries Inc.
(File No. CK. 4225-1)**

RECOMMENDATION: 1) that the north-easterly 930.25 square metres of Lot 9, Block 143, Plan 79-S-18673 be leased to Shercom Industries Inc. under the terms and conditions outlined in this report; and

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- 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 September 12, 1997, and supports the sale of this property, as outlined:

“BACKGROUND

The City owns approximately 80 acres of serviced industrial land located in the North 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 Shercom Industries Inc. to lease the northeasterly 930.25 square metres (30.5 metres x 30.5 metres) of Lot 9, Block 143, Plan No. 79S18673. The lease is requested for the storage of scrap tires. Shercom Industries is a manufacturer of molded products from recycled tires, and is located adjacent to Lot 9 on Wells Avenue. Your staff recommend that the lease be approved under the following terms and conditions:

Term:	1 year
Rate:	\$150.00 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
Insurance:	Lessee to carry minimum \$1,000,000.00 liability insurance

ATTACHMENT

1. Plan showing Lot 9, Block 143, Plan No. 79S18673”

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- 5. Request to Sell City-Owned Residential Lots
Lots 1 to 30, Block 420
and
Lots 42 to 62, Block 954
All in Plan No. 97-S-(not registered yet)
Sumner Crescent/Lane/Place, Dundonald Neighbourhood
(File No. CK. 4131-9)**

- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to offer for sale the 51 lots outlined in this report through a lot draw process; and
 - 2) that any of the lots which are not sold through the lot draw process be placed on the Land Branch's list 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 September 11, 1997, and supports the sale of the lots, as outlined:

“BACKGROUND

The City has been selling single-family lots in the Dundonald Neighbourhood since 1980. As of August 31, 1997, the City had sold 800 lots in the neighbourhood, of which 14 of these sales were transacted in 1997. An inventory of eight serviced lots currently exist for purchase over-the-counter by both individuals and contractors.

At its meeting held on January 6, 1997, City Council approved the sale of 19 lots located on Hunt Road and 37th Street, which would result in a deficit of approximately \$22,000 to the Property Realized Reserve. Council was advised that the Administration would attempt to recapture this deficit through the future development and sale of lots on Sumner Crescent, Lane and Place. (The deficit was the result of design and servicing changes required to accommodate City Council's decision in 1995 to rezone the Hunt Road and 37th Street lots from R2 to R1A.)

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REPORT

Servicing and registration of 51 lots located on Sumner Crescent, Lane, and Place is currently underway with completion projected for October 1997 (Attachment No. 1). Once servicing has been completed, 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 added to the Land Branch's list of properties for over-the-counter on a first-come, first-served basis.

Prices for the lots have been established on the basis of the approved prepaid service rates, a land rate and the approved land administration fee percentage. Using an example of a typical lot with 15 metres of frontage, the sale price and its component breakdown is as follows:

<u>Sale Price</u>	<u>\$30,750.00</u>
Services	\$24,875.20
Land	4,134.24
Administration Fee	<u>1,740.56</u>
<u>Total</u>	<u>\$30,750.00</u>

This pricing is consistent with lot prices recently established for the Dundonald, Westview and Parkridge Neighbourhoods.

Sale of the 51 lots is projected to result in a net contribution to the Property Realized Reserve of \$123,000.00, as shown by the following table:

NUMBER OF LOTS	PROJECTED SALES REVENUE (A)	SERVICING & LAND COSTS (B)	LAND ADMIN. FEE (C)	PROJECTED NET CONTRIBUTION TO PROPERTY REALIZED RESERVE (A-(B+C))
51	\$1,564,000	\$1,346,000	\$95,000	\$123,000

We have projected to recapture the \$22,000 deficit carried over from the 19 lots previously approved for sale on Hunt Road and 37th Street by including this cost in the servicing costs noted above.

ATTACHMENT

1. Plan showing 51 lots on Sumner Crescent, Lane, and Place.”

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**6. Progress Report - September 1997
Residential Development
(File No. CK. 440-3)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Planning and Building Department dated September 10, 1997, and is pleased with the activity in the residential lot/housing market:

"BACKGROUND

It is the responsibility of the Land Branch of the Planning and Building Department to ensure that an adequate amount of land is serviced and brought to the market. As 1996 and 1997 have been rather exceptional housing years, this report has been prepared to give the Committee a better view of what has happened in the housing market, where we are at this time, and our projections for the balance of the year and for 1998.

REPORT

In order to give the committee a clear view of 1996 and 1997, each subdivision will be presented to show the inventory at the beginning of 1996, the lots since developed, the sales, and the building permits to the end of August 1997, and the inventory currently available for sale. We will also discuss the lots still to be developed in 1997, and our 1998 development plans.

WEST SIDE

Dundonald

Inventory January 1, 1996	28
Developed 96/97	20
Sold 96/97	40
Building permits 96/97	50
Inventory Sept. 97	8

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We are currently developing 51 lots in the Sumner area to be ready for sale October 97. There remains approximately 50 lots in the Nixon/McCann area to be developed. This area will be examined for possible design changes at the request of some of the residents. With the exception of possible extension of the neighbourhood to the north and west, development of Nixon/McCann will complete the neighbourhood. The boundaries north and west are the subject of a separate report before the Committee.

Westview

Inventory January 1, 1996	11
Developed 96/97	54
Sold 96/97	36
Building permits 96/97	49
Inventory Sept. 97	29

It is expected that we will develop additional lots in the Peterson Crescent area in 1999. Our current inventory and production should be sufficient until that time. Again the proposed feasibility study for the land north of Westview is the subject of a separate report.

Parkridge

Inventory January 1, 1996	0
Developed 96/97	29
Sold 96/97	2
Building permits	2
Inventory Sept. 97	27

The lots were developed on a former multi-family site. The 27 lot inventory represents the last of the City single-family land holdings in Parkridge. There have been building permits issued for starts on privately-developed land.

Other West Side Areas

The City still has 14 serviced single-family lots on Borden Place (held for Habitat for Humanity until December 1999), and approximately 64 unserviced lots on Blakeney Crescent, all in Confederation Park. In the Fairhaven area, we have 17 single-family and 7 mobile home lots for sale. As our existing lot supply is sold, we will commence design of the Montgomery extension for development scheduled for 2000. We have had to prioritize our servicing in 1997, and therefore, the four lots on Columbia Drive have not been

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completed. We expect these lots to be serviced and sold in 1998. There has been an additional 40 building permits on privately held lots.

EAST SIDE

Avalon

Inventory January 1, 1996	0
Developed 96/97	89
Sold 96/97	89
Building permits	71
Inventory Sept. 97	0

All single family lots sold. All streets in the area will be paved by the end of September.

Silverspring

Inventory January 1, 1996	81
Developed 96/97	184
Sold 96/97	253
Building permits	244
Inventory Sept. 97	12

Silverspring is the fastest growing subdivision in Saskatoon. Production of lots was unable to keep up with the demand. The problem should be rectified this fall as another 153 fully serviced lots will be for sale by mid October. We have also completed the underground servicing on another 104 lots for inventory by early next summer if required.

1998 will see the stripping and area grading completed for the rest of the subdivision. This will enable us to make the best and least costly use of the fill material generated by housing development in the area.

Briarwood

Briarwood is under development in stages. Our first area of development is Brookmore Crescent containing 50 lots. We are attempting to complete a portion of this area this year, however it is doubtful that services will be completed before freeze-up. If not completed this fall, Brookmore will be ready for sale by early summer 1998. We have also completed the area grading of significant portions of the City-owned property in 1997 and will be budgeting to strip the balance of our property in 1998. Stripping top-soil and area grading

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allows us to create clean fill sites for basement excavation material, thus saving the cost of importing fill. This same development has seen 57 building permits on privately-developed lots.

Arbor Creek

The City-owned portion of this subdivision has not commenced development. Our portion of the subdivision is being redesigned to accommodate the interceptor sewer being installed along Berini Drive between the Gray Avenue trunk and Forestry Farm trunks. 1998 will see the finalization of the design and possibly some area grading. Arbor Creek has seen strong development with 160 building permits since January 1996.

Other Areas

There is still some activity in other subdivisions on the east side as they complete the last portions of development and sale. Other subdivisions on the east side accounted for 87 building permits since January 1996.

OTHER CITY-OWNED LAND DEVELOPMENT

Heritage Crescent Area - Lakewood

The park in the Lakewood area is currently under development. The park will be exceptional, combining storm water management, passive and active recreation areas, and condominium housing sites. The underground servicing is expected to be completed for all the condo sites this fall and the surface improvements in the spring. Of the nine City-owned sites, three have been offered for sale and sold; one will be offered this fall and the balance will be brought to the market when the servicing is complete next year.

Keevil Crescent - University Heights

The Keevil Crescent area will have the servicing completed this fall. Of the seven City-owned sites, four have been offered for sale and all four have been sold. The balance of the sites will be offered for sale this fall when the servicing is complete.

1997 Sales

Sales to the end of August are down from the same period in 1996; however, we are still on our projected budget targets. Single-family lot sales are 136 for \$4,899,648.85, or an average lot sale price of \$36,026.83. We have sold 10 parcels (4 industrial and 6 multi-

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family) for a total sales dollar of \$2,621,823.56. Sales to date total \$7.5 million and we expect our year-end total to be on budget at \$8.5 million.

Other Items

Design work is on-going for the Lakewood Suburban Centre, the University Heights Suburban Centre, and residential areas such as Montgomery, Dundonald, Westview, Arbor Creek, and Briarwood.

As long as current mortgage rates remain low, the economic climate continues to be strong and the vacancy rate is low, we expect that our annual sales will remain at the 200 housing lot level and that our sales revenues will be about 8 million dollars. We continue, however, to monitor our lot production very carefully as we do not want the high inventories of a few years ago."

REPORT NO. 13-1997 OF THE EXECUTIVE COMMITTEE

Composition of Committee

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

- 1. Cancellation of City Council Meeting
Monday, October 20, 1997
(File No. CK. 255-1)**

RECOMMENDATION: that the meeting of City Council scheduled for Monday, October 20, 1997 be cancelled.

ADOPTED.

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The Executive Committee considered the meeting of City Council scheduled for October 20, 1997, two days prior to the election, and wishes to cancel this meeting. Any urgent business requiring the direction of Council can be dealt with at a special meeting scheduled at the call of the Chair.”

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

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

CARRIED.

UNFINISHED BUSINESS

6a) Communications to Council

**From: Bob Friesen
202 McGilp View
Date: Undated
Subject: Avalon Neighbourhood Park Development
AND**

Communications to Council

**From: Murray Osborn
310 Mendel Cove
Date: August 18, 1997
Subject: Avalon Neighbourhood Park
(File No. CK. 4300-7)**

REPORT OF THE ACTING CITY CLERK:

“City Council, at its meeting held on September 22, 1997, considered the above matter, adopted the following recommendations:

- 1) that the present construction of the park continue and that the Avalon Community Association be advised that they have the option to fund the additional irrigation, in the amount of \$25,610, now or in the future, and
- 2) that the matter be referred to Planning and Operations Committee to report on the following questions at the next City Council meeting:
 - a) how parks are developed in in-fill areas;

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- b) how the profits on the lots sold in the Avalon extension were used;
- c) why only \$250,000 was allocated for this park development rather than the usual \$330,000 that is allocated for linear parks; and
- d) what arrangements can be made for further discussions with the community.

Moved by Councillor Atchison, Seconded by Councillor Langlois,

THAT the matter be deferred.

CARRIED.

ENQUIRIES

**Councillor Birkmaier
Formula for Sewer Charges
(File No. CK. 7820-1)**

Would the Administration and Finance Committee review and report on the appropriateness of the formula for sewer charges and report to the Budget Committee prior to the 1998 Budget Review.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7698

Moved by Councillor Sternberg, Seconded by Councillor Langford,

THAT permission be granted to introduce Bylaw No. 7698, being "*The Automated Vote Counting Amendment Bylaw, 1997*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Steernberg, Seconded by Councillor Heidt,
THAT Bylaw No. 7698 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Roe,
THAT Council go into Committee of the Whole to consider Bylaw No. 7698.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7698 was considered clause by clause and approved.

Moved by Councillor Steernberg, Seconded by Councillor Postlethwaite,

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

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Langlois,

THAT permission be granted to have Bylaw No. 7698 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT Bylaw No. 7698 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 Steernberg,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 8:45 p.m.

Mayor

Acting City Clerk