

Council Chamber
City Hall, Saskatoon, Sask.
Monday, June 26, 2000
at 7:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship Mayor Dayday, in the Chair;
Councillors Atchison, Birkmaier, Harding, Heidt, Langford, Maddin,
McCann, Roe, Steernberg and Waygood;
City Manager Richards;
General Manager Community Services Gauthier;
General Manager Infrastructure Services Uzelman;
General Manager Corporate Services Veltkamp;
General Manager Utility Services Munch;
City Solicitor Dust;
City Clerk Mann;
A/City Councillors' Assistant Martens.

Moved by Councillor Langford, Seconded by Councillor Birkmaier,

THAT the minutes of the regular meeting of City Council held on June 12, 2000 be approved.

CARRIED.

HEARINGS

- 2a) Discretionary Use Application
Home Based Business - Type II
735 Emmeline Cove
Lot 24, Block 390, Plan 89S02055
Lakeridge Neighbourhood
Applicant: Allan Haigh
Haigh Financial Group Inc.
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on May 1, 2000 received notice of the above discretionary use application.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 2**

The Development Services Branch, Community Services Department, has now advised that the necessary on-site notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

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

The matter is also being reported on under Clause 2, Report No. 10-2000 of the Municipal Planning Commission.

Attached is a copy of a letter dated June 19, 2000 from Monte and Gail Allan, 719 Emmeline Cove, with respect to the matter.”

His Worship Mayor Dayday opened the hearing.

Moved by Councillor Heidt, Seconded by Councillor Harding,

THAT Clause 2, Report No. 10-2000 of the Municipal Planning Commission be brought forward and considered.

CARRIED.

“REPORT NO. 10-2000 OF THE MUNICIPAL PLANNING COMMISSION”

- 2. Discretionary Use Application
Home Based Business - Type II
735 Emmeline Cove
Lot 24, Block 390, Plan 89S02055
Lakeridge Neighbourhood
Applicant: Allan Haigh
Haigh Financial Group Inc.
(File No. CK. 4355-1)**

RECOMMENDATION: that the application submitted by Allan Haigh requesting permission to use Lot 24, Block 390, Plan 89S02055 (735 Emmeline Cove) for the purpose of a Home Based Business - Type II, be approved, subject to the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Home Based Business - Type II.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 3**

Your Commission has considered and concurs with the recommendation outlined in the attached report of the Community Services Department dated May 23, 2000, with respect to the above Discretionary Use Application.”

Mr. Rick Howse, Development Services Branch Manager, Community Services Department, indicated that his department supports the proposed use.

Ms. Georgia Bell Woodard, Vice-Chair of the Municipal Planning Commission, expressed the Municipal Planning Commission’s support of the recommendation.

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

Moved by Councillor Heidt, Seconded by Councillor Harding,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Atchison, Seconded by Councilor Roe,

That the submitted correspondence be received.

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Roe,

THAT that the application submitted by Allan Haigh requesting permission to use Lot 24, Block 390, Plan 89S02055 (735 Emmeline Cove) for the purpose of a Home Based Business - Type II, be approved, subject to the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Home Based Business - Type II.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 4**

- 2b) Hearings
Discretionary Use Application
Home Based Business - Type II
102 Harvard Crescent
Lot 26, Block 609A, 66S19767
College Park Neighbourhood
Applicant: Doug Schmidt
Cadvantage Design Ltd.
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on May 1, 2000 received notice of the above discretionary use application.

The Development Services Branch, Community Services Department, has now advised that the necessary on-site notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

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

The matter is also being reported on under Clause 1, Report No. 10-2000 of the Municipal Planning Commission.”

His Worship Mayor Dayday opened the hearing.

Moved by Councillor Birkmaier, Seconded by Councillor Maddin,

THAT Clause 1, Report No. 10-2000 of the Municipal Planning Commission be brought forward and considered.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 5**

“REPORT NO. 10-2000 OF THE MUNICIPAL PLANNING COMMISSION”

- 1. Discretionary Use Application
Home Based Business - Type II
102 Harvard Crescent
Lot 26, Block 609A, 66S19767
College Park Neighbourhood
Applicant: Doug Schmidt
Cadvantage Design Ltd.
(File No. CK. 4355-1)**

RECOMMENDATION: that the application submitted by Doug Schmidt requesting permission to use Lot 26, Block 609A, 66S19767 (102 Harvard Crescent) for the purpose of a Home Based Business - Type II, be approved, subject to the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Home Based Business - Type II.

Your Commission has reviewed and supports the recommendation outlined in the attached report of the Community Services Department dated May 23, 2000, with respect to the above Discretionary Use Application.”

Mr. Rick Howse, Development Services Branch Manager, Community Services Department, indicated that his department supports the proposed use.

Ms. Georgia Bell Woodard, Vice-Chair of the Municipal Planning Commission, expressed the Municipal Planning Commission’s support of the recommendation.

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

Moved by Councillor Langford, Seconded by Councillor Roe,

THAT the hearing be closed.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 6**

Moved by Councillor Harding, Seconded by Councillor Waygood,

THAT that the application submitted by Doug Schmidt requesting permission to use Lot 26, Block 609A, 66S19767 (102 Harvard Crescent) for the purpose of a Home Based Business - Type II, be approved, subject to the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Home Based Business - Type II.

CARRIED.

- 2c) Hearings**
Discretionary Use Application
Bed and Breakfast Home
711 - 5th Avenue North
Lot 19, Block 9, Plan DE
City Park Neighbourhood
Applicant: Peter Garry and Muriel Joyanne Rousay
(File No. CK. 4355-1)

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on May 15, 2000 received notice of the above discretionary use application.

The Development Services Branch, Community Services Department, has now advised that the necessary on-site notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

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

The matter is also being reported on under Clause 3, Report No. 10-2000 of the Municipal Planning Commission.”

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 7**

His Worship Mayor Dayday opened the hearing.

Moved by Councillor Langford, Seconded by Councillor McCann,

THAT Clause 3, Report No. 10-2000 of the Municipal Planning Commission be brought forward and considered.

CARRIED.

“REPORT NO. 10-2000 OF THE MUNICIPAL PLANNING COMMISSION”

- 3. Discretionary Use Application
Bed and Breakfast Home
711 - 5th Avenue North
Lot 19, Block 9, Plan DE
City Park Neighbourhood
Applicant: Peter Garry and Muriel Joyanne Rousay
(File No. CK. 4355-1)**

- RECOMMENDATION:** that the application submitted by Peter Garry and Muriel Joyanne Rousay requesting permission to use Lot 19, Block 9, Plan DE (711 - 5th Avenue North) for the purpose of a Bed and Breakfast Home be approved, subject to the following:
- a) the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Bed and Breakfast Home; and
 - b) that off-street parking be provided in the amount of one space, plus one space per suite in the facility, for a total of three off-street parking spaces.

Your Commission has reviewed and supports the recommendation outlined in the attached report of the Community Services Department dated May 23, 2000, with respect to the above Discretionary Use Application.”

Mr. Rick Howse, Development Services Branch Manager, Community Services Department, indicated that his department supports the proposed use.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 8**

Ms. Georgia Bell Woodard, Vice-Chair of the Municipal Planning Commission, expressed the Municipal Planning Commission's support of the recommendation.

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

Moved by Councillor McCann, Seconded by Councillor Maddin,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Maddin, Seconded by Councillor Birkmaier,

THAT that the application submitted by Peter Garry and Muriel Joyanne Rousay requesting permission to use Lot 19, Block 9, Plan DE (711 - 5th Avenue North) for the purpose of a Bed and Breakfast Home be approved, subject to the following:

- a) the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Bed and Breakfast Home; and*
- b) that off-street parking be provided in the amount of one space, plus one space per suite in the facility, for a total of three off-street parking spaces.*

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 9**

- 2d) Hearings
Discretionary Use Application
Adult Day Care Centre - Type II
1601 29th Street West
Lots 1 to 10 incl., Block 1, Plan G165, and
Lots 19 and 20, Block 29, Plan G131
Mount Royal Neighbourhood
Applicant: Philip Kuefler
Fortress Properties Ltd.
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on April 17, 2000 received notice of the above discretionary use application.

The Development Services Branch, Community Services Department, has now advised that the necessary on-site notification poster has been placed on the site and letters have been sent to adjacent land owners within 60 metres of the site.

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

The matter is also being reported on under Clause 1, Report No. 11-2000 of the Municipal Planning Commission.”

His Worship Mayor Dayday opened the hearing.

Moved by Councillor Heidt, Seconded by Councillor Steernberg,

THAT Clause 1, Report No. 11-2000 of the Municipal Planning Commission be brought forward and considered.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 10**

“REPORT NO. 11-2000 OF THE MUNICIPAL PLANNING COMMISSION”

- 1. Discretionary Use Application
Adult Day Care Centre - Type II
1601 29th Street West
Lots 1 to 10 incl., Block 1, Plan G165, and
Lots 19 and 20, Block 29, Plan G131
Mount Royal Neighbourhood
Applicant: Philip Kuefler
Fortress Properties Ltd.
(File No. CK. 4355-1)**

RECOMMENDATION: that the application submitted by Philip Kuefler requesting permission to use Lots 1 to 10 inclusive, Block 1, Plan G165, and Lots 19 and 20 , Block 29, Plan G131 (1601 - 29th Street West) for the purpose of an adult day care centre - Type II be approved subject to the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of an adult day care centre - Type II.

Your Commission has considered and supports the recommendation outlined in the attached report of the Community Services Department dated May 10, 2000, with respect to the above Discretionary Use Application.”

Mr. Rick Howse, Development Services Branch Manager, Community Services Department, indicated that his department supports the proposed use.

Ms. Georgia Bell Woodard, Vice-Chair of the Municipal Planning Commission, expressed the Municipal Planning Commission’s support of the recommendation.

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

Moved by Councillor Heidt, Seconded by Councillor Maddin,

THAT the hearing be closed.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 11**

Moved by Councillor Waygood, Seconded by Councillor Atchison,

THAT the application submitted by Philip Kuefler requesting permission to use Lots 1 to 10 inclusive, Block 1, Plan G165, and Lots 19 and 20, Block 29, Plan G131 (1601 - 29th Street West) for the purpose of an adult day care centre - Type II be approved subject to the applicant obtaining all relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of an adult day care centre - Type II.

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

A. REQUESTS TO SPEAK TO COUNCIL

**1) Karly Torgunrud
6 - 1220 Morgan Avenue, dated June 14**

Requesting permission to address Council with respect to special needs transportation. (File No. CK. 7305-1)

RECOMMENDATION: that Karly Torgunrud be heard.

Moved by Councillor Atchison, Seconded by Councillor Birkmaier,

THAT Karly Torgunrud be heard.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 12**

Ms. Torgunrud spoke with respect to special needs transportation and lack of appropriate resources.

Moved by Councillor Roe, Seconded by Councillor McCann,

THAT the matter be referred to the Special Needs Transportation Advisory Committee.

CARRIED.

**2) Brad Henry, Supervisor
QSI Interiors Ltd., dated June 26, 2000**

Requesting permission to address Council with respect to beginning the workday at 5:00 a.m., Monday through Friday until July 15, 2000 to complete the exterior of the Bethany Manor high rise addition. (File No. CK. 185-9)

RECOMMENDATION: that Brad Henry be heard.

Moved by Councillor Atchison, Seconded by Councillor Steernberg,

THAT Brad Henry be heard.

CARRIED.

Mr. Henry spoke with respect to the Bethany Manor project and requested that the Noise Bylaw be extended to allow him to begin work at 5:00 a.m.

Moved by Councillor Birkmaier, Seconded by Councillor McCann,

THAT permission be granted to QSI Interiors Ltd. to extend the Noise Bylaw to begin 5:00 a.m., Monday through Friday until July 15, 2000.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 13**

Moved by Councillor Steernberg, Seconded by Councillor Roe,

THAT the issue of removing contraventions to the Noise Bylaw from Council's agenda be referred to the Organizational Committee.

CARRIED.

**3) Dave Taylor, Chair
Leisure Services Advisory Board, dated June 26**

Requesting permission to address Council to present the 1999 Annual Report of the Leisure Services Advisory Board. (File No. CK. 430-40)

RECOMMENDATION: that Dave Taylor be heard and Clause 2, Report No. 10-2000 of the Planning and Operations Committee be brought forward and considered.

Moved by Councillor Heidt, Seconded by Councillor McCann,

THAT Dave Taylor be heard and that Clause 2, Report No. 10-2000 of the Planning and Operations Committee be brought forward and considered.

CARRIED.

“REPORT NO. 10-2000 OF THE PLANNING AND OPERATIONS COMMITTEE

**2. Leisure Services Advisory Board
1999 Annual Report
(File No. CK. 430-40)**

RECOMMENDATION: that the information be received.

Your Committee has considered the attached copy of the 1999 Annual Report of the Leisure Services Advisory Board and is forwarding the report to City Council as information.”

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 14**

Mr. Taylor spoke with respect to the 1999 Annual Report of the Leisure Services Advisory Board.

Moved by Councillor Steernberg, Seconded by Councillor Heidt,

THAT the information be received.

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Kent Smith-Windsor, Executive Director
Saskatoon & District Chamber of Commerce, dated June 7**

Submitting a copy of a media release with respect to the Chamber's support of an expanded casino.
(File No. CK. 4110-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Maddin,

THAT the information be received.

CARRIED.

**2) Brady Ives
Bus Stop Refreshments, dated June 15**

Requesting permission for temporary closure of 21st Street from 4th Avenue to Spadina Crescent from 12:00 noon to 6:00 p.m. on Sunday, July 16, 2000 for the British Sports Car Club of Saskatoon Show and Shine. (File No. CK. 205-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 15**

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

Moved by Councillor Langford, Seconded by Councillor Birkmaier,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**3) Mark Regier, General Manager
Saskatoon Prairieland Exhibition Corp., dated June 7**

Requesting permission for temporary closure of 21st Street between 3rd Avenue and 4th Avenue from 10:30 a.m. to 1:30 p.m. on Tuesday, August 1, 2000 for a Chili Cook-Off. (File No. CK. 205-1)

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

Moved by Councillor Roe, Seconded by Councillor Atchison,

THAT the request be approved subject to Administrative conditions.

CARRIED.

**4) Joseph Kuchta
402 Avenue Q North, dated June 19**

Requesting the Administration to comment on the status of a resolution passed by City Council on November 15, 1999 with respect to the Transit Services Business Plan. (File No. CK. 7305-1)

RECOMMENDATION: that Mr. Kuchta be forwarded a copy of Clause 1, Report No. 10-2000 of the Planning and Operations Committee.

Moved by Councillor McCann, Seconded by Councillor Atchison,

THAT Mr. Kuchta be forwarded a copy of Clause 1, Report No. 10-2000 of the Planning and Operations Committee.

CARRIED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 16**

**5) Larry Isaac
304 - 522 Avenue X South, dated June 20**

Expressing concerns with respect to various matters. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Harding, Seconded by Councillor Atchison,

THAT the information be received.

CARRIED.

**6) Cathy Yohnke, President
Family and Friends of Cosmo & Elmwood Inc., dated May 25**

Submitting a letter thanking City Council and the citizens of Saskatoon for the continued support of the paper recycling program. (File No. CK. 7830-5)

RECOMMENDATION: that the information be received.

Moved by Councillor Atchison, Seconded by Councillor Langford,

THAT the information be received.

CARRIED.

**7) Joanne Sproule, Secretary
Development Appeals Board, dated June 13**

Submitting Notice of Development Appeals Board Hearing regarding property at 1015 Central Avenue. (File No. CK. 4352-1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 17**

**8) Joanne Sproule, Secretary
Development Appeals Board, dated June 13**

Submitting Notice of Development Appeals Board Hearing regarding property at 2227 Herman Avenue. (File No. CK. 4352-1)

**9) Joanne Sproule, Secretary
Development Appeals Board, dated June 19**

Submitting Notice of Development Appeals Board regarding property at 401 Capilano Drive. (File No. CK. 4352-1)

**10) Joanne Sproule, Secretary
Development Appeals Board, dated June 19**

Submitting Notice of Development Appeals Board regarding property at 485 - 1st Avenue North. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor McCann, Seconded by Councillor Roe,

THAT the information be received.

CARRIED.

**11) Pat Boeckler, President
Saskatoon Hispanic Seniors Services Inc., dated June 20**

Submitting concerns regarding the decision that the Community Initiatives Cash Grant application submitted by the Saskatoon Hispanic Seniors Services Inc. be denied. (File No. CK. 1871-3)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 18**

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 7-2000 of the Administration and Finance Committee.

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT the information be received and considered with Clause 1, Report No. 7-2000 of the Administration and Finance Committee.

CARRIED.

**12) Ayesha Janzen, Acting Executive Director
Big Brothers Association of Saskatoon, dated June 23**

Submitting concerns regarding the decision that the Community Initiatives Cash Grant application submitted by Big Brothers Association of Saskatoon be denied. (File No. CK. 1871-3)

RECOMMENDATION: that the information be received and considered with Clause 1, Report No. 7-2000 of the Administration and Finance Committee.

Moved by Councillor Harding, Seconded by Councillor McCann,

THAT the information be received and considered with Clause 1, Report No. 7-2000 of the Administration and Finance Committee.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

**1) Mark Getzlaf, Manager
Environmental Protection, Parkland EcoRegion, dated June 5**

Submitting comments with respect to community responsibilities with regard to safe drinking water. (File No. CK. 7500-1) **Referred to the Administration.**

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 19**

RECOMMENDATION: that the information be received.

Moved by Councillor Langford, Seconded by Councillor Maddin,

THAT the information be received.

CARRIED.

C. PROCLAMATIONS

**1) Joseph Chan, Chair
Traffic Safety Committee, dated June 13**

Requesting Council to proclaim September 6, 2000 as Walk a Child to School Day in Saskatoon. (File No. CK. 1870-1)

**2) Ryan Galbraith, GIS Technologist
101 - 502 Tait Crescent, dated June 9**

Requesting Council to proclaim November 15, 2000 as GIS Day in Saskatoon. (File No. CK. 205-5)

**3) Kimberley Onclin, Literacy Coordinator, READ Saskatoon
Saskatoon Literacy Coalition, dated June 14**

Requesting Council to proclaim September 8, 2000 as World Literacy Day in Saskatoon and that permission be granted to the Saskatoon Literacy Coalition to raise the Literacy flag in the City Hall Square at 12 noon on September 8, 2000. (File No. CK. 205-5)

RECOMMENDATION:

- 1) that City Council approve all proclamations as set out in Section C;
- 2) that permission be granted to the Saskatoon Literacy Coalition to raise the Literacy flag in the City Hall Square; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 20**

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

Moved by Councillor Roe, Seconded by Councillor Harding,

- 1) *that City Council approve all proclamations as set out in Section C;*
- 2) *that permission be granted to the Saskatoon Literacy Coalition to raise the Literacy flag in the City Hall Square; and*
- 3) *that the City Clerk be authorized to sign the proclamations on behalf of City Council.*

CARRIED.

REPORTS

Ms. Georgia Bell Woodard, Vice-Chair, presented Report No. 10-2000 of the Municipal Planning Commission;

Ms. Georgia Bell Woodard, Vice-Chair, presented Report No. 11-2000 of the Municipal Planning Commission;

General Manager Community Services Gauthier presented Section A, Administrative Report No. 13-2000;

General Manager Corporate Services Veltkamp presented Section B, Administrative Report No. 13-2000;

General Manager Infrastructure Services Uzelman presented Section D, Administrative Report No. 13-2000;

City Clerk Mann presented Section A, Legislative Report No. 11-2000;

City Solicitor Dust presented Section B, Legislative Report No. 11-2000;

Councillor P. McCann, Chair, presented Report No. 10-2000 of the Planning and Operations Committee;

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 21**

Councillor D.L. Birkmaier, Chair, presented Report No. 7-2000 of the Administrative and Finance Committee;

Councillor D.L. Birkmaier, Chair, presented Report No. 8-2000 of the Administrative and Finance Committee; and

Councillor D.L. Birkmaier, Chair, presented Report No. 7-2000 of the Land Bank Committee.

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

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

- a) Report No. 10-2000 of the Municipal Planning Commission;*
- b) Report No. 11-2000 of the Municipal Planning Commission;*
- c) Administrative Report No. 13-2000;*
- d) Legislative Report No. 11-2000;*
- e) Report No. 10-2000 of the Planning and Operations Committee;*
- f) Report No. 7-2000 of the Administration and Finance Committee;*
- g) Report No. 8-2000 of the Administration and Finance Committee; and*
- h) Report No. 7-2000 of the Land Bank Committee.*

CARRIED.

His Worship the Mayor 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:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 22**

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

“REPORT NO. 10-2000 OF THE MUNICIPAL PLANNING COMMISSION”

Composition of Committee

Mr. Gregory Kitz, Chair
Ms. Georgia Bell Woodard, Vice-Chair
Mr. Dieter André
Ms. Leslie Belloc-Pinder
Mr. Paul Kawcuniak
Mr. Don Lloyd
Mr. Ron Mantyka
Ms. Ann March
Mr. Ken Rauch
Ms. Tamara Ross
Mr. Nelson Wagner
Councillor K. Waygood
Ms. Colleen Yates

- 1. Discretionary Use Application
Home Based Business - Type II
102 Harvard Crescent
Lot 26, Block 609A, 66S19767
College Park Neighbourhood
Applicant: Doug Schmidt
Cadvantage Design Ltd.
(File No. CK. 4355-1)**

DEALT WITH EARLIER. SEE PAGE NO. 4.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 23**

- 2. Discretionary Use Application
Home Based Business - Type II
735 Emmeline Cove
Lot 24, Block 390, Plan 89S02055
Lakeridge Neighbourhood
Applicant: Allan Haigh
Haigh Financial Group Inc.
(File No. CK. 4355-1)**

DEALT WITH EARLIER. SEE PAGE NO. 1.

- 3. Discretionary Use Application
Bed and Breakfast Home
711 - 5th Avenue North
Lot 19, Block 9, Plan DE
City Park Neighbourhood
Applicant: Peter Garry and Muriel Joyanne Rousay
(File No. CK. 4355-1)**

DEALT WITH EARLIER. SEE PAGE NO. 6.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 24**

REPORT NO. 11-2000 OF THE MUNICIPAL PLANNING COMMISSION

Composition of Committee

Mr. Gregory Kitz, Chair
Ms. Georgia Bell Woodard, Vice-Chair
Mr. Dieter André
Ms. Leslie Belloc-Pinder
Mr. Paul Kawcuniak
Mr. Don Lloyd
Mr. Ron Mantyka
Ms. Ann March
Mr. Ken Rauch
Ms. Tamara Ross
Mr. Nelson Wagner
Councillor K. Waygood
Ms. Colleen Yates

- 1. Discretionary Use Application
Adult Day Care Centre - Type II
1601 29th Street West
Lots 1 to 10 incl., Block 1, Plan G165, and
Lots 19 and 20, Block 29, Plan G131
Mount Royal Neighbourhood
Applicant: Philip Kuefler
Fortress Properties Ltd.
(File No. CK. 4355-1)**

DEALT WITH EARLIER. SEE PAGE NO. 9.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 25**

ADMINISTRATIVE REPORT NO. 13-2000

Section A - COMMUNITY SERVICES

**A1) Land-Use Applications Received by the Community Services Department
For the Period Between June 1 and June 15, 2000
(For Information Only)
(File Nos. PL4115, 4300, 4350, 4355-D)**

RECOMMENDATION: that the following report be received as information.

ADOPTED.

The following applications have been received and are being processed:

Development Plan

- Amendment No. DPA23/00: 213, 215, 217 Avenue M South
Applicant: Ukrainian Sisters of St. Joseph of Saskatoon
Legal Description: Lots 6 to 10, Block 27, Plan FV
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Medium Density Residential
Neighbourhood: Pleasant Hill
Date Received: June 7, 2000

Rezoning

- Application No. Z22/00: 213, 215, 217 Avenue M South
Applicant: Ukrainian Sisters of St. Joseph of Saskatoon
Legal Description: Lots 6 to 10, Block 27, Plan FV
Current Zoning: R2
Proposed Zoning: RM5
Neighbourhood: Pleasant Hill
Date Received: June 7, 2000

Discretionary Use

- Application No. D15/00: #7 - 705 Central Avenue
Applicant: Caddy's Golf Club
Legal Description: Lots E and F, Plan 80S23394
Current Zoning: B3
Proposed Use: Night Club
Neighbourhood: Sutherland Industrial

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 26**

Date Received: June 8, 2000

Subdivision

- Application No. 30/00 : 401 - 1st Avenue South
Applicant: George, Nicholson, Franko & Associates Ltd.
Legal Description: Part of Parcel A, Plan EN3272
Current Zoning: DCD1
Neighbourhood: Central Business District
Date Received: June 8, 2000

Subdivision

- Application No. 31/00: Gropper Crescent (no civic address)
Applicant: Webster Surveys Ltd.
Legal Description: Lots 11 and 12, Block 203, Plan 82S35266
Current Zoning: M2
Neighbourhood: Parkridge
Date Received: June 8, 2000

Subdivision

- Application No. 32/00 : 1102 Lancaster Boulevard
Applicant: Webster Surveys Ltd.
Legal Description: Lot 15, Block 1, Plan G792
Current Zoning: R2
Neighbourhood: Montgomery Place
Date Received: June 8, 2000

Subdivision

- Application No. 33/00 : Kenderdine Road (no civic address)
Applicant: Webster Surveys Ltd.
Legal Description: Lots 11 and 12, Block 203, Plan 82S35266
Current Zoning: RM(TN)
Neighbourhood: Arbor Creek
Date Received: June 8, 2000

Subdivision

- Application No. 34/00 : Buffer Strip along Circle Drive from
Delaronde Road to Taylor Street
Applicant: Webb Surveys
Legal Description: MB1, 79S20493; MB2, 79S20495; MB1, 79S20496
Current Zoning: R1A

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 27**

Neighbourhood: Lakeview
Date Received: June 9, 2000

Subdivision

- Application No. 35/00 : East of the South Saskatchewan River
Applicant: Webb Surveys
Legal Description: N.E. ¼ of L.S. 10, Sec. 20-36-5-3
Current Zoning: R2
Neighbourhood: Buena Vista
Date Received: June 9, 2000

Subdivision

- Application No. 36/00 : 825 Heritage Green
Applicant: Webb Surveys
Legal Description: Lot 5, Block 404, Plan 97S49157
Current Zoning: RMTN
Neighbourhood: Wildwood
Date Received: June 9, 2000

Subdivision

- Application No. 37/00 : 2 and 4 Carleton Drive
Applicant: Leland Kimpinski
Legal Description: Part of Lot 1, Block 605, Plan 66S19386
Current Zoning: R2
Neighbourhood: College Park
Date Received: June 14, 2000

ATTACHMENTS

1. Plan of Proposed Rezoning No. Z22/00
2. Plan of Proposed Discretionary Use No. D15/00
3. Plan of Proposed Severance No. 30/00
4. Plan of Proposed Subdivision No. 31/00
5. Plan of Proposed Subdivision No. 32/00
6. Plan of Proposed Subdivision No. 33/00
7. Plan of Proposed Subdivision No. 34/00
8. Plan of Proposed Subdivision No. 35/00
9. Plan of Proposed Subdivision No. 36/00
10. Plan of Proposed Severance No. 37/00

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 28**

**A2) Enquiry - Councillor Waygood (April 17, 2000)
Land Use Conflicts between Residential Zones and
Commercial Zones which permit Bars and Taverns
(File No. CK. 4240-3)**

RECOMMENDATION:

- 1) that City Council approve the advertising to amend the text of the Zoning Bylaw in the following manner:
 - a) to make taverns and night clubs a discretionary use in the B4, B5, and IL1 Districts; and
 - b) to amend the definition of night club to indicate that a brew pub may be considered as a night club if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations;
- 2) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendment;
- 3) that the City Solicitor be requested to prepare the required Bylaw; and
- 4) that the Municipal Planning Commission be asked to report to Council on this issue at the time of the public hearing.

Councillor Waygood made the following inquiry at the meeting of Council on April 17, 2000:

“Would the Administration please report on possible amendments to commercial zoning bylaws, excluding B6, that could ameliorate the land use conflicts between residential land use zones and commercial zones that permit bars and taverns.

As background material, I suggest the Administration review letters and presentations to Council over the past few years listing the concerns of city residents living close to large bars/taverns.”

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 29**

REPORT

A. PROPOSAL

It is proposed that the text of the Zoning Bylaw be amended to make taverns and night clubs discretionary uses throughout the city, except in the downtown where they would remain as permitted uses and Heavy Industrial Districts which generally are well separated from residential areas. In order to accomplish this objective, taverns and night clubs must become discretionary uses in the B4, B5, and IL1 Districts. (Refer to Table 1 for a summary of the existing and proposed zoning treatment for taverns, night clubs, and related uses.)

It is also proposed that the definition of night club be amended to indicate that a brew pub may be considered to be a night club if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations.

B. REASON FOR PROPOSAL

In recent years, a number of tavern and night club proposals have come before the Administration and Council which are in close proximity to residential areas. Such uses have the potential to create traffic, parking, and noise problems, as well as generate possible social-behavioural concerns. For these reasons, it is proposed that taverns and night clubs be permitted only at the discretion of City Council in all areas of the city, except in the downtown and Heavy Industrial areas where they would remain fully permitted uses. In this way, specific development standards may be applied through the discretionary uses approval process to address issues such as maximum seating capacity, parking, site and roadway access, utility needs, noise reduction, outdoor seating, lighting, landscaping, and screening.

In the review of discretionary use applications, Council may also consider the need for the facility, the cumulative effects that clustering several night clubs in one area may have, and the effects on surrounding properties and persons living and working in the area. Council may also prescribe a time limit for the approval of a discretionary use, such that after a certain period (i.e. five years), the applicants would have to re-apply for discretionary use approval.

With regard to brew pubs, such facilities may only be considered as a tavern under the current Zoning Bylaw. Therefore, a brew pub may not contain a dance floor and/or have live entertainment, both of which fall within the definition of a night club. In order to resolve this issue, the definition of night club must be amended to include brew pubs.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
 MONDAY JUNE 26 2000
 PAGE 30**

C. BACKGROUND INFORMATION

Table 1 summarizes the existing and proposed Zoning Bylaw treatment for restaurants, lounges, taverns (including brew pubs), night clubs, and banquet halls.

**Table 1
 Zoning Treatment For Restaurants, Lounges, Taverns, Night clubs, and Banquet Halls**

	Existing Zoning Treatment											
	B1A	B1	B2	B3	B4	B5	B6	IL1	IB	IH	M3	M4
Take-out Restaurants	P	P	P	P	P	P	P	P	P	P	X	X
Restaurants	X	D	P	P	P	P	P	P	P	P	D*	P**
Restaurants and Lounges	X	X	P	P	P	P	P	P	P	P	D*	P**
Taverns (incl. Brew Pubs)	X	X	X	D	P	P	P	P	X	P	D*	P**
Night Clubs	X	X	X	D	P	P	P	P	X	P	D*	P**
Banquet Halls	X	X	D	P	P	P	P	P	X	D	P	P

	Proposed Zoning Treatment											
	B1A	B1	B2	B3	B4	B5	B6	IL1	IB	IH	M3	M4
Take-out Restaurants	P	P	P	P	P	P	P	P	P	P	X	X
Restaurants	X	D	P	P	P	P	P	P	P	P	D*	P**
Restaurants and Lounges	X	X	P	P	P	P	P	P	P	P	D*	P**
Taverns (incl. Brew Pubs)	X	X	X	D	D	D	P	D	X	P	D*	P**
Night Clubs	X	X	X	D	D	D	P	D	X	P	D*	P**
Banquet Halls	X	X	D	P	P	P	P	P	X	D	P	P

Denotes a Proposed Amendment
 P Permitted Use.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 31**

D Discretionary Use.

X Prohibited Use.

* Hotels are a discretionary use in the M3 District. These uses may be included in a hotel with at least 100 guest rooms.

** Hotels are a permitted use in the M4 District. These uses may be included in a hotel with at least 100 guest rooms.

In the drafting of the current Zoning Bylaw, taverns and night clubs were prohibited in the B1A, B1, and B2 Districts, and were included as discretionary uses in the B3 District as these districts are most often located within or adjacent to residential areas. Taverns and night clubs were included as permitted uses in the B4, B5, B6, IL1, and IH Districts as these districts are typically less affected by residential areas and have traditionally permitted such activities as of right. Council and the Administration have also relied on the Municipal Endorsement process for the review of night clubs and taverns in areas where they are fully permitted.

As noted below, however, circumstances have changed to the point that some Zoning Bylaw amendments are required.

D. JUSTIFICATION

1. Increase in Night Club Proposals

In recent months, the Community Services Department has received a significant number of applications and inquiries related to the establishment of taverns and night clubs in Saskatoon. There are several likely reasons for this, including a strong economy, demographic factors, and the desire for owners of licenced premises to be unrestricted in the ratio of food to alcohol sales.

In order to address night club proposals in a manner that considers the overall impact on the surrounding area, it is the view within the Community Services Department that taverns and night clubs located outside of the downtown area be permitted only at the discretion of City Council. (Refer to Table 1 in Section C, for a summary of the existing and proposed zoning treatment for restaurants, lounges, taverns, night clubs, and banquet halls.)

2. Problems With the Municipal Endorsement Process

The existing Municipal Endorsement process for taverns and night clubs is lacking in two key areas. First, the City has no control over the ultimate size of a night club once the endorsement is issued. For example, if Council was to issue an endorsement for a 150 person night club, under the current provincial liquor

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 32**

regulations, that facility may be expanded up to a capacity of 500 persons without further Council review.

Secondly, no City development standards may be enforced through the Municipal Endorsement process, including items such as additional parking, the amount or location of outdoor seating, screening for view or noise protection, or special review of vehicular circulation, and access needs. And while the Zoning Bylaw currently contains parking standards in the B3, B4, IL1, and IH Districts, the parking standards in these districts are aimed at general city averages, and may not be adequate in many situations, particularly if on-street parking is not readily available or appropriate.

In the case of the B5 District, there are no parking standards for night clubs and taverns at the present time, other than those put in place along Central Avenue as part of the Sutherland Local Area Plan. This leaves no parking requirements in place for taverns and night clubs in the B5 zoned areas of Broadway Avenue, 20th Street and 33rd Street. No parking requirements can be enforced through the Municipal Endorsement process.

3. Community Concerns

During the review of recent applications for the Municipal Endorsement of tavern and night club licences, numerous concerns have been raised by area residents and local community associations. Concerns have also been received in the past when large night clubs are located near residential areas. Primary concerns include traffic generation, parking shortages, loud music, and the late hours at which local residents are subjected to vehicles and persons in the area. Vandalism and other social-behavioural issues have also been raised as concerns.

4. Conclusion

It is the view within the Community Services Department that a more comprehensive municipal review process is required for night club and tavern proposals in the City, ensuring that not only the immediate site requirements are accounted for, but also the impact on the surrounding area. This proposal has been brought forward as a result of increasing numbers of proposed night clubs and taverns in the City, the shortcomings of the Provincial Municipal Endorsement process, and the on-going expressions of concern from local residents and Community Associations. The most appropriate vehicle to achieve this objective is the discretionary use process.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 33**

E. COMMUNICATION PLAN

If this proposal is approved for advertising by City Council, a notice will be placed in the StarPhoenix once a week for two consecutive weeks. Notices will be sent by regular mail to the owner/operators of known licenced establishments in the City, as well as to the Presidents of all Community Associations. It is the intent of the Administration to bring this matter to a public hearing at the City Council meeting of August 14, 2000.

ATTACHMENT

1. Relevant Zoning Bylaw Definitions

Moved by Councillor Langford,

- 1) *that City Council approve the advertising to amend the text of the Zoning Bylaw in the following manner:*
 - a) *to make taverns and night clubs a discretionary use in the B4, B5, and IL1 Districts; and*
 - b) *to amend the definition of night club to indicate that a brew pub may be considered as a night club if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations;*
- 2) *that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendment;*
- 3) *that the City Solicitor be requested to prepare the required Bylaw; and*
- 4) *that the Municipal Planning Commission be asked to report to Council on this issue at the time of the public hearing.*

IN AMENDMENT

Moved by Councillor Atchison,

AND that B6 zoning areas be included in the amendment.

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

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 34**

AS FOLLOWS:

*YEAS - His Worship Mayor Dayday, Councillors Waygood, Birkmaier,
Langford, Steernberg, Maddin and Roe 7*

NAYS - Councillors Atchison, McCann, Harding and Heidt 4

Moved by Councillor Waygood,

THAT the hearing be held on September 5, 2000.

THE MOTION WAS PUT AND LOST.

Moved by His Worship Mayor Dayday,

THAT the hearing be held on August 14, 2000.

THE MOTION WAS PUT AND CARRIED.

Section B - CORPORATE SERVICES

**B1) Schedule of Accounts Paid
(File No. CK. 1530-2)**

RECOMMENDATION: that the following information be received.

ADOPTED.

<u>Date</u>	<u>Amount</u>
June 7 - 12, 2000	1,684,349.73
June 13 - 14, 2000	504,569.01

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 35**

Section D - INFRASTRUCTURE SERVICES

**D1) Proposed Parking Restriction
West side of the 300 Block of Bottomley Avenue North
(File No. 6120-6)**

RECOMMENDATION: that a ‘ONE HOUR, 08:00 - 21:00, MONDAY TO FRIDAY’ parking restriction be installed on the west side of the 300 block of Bottomley Avenue North.

ADOPTED.

Infrastructure Services has received a request from a resident whose house is located on the west side of the 300 block of Bottomley Avenue North, to change the current ‘TWO HOUR 08:00 - 21:00, MONDAY TO FRIDAY’ parking restriction to a ‘ONE HOUR, 08:00 - 21:00, MONDAY TO FRIDAY’ parking restriction.

This street is within the Varsity View Residential Parking Permit (RPP) program. All of the streets with residential frontage in the program area have a ‘ONE HOUR, 08:00 - 21:00, MONDAY TO FRIDAY’ parking restriction. All of the streets with residential flankage have a ‘TWO HOUR, 08:00 - 21:00, MONDAY TO FRIDAY’ parking restriction. Information that the Parking Services Section received previously indicated that there were no residential addresses along the west side of 300 block of Bottomley Avenue North. As such, this section was considered to be residential flankage; however, the resident requesting that the parking restriction be reduced to one hour had their civic address changed in 1998 when they built a new home at this location. As a result of this address change, this block should have been considered as having residential frontage and included in the one hour parking restriction assigned to such streets.

To remain consistent that all residential frontages have a one hour time restriction and to better address the needs of the residents, Infrastructure Services is recommending that a ‘ONE HOUR, 08:00 - 21:00, MONDAY TO FRIDAY’ parking restriction be installed on the west side of the 300 block of Bottomley Avenue North, as shown on Plan No. 210-0048-003B (Attachment 1).

The University of Saskatchewan Students’ Union has been advised of the proposed recommendation.

ATTACHMENT

1. Plan No. 210-0048-003B

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 36**

**D2) 2000 Capital Budget
Project No. 1392-1
Land Development - Westview Subdivision
(File No. 4111-25)**

RECOMMENDATION: that City Council approve additional funding for the construction of servicing in the City-developed subdivision of Westview, Capital Project No. 1392-1, for the development of an additional 17 lots for a total of \$227,000.

ADOPTED.

The City of Saskatoon has begun the servicing of the final phase of Peterson Crescent within the Westview neighbourhood as approved within the 2000 Capital Budget. The Land Manager, Community Services, has requested that additional servicing take place adjacent to Peterson Crescent on 37th Street. This development will include servicing of 17 lots and provide for the completion of a traffic link on 37th Street between the easterly portion of the neighbourhood and Junor Avenue. The area and legal description for this proposed property is shown on Attachment 1, and includes Lots 11 - 13, Block 450, Plan 61-S-17572 and Lots 41 - 54, Block 453, Plan 87-S-10852. The cost details and sources of additional funding for this project are as follow:

Description	Project No.	Amount
<u>Gross Cost Details:</u>		
Land Development - Westview Subdivision	1392-1	<u>\$227,000</u>
<u>Financing Details:</u>		
General Prepaid Services - Engineering		\$104,000
General Prepaid Services - Electric - SaskPower Corporation		1,000
Property Realized Reserve - PRR		<u>122,000</u>
Total		<u>\$227,000</u>

ATTACHMENT

1. Proposed Plan

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 37**

D3) Communications to Council

**From: Victor F. Whitbread
11 - 450 Third Avenue North
Date: January 13, 2000
Subject: 22nd Street/Circle Drive Overpass
(File No. 6001-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

During its January 17, 2000 meeting, while considering the above-noted communication from Mr. Whitbread, the Planning and Operations Committee resolved:

“that the matter be referred to the Administration for a report.”

On a procedural basis, this report would normally have been sent through the Planning and Operations Committee prior to City Council but, due to the limited number of City Council meetings over the summer months and the need to move ahead on this project, this report is being submitted directly to City Council.

In 1999, Infrastructure Services commissioned a Functional Planning Study for the grade separation of the intersection of Circle Drive and 22nd Street/Confederation Drive. The objective of the Study was to develop the most appropriate interchange configuration at this location. Many interchange options have been reviewed and analyzed over the course of the Study. City Council, at its meeting held on August 9, 1999, approved, in principle, an interchange configuration referred to as Interchange Alternative 5 (Attachment 1). At the time of approval, members of City Council were informed that the Administration would still consider modifications to the configuration. Following a thorough review and consultation process with concerned groups and residents, the approved Alternative 5 configuration has been modified to reflect both public input received and to take advantage of further operational efficiencies where possible. The input received by the Administration varied. Some input was received in the form of informal phone calls; other input was more formal, as was the case with Mr. Whitbread’s Communication to Council.

This report is not just a response to Mr. Whitbread’s input, but rather a general status of the project. It documents the revisions to the original interchange configuration and provides brief descriptions of the improvements achieved by specific revisions to the original configuration. Throughout the entire process, the Administration can assure Council that previous public input has been taken into account and changes made where operationally and economically feasible.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 38**

JUSTIFICATION

Since City Council's approval, in principle, of Alternative 5, there have been requests from individuals and community groups for the Administration to review the plan further. Most of the concerns centered on the lack of provision of a left-turn movement for Circle Drive southbound traffic wishing to proceed eastbound onto 22nd Street. Many of the public concerns have been presented to City Council for debate in previous reports. Infrastructure Services believed that, in order to ensure that approved Alternative 5 was viable, an independent review of the proposed interchange configuration was necessary. As such, an independent review, known as Value Engineering (VE), was initiated.

A Value Engineering process brings together a team of experts to review a proposal and suggest improvements. The purpose of this Value Engineering exercise was three-fold:

1. it was a means of providing an independent review of the recommended interchange configuration;
2. it would confirm the viability, performance/operations and adequacy of the recommended interchange; and,
3. it would facilitate the review and identification of opportunities for cost-reduction.

A Value Engineering workshop for this project was carried out over three days from May 1 to May 3, 2000. The consulting engineering firm of Stantec Consulting Limited, not previously involved with the project, spearheaded this exercise. Senior staff from Infrastructure Services and Councillor Steernberg represented the City, and were involved in the exercise from start to finish. The VE exercise reviewed and analyzed all functional requirements of the project in order to provide reasonable service at the lowest life cycle cost. All aspects of the original interchange configuration, including several suggestions made by the public, were reviewed and analyzed. Feasible suggestions which improved traffic operations/safety, and/or reduced the cost of the project were incorporated into the revised interchange configuration.

Value Engineering Outcome

The final outcome of the VE exercise resulted in a revised interchange configuration which was developed following exhaustive review and analysis. The revised interchange configuration is shown in the Revised Interchange Configuration (Attachment 2). Although the revised configuration retains a large percentage of the features of the original Alternative 5, there are some design features which have been altered or added to enhance the operation and safety of the interchange. The revised or new elements are described below:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 39**

1. In the revised interchange configuration, the southbound exit ramp from Circle Drive to westbound 22nd Street goes over Confederation Drive as opposed to going under Confederation Drive as was proposed in the original plan. By making this adjustment, it has become possible to reduce the amount of complex retaining walls which were required to support the roadway ramp going under Confederation Drive. This change will also improve drainage conditions, and avoid the potential of the underpass flooding during periods of heavy rainfall.
2. The potential for the introduction of a new access ramp from the Circle Drive southbound exit ramp onto Confederation Drive is being explored. This ramp would primarily serve traffic wishing to access the Confederation Suburban Centre and other areas to the north of 22nd Street. The ramp would terminate at Confederation Drive and will be controlled by a stop sign. There are a number of operational and safety issues that need to be reviewed before the addition of this ramp is formally incorporated into the final design; however, staff are confident at this point that these issues can be satisfactorily resolved and the ramp included.
3. In the original plan, Fairlight Drive was completely closed south of 22nd Street. Under the revised configuration, only the closure of the northbound lanes just south of its intersection with 22nd Street is proposed. This will allow traffic to continue to use southbound Fairlight Drive at 22nd Street and maintain the access requirements of businesses and residents on the south side of 22nd Street.
4. The northbound exit ramp from Circle Drive to eastbound 22nd Street has been deleted. All right-turn movements from northbound Circle Drive to eastbound 22nd Street will now occur at the intersection of 22nd Street and Fairlight/Confederation Drive. This change was made to accommodate improvements to radius and grades on the eastbound to northbound loop to access Circle Drive. An increased loop radius will, in turn, reduce the grade of the loop allowing heavy trucks to negotiate the turn more easily.
5. In the original plan, traffic signals at 22nd Street /Confederation Drive and at 22nd Street/Fairmont Drive (extension) were included. In the revised plan, traffic signals will only be at 22nd Street/Confederation Drive. Fairmont Drive will now allow for only a “right-out” movement without traffic signals. All westbound left turns that would have occurred at this location can now occur at the Confederation Drive/Fairlight Drive intersection on 22nd as discussed under Point 3 above.
6. Though not integral to the interchange proper, the VE workshop recommended that improvements to Laurier Drive be studied. In order for Laurier Drive to accommodate additional traffic, it was recommended that the cross section of Laurier Drive be reviewed to determine if opportunity exists to increase the capacity of the roadway and provide a higher level of service to the surrounding lands. This was also seen as a means to ‘compensate’ for the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 40**

lack of provision of the southbound to eastbound movement from Circle Drive to 22nd Street. Motorists originating from the north and wishing to access eastbound 22nd Street could now do so via an enhanced Laurier Drive/Confederation Drive connection. As part of this review, the need to relocate the existing Confederation Park Mall Transit Terminal will need to be explored.

The original estimate for Alternative 5, which was prepared as part of the Functional Planning Study, was \$16,820,000. On a comparative basis, when the modifications to Alternative 5, as derived from the VE workshop, were incorporated, the revised total estimated cost for the project was \$15,550,000. This represents a cost saving of \$1,270,000, or a reduction of 7.8%. It must be recognized that these are very preliminary estimates at this point and, until the design proceeds to the point that the estimates can be refined, they should not be used for anything other than a comparative analysis. As there is no guarantee that the final project cost would not exceed this estimate, these figures will not be used for future capital budgeting purposes.

Conclusion

It is Infrastructure Services' position that a thorough review of the proposed interchange configuration and public consultation have been conducted. Many options have been considered and the revised plan represents the best option which can be derived under the circumstances. Furthermore, the revisions incorporated as a result of the VE workshop have added value to individual design elements and the interchange configuration as a whole. Consequently, the Department is satisfied that the revised interchange configuration shown in Attachment 2 is the optimal solution for an interchange at this location given the existing constraints.

A general public meeting will be held at the Confederation Mall in the near future. At this meeting, the revised interchange configuration will be displayed. The plan will also be advertised on the City Page of the Saskatoon StarPhoenix. The Department will meet separately with all business owners in the area to review the final plan and provide details of the construction process.

ATTACHMENTS

1. Interchange Alternative 5
2. Revised Interchange Configuration

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 41**

LEGISLATIVE REPORT NO. 11-2000

Section A - OFFICE OF THE CITY CLERK

**A1) Appointment of Deputy Mayor
(File No. CK. 165-1)**

RECOMMENDATION: that City Council appoint Councillor A. Langford as Deputy Mayor for the month of October, 2000.

ADOPTED.

Pursuant to *The Urban Municipalities Act, 1984*, City Council is required to appoint a Deputy Mayor. The list of current appointments for Deputy Mayor ends with September, 2000. A complete list of appointments will be submitted to City Council after the October 25, 2000 civic election.

Section B - OFFICE OF THE CITY SOLICITOR

**B1) Closure and Sale of Parking Lot No. 8
(File No. CK. 6120-2)**

RECOMMENDATION: that City Council consider Bylaw No. 7941.

ADOPTED.

City Council, at its meeting of November 29, 1999, resolved that Parking Lot No. 8 on the south-east corner of Idylwyld Drive and 22nd Street be closed and made available for sale by public tender. This parcel of land has been consolidated into a new parcel. Bylaw No. 7941 amends The Traffic Bylaw to change the legal description of this Parking Lot to the new consolidated parcel so that it can still be enforced as a parking lot under The Traffic Bylaw. When this land is sold we will be repealing this section of The Traffic Bylaw and we have been advised by the Administration that the sale will occur in the fall of 2000.

Bylaw No. 7941 also eliminates the parking lot described as Plan No. G8-117K on the south side of 22nd Street and the front driveway of the Centennial Auditorium as a parking lot.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 42**

ATTACHMENT

1. Proposed Bylaw No. 7941.

**B2) Development and Servicing Agreement
Saskatchewan Housing Corporation
Seniors' Housing Project, Holiday Park
Subdivision Application No. 62/99
(File No. 4395-2)**

- RECOMMENDATION:**
- 1) that the proposed Development and Servicing Agreement as between The City of Saskatoon and Saskatchewan Housing Corporation be approved; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon and affix the corporate seal thereto.

ADOPTED.

In keeping with the instruction of the Planning and Operations Committee, and the further specific direction of the General Manager, Infrastructure Services Department, we have prepared and forward herewith for consideration proposed form of Development and Servicing Agreement as between The City of Saskatoon and Saskatchewan Housing Corporation pertaining to the noted Seniors' Housing Project on Avenue M in the Holiday Park neighbourhood.

The proposed Agreement is in the City's standard form, except that:

- (a) having regard to the largely infill nature of the development, the only item of servicing to be completed by the Developer is the installation and construction of sidewalks and curbs; and,
- (b) given that the Developer is a Crown Corporation, the usual requirement for a Letter of Credit has been deleted.

Except as noted, the proposed Agreement imposes all standard development conditions and requirements.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 43**

ATTACHMENTS

1. Proposed Development and Servicing Agreement between The City of Saskatoon and Saskatchewan Housing Corporation.

**B3) Proposed Development and Servicing Agreement
The City of Saskatoon and Wright Construction Western Inc.
Cleveland Avenue, North Industrial Area
Subdivision Application No. 06/00
(File No. 4110-1)**

- RECOMMENDATION:**
- 1) that the proposed Development and Servicing Agreement as between The City of Saskatoon and Wright Construction Western Inc. be approved; and,
 - 2) that His Worship the Mayor and the City Clerk be authorized to execute such Agreement on behalf of The City of Saskatoon and affix the corporate seal thereto.

ADOPTED.

In keeping with the instruction of the Planning and Operations Committee at its meeting held on May 23, 2000, and the further specific direction of the General Manager, Infrastructure Services Department, we have prepared and forward herewith for consideration proposed form of Development and Servicing Agreement as between The City of Saskatoon and Wright Construction Western Inc. pertaining to the Cleveland Avenue area of the North Industrial Area.

The proposed Development and Servicing Agreement is in the City's standard City developed format, except for modifications thereto necessitated by the nature of the development *per se*, as follows:

1. The development contemplates the division of a single parcel into two development sites, one of which is proposed to be developed immediately, with the remaining site to be developed and serviced at some future point. With respect to the site proposed for immediate development, the Agreement provides that all fees, levies and other development charges shall be immediately paid unto the City at the time of execution of the Agreement. With respect to the site identified for future development and servicing, the Agreement provides that all fees, levies and other development charges shall be payable to the City upon the occurrence of any subdivision, sale, lease or other disposition or development of

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 44**

such lands, in accordance with the development rates in effect at such time. A caveat will be registered upon such lands so as to protect the City's future requirement respecting the development and servicing of same.

2. In that the Agreement requires payment in advance of all levies and servicing charges, it is proposed to delete the usual requirement for a Letter of Credit.

Except as noted, the proposed Agreement imposes all standard development conditions and requirements.

ATTACHMENTS

1. Proposed Development and Servicing Agreement between The City of Saskatoon and Wright Construction Western Inc.

REPORT NO. 10-2000 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor P. McCann, Chair
Councillor M. Heidt
Councillor J. Maddin
Councillor R. Steernberg
Councillor K. Waygood

1. **Transit Services Business Plan**
(File No. CK. 7300-1)

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has considered the attached report of the General Manager, Utility Services Department dated May 3, 2000, and is forwarding the report to City Council as information.

As background information, City Council, at its meeting held on November 15, 1999, resolved, in part, that the Administration be requested to prepare a short-term Transit Services Business Plan prior to Council's consideration of the 2000 Operating Budget, and a long-term Transit Services Business Plan no later than June 30, 2000, incorporating the recommendations from the

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 45**

consultants' reports, and forward the appropriate reports to the Planning and Operations Committee and City Council for approval. The above-noted report of the General Manager, Utility Services Department provides an update with respect to this referral.

**2. Leisure Services Advisory Board
1999 Annual Report
(File No. CK. 430-40)**

DEALT WITH EARLIER. SEE PAGE NO. 13.

**3. Request for Funding under Innovative Housing Incentives Policy
YWCA Shelter Enhancement Project
(File No. CK. 750-1)**

RECOMMENDATION: that the City of Saskatoon contribute up to \$25,000 from the Social Housing Operating Reserve to the YWCA for the YWCA Shelter Enhancement Project, in accordance with the Innovative Housing Incentives Policy C09-002.

ADOPTED.

Your Committee has considered the attached report of the Social Housing Advisory Committee dated June 9, 2000, along with the attached copies of letters dated May 26, 2000 from the YWCA and May 31, 2000 from the Saskatchewan Housing Corporation, regarding a request for funding under the Innovative Housing Incentives Policy.

Upon review of the above proposal, your Committee is recommending approval of the request for funding up to a maximum of \$25,000.

**4. Application to Alter a Designated Heritage Site - Bylaw No. 6440
Bowerman House - 1328 Avenue K South
Files CK. 710-10 and PL907**

RECOMMENDATION: 1) that City Council approve the application submitted by the Saskatchewan Property Management Corporation to install eavestroughing and downspouts on Bowerman House; and

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 46**

- 2) that the applicant explore alternative solutions for the extension of the downspouts from the building and that if the applicant comes up with a less obtrusive method for drainage away from the building, such application be approved.

ADOPTED.

Your Committee has reviewed the attached report of the Municipal Heritage Advisory Committee dated June 15, 2000 as well as the attached copy of report of the General Manager, Community Services Department dated June 1, 2000, regarding an application for alterations to the Bowerman House at 1328 Avenue K South.

Upon review of the application, your Committee is recommending that the application be approved and submits the above recommendations for consideration by City Council.

**5. Safer City Committee Annual Report
(File No. CK. 430-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has considered the attached copy of the Safer City Committee Annual Report and is forwarding the report to City Council as information.

**6. Solid Waste Management Master Plan 2000-2020
(File No. CK. 7830-1)**

RECOMMENDATION:

- 1) that the Solid Waste Management Master Plan 2000-2020 be approved, in principle, to serve as a basis for annual operating and capital plans for the City's solid waste management programs; and
- 2) that the report be referred to the Audit Committee for its information.

ADOPTED.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 47**

Your Committee has considered the attached report of the General Manager, Utility Services Department dated May 23, 2000, submitting the Solid Waste Management Master Plan 2000-2020.

Upon review of the report, your Committee is submitting the above recommendations for consideration by City Council.

A copy of the separate volume of appendices, as noted on Page 2 of the above report, is available for viewing in the City Clerk's Office.

**7. 2000 Sidewalk Asphalt Overlay Program
(Files CK. 4140-1, 4216-1, 6220-0, 6220-3)**

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has considered the attached report of the General Manager, Infrastructure Services Department dated May 26, 2000, regarding the above matter, and is forwarding the report to City Council as information.

**8. Update: Federation of Canadian Municipalities
Quality of Life Reporting System
(File No. CK. 155-2)**

RECOMMENDATION:

- 1) that City Council renew membership in the Quality of Life Reporting System for 2000; and
- 2) that the annual FCM Quality of Life Reporting System fee of \$5,000 be funded from General Government.

ADOPTED.

Your Committee has considered and supports the recommendations outlined in the attached report of the General Manager, Community Services Department dated June 7, 2000, regarding the above matter.

**9. Building Permit and Inspection Program
for Two-Unit Dwellings and New Suites in
Existing One-Unit Dwellings
(File No. CK. 301-1)**

- RECOMMENDATION:**
- 1) that City Council adopt, in principle, the list of “critical Building Code items” that will be reviewed and inspected by the Building Standards Branch for two-unit dwellings or new suites in existing one-unit dwellings as outlined in the report of the General Manager, Community Services Department dated May 29, 2000; and
 - 2) that the Administration prepare a formal Council policy setting out the list of “Building Code Items” that will be reviewed and inspected by the Building Standards Branch for two-unit dwellings or new suites in existing one-unit dwellings as outlined in the report of the General Manager, Community Services Department dated May 29, 2000.

ADOPTED.

Your Committee has reviewed and supports the recommendations outlined in the attached report of the General Manager, Community Services Department dated May 29, 2000, regarding the above matter.

REPORT NO. 7-2000 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor D.L. Birkmaier, Chair
Councillor D. Atchison
Councillor H. Harding
Councillor A. Langford
Councillor P. Roe

**1. 2000 Community Initiatives Cash Grant Program
Social Services Division
(File No. CK. 1871-3)**

RECOMMENDATION:

- 1) that City Council approve grants totalling \$201,900 for the Social Services Division of the 2000 Community Initiatives Cash Grant Program, as outlined under the column entitled "A&F Recommend" of the attached summary report;
- 2) that the Cash Grants base be increased to meet City of Saskatoon Policy C03-018 (Assistance to Community Groups) for the program for the 2001 budget year;
- 3) that the Administration report back on gifts-in-kind provided to not-for-profit organizations;
- 4) that Clause 3.1(iv) of City of Saskatoon Policy C03-018 (Assistance to Community Groups) be removed, as this Policy supports financial assistance being applied for on behalf of an individual, which is not happening in practice nor should it be encouraged; and
- 5) that the City of Saskatoon maintain its commitment to support not-for-profit community groups through the Assistance to Community Groups - Cash Grants Program (Social Services Division).

Attached is a copy of the report of the Social Services Subcommittee dated May 17, 2000 forwarding recommendations regarding the distribution of grant funding under the Social Services Division of the 2000 Assistance to Community Groups - Cash Grants Program. Your Committee

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 50**

has reviewed this report with Ms. Arla Gustafson, Chair, Social Services Subcommittee, and supports the grants as recommended by the Subcommittee. Your Committee also supports the change in Policy outlined under Recommendation No. 4) above, as well as the continuation of the Cash Grants Program to not-for-profit community groups.

ATTACHMENT:

1. Policy C03-018

Pursuant to earlier resolution Items AA11 and AA12 of Communications were brought forward and considered.

- IT WAS RESOLVED:*
- 1) that City Council approve grants totalling \$201,900 for the Social Services Division of the 2000 Community Initiatives Cash Grant Program, as outlined under the column entitled "A&F Recommend" of the attached summary report;*
 - 2) that the recommendation of the Social Services Subcommittee for an increase in the cash grants base to met City of Saskatoon Policy C03-018 be referred to the Budget Committee;*
 - 3) that the Administration report back on gifts-in-kind provided to not-for-profit organizations;*
 - 4) that Clause 3.1(iv) of City of Saskatoon Policy C03-018 (Assistance to Community Groups) be removed, as this Policy supports financial assistance being applied for on behalf of an individual, which is not happening in practice nor should it be encouraged; and*
 - 5) that the City of Saskatoon maintain its commitment to support not-for-profit community groups through the Assistance to Community Groups - Cash Grants Program (Social Services Division).*

REPORT NO. 8-2000 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor D.L. Birkmaier, Chair
Councillor D. Atchison
Councillor H. Harding,
Councillor A. Langford
Councillor P Roe

**1. 2000 Assistance to Community Groups - Cash Grants Program
Environmental Component
(File No. CK. 1871-10)**

- RECOMMENDATION:**
- 1) that the Environmental Component of the 2000 Assistance to Community Groups - Cash Grants Program be approved as outlined under the far right-hand column entitled "A & F Recommends" of Attachment 2 of the report of the General Manager, Community Services Department dated June 12, 2000; and
 - 2) that the Administration bring forward a report before the end of the year, with proposed revisions to the Specific Evaluation Criteria for the Environmental Component in City of Saskatoon Policy C03-018 (Assistance to Community Groups).

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated June 12, 2000 forwarding recommendations following adjudication of the applications received under the Environmental Component of the 2000 Assistance to Community Groups - Cash Grants Program. Your Committee has reviewed this report, and supports the recommendations provided by the Community Services Department.

REPORT NO. 7-2000 OF THE LAND BANK COMMITTEE

Composition of Committee

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

**1. Southeast Riversdale Design Plan Environmental Testing
(File No. CK. 4110-1)**

- RECOMMENDATION:**
- 1) that \$65,000 be approved to complete an environmental investigation for the Southeast Riversdale Design Plan;
 - 2) that the environmental investigation be funded from the Property Realized Reserve; and
 - 3) that the environmental investigation project be undertaken through a Request for Proposals.

ADOPTED.

Your Committee has determined that before a Southeast Riversdale Design Plan can be completed, a full environmental investigation needs to be done on the properties involved, in order to ensure the Design Plan includes development areas that can indeed be used for the purpose intended. This would mean that the original completion date of June/2000 for the Design Plan will not be met. Upon a review of the following report of the General Manager, Community Services Department dated May 30, 2000 on this matter, your Committee has concluded that this environmental investigation project is too large to be added as an extension to the Design Plan project, and should therefore be undertaken through a separate Request for Proposals:

“BACKGROUND

The City is the owner of various properties around the former A.L. Cole site, none of which are properly saleable in their current condition and servicing state. The properties (see attached plan), are the former A.L. Cole site, the former Sask Power apparatus warehouse site, the former City Electrical Branch buildings, a parcel purchased from Cadillac/Fairview

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 53**

and a riverbank parcel to the existing riverbank in 1963. The Land Branch is currently applying to the Province to extend the riverbank much closer to the waters' edge.

The above site, now referred to as Southeast Riversdale, is currently undergoing an analysis to complete a Design Plan. Capital Budget Funding of \$75,000 was approved December 13, 1999, to undertake this process. The contract was awarded to the Southeast Riversdale Design Group (a joint venture of Crosby Hanna & Associates and Associated Engineering Ltd.). Work commenced March 2, 2000, and the first draft was to be completed June 30, 2000.

REPORT

The Southeast Riversdale Design Plan is currently being prepared by the Southeast Riversdale Design Group (a joint venture of Crosby Hanna & Associates and Associated Engineering Ltd.). During the "Geo-Environmental / Hydrotechnical Review" of the "Existing Conditions Review" stage of the Design Plan, it was discovered that critical information gaps exist. Additional soil and groundwater testing is required for two reasons:

1. To fully understand the development potential for Southeast Riversdale in accordance with Canadian Council of the Ministry of the Environment (CCME) standards for residential and parkland development; and,
2. To obtain alternatives for site cleanup including quantity and cost estimates for commercial/industrial and residential/parkland remediation requirements in accordance with CCME guidelines.

Before the Design Plan can be completed in a meaningful manner, crucial soils information is required in order to decide what kind of development is possible in the Southeast Riversdale area given existing conditions and given environmental cleanup scenarios with respective associated costs. As the environmental requirements are much more severe for residential/parkland use as opposed to commercial/industrial development, the results of the environmental investigation and the cost of remediation are important factors in determining the eventual land uses and therefore the final Design Plan.

ATTACHMENTS

1. Plan Showing Southeast Riversdale Design Plan Boundary
2. A Copy of the Proposal for Geo-Environmental Investigation for the Southeast Riversdale Design Plan."

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 54**

**2. Request to Sell City-owned Land
Parcel F & Parcel G, Plan 92S44715
738 & 610 Konihowski Road
Silerspring Neighbourhood
File No. CK. 4214-1)**

- RECOMMENDATION:**
- 1) that the Land Manager be authorized to sell Parcel F, Plan 92S44715 to the Catholic School Board for the sum of \$400,410.00, plus Goods and Services Tax, and Parcel G, Plan 92S44715 to the Public School Board for the sum of \$630,000.00, plus Goods and Services Tax; and
 - 2) that the Planning and Operations Committee be requested to review the feasibility and the City's jurisdiction on the matter of requiring that school properties be designed to include drop-off access areas on site.

ADOPTED.

Your Committee has reviewed the following report of the General Manager, Community Services Department dated May 29, 2000 on the above matter, and supports the sale of the properties as outlined therein, and would at this time like to explore the concept of drop-off access areas for school properties:

“BACKGROUND

The Silerspring school sites for both the Public School Board and Catholic School Board were created by legal subdivision in 1992 (see Attachment No. 1). Both school boards have recently indicated their intention to construct schools on the sites for operation in the 2001/2002 school year.

REPORT

Your staff are requesting the approval of City Council to sell the school sites at the serviced land value of \$135,000 per acre, as follows:

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 55**

1. Catholic School Site
Parcel F, Plan 92S44715
Purchase Price (2.966 acres @ \$135,000 per acre) = \$400,410.00
Prepaid Services = \$303,421.89
Land = \$74,323.39
Administration Fee = \$22,664.72

2. Public School Site
Parcel G, Plan 92S44715
Purchase Price (4.942 acres @ \$135,000 per acre) = \$667,170.00
Prepaid Services = \$442,396.45
Land = \$187,009.21
Administration Fee = \$37,764.34

The City is in the process of registering an easement along the most southerly 17 metres of the Public School site. The easement is required to accommodate existing water and sewer services to the Forestry Farm and a large pipe to be constructed to provide water to a future water reservoir to service the future neighbourhoods east of the Forestry Farm. The easement limits the School Board's use of the property and as a consequence they have requested that the purchase price of the site be adjusted accordingly. In addition, the school site is being sold in accordance with *The Agreement For Sale and Development* between the City of Saskatoon and the University of Saskatchewan, dated April 1, 1987. The University has agreed to the price of \$135,000 per acre and, in the opinion of your staff, cannot be expected to cost share in providing right-of-ways for City infrastructure not directly related to the development of Silverspring.

The calculated adjustment to the purchase price for the easement amounts to \$37,170.00. This information has been conveyed to the School Board and they agree to pay the adjusted price of \$630,000.00. The balance of \$37,170.00, to be collected in accordance with the Agreement with the University, is attributable to the City water and sewer projects utilizing the easement. The Land Branch will request the Municipal Engineering Branch to determine the funding source for the shortfall.

In the opinion of the Land Branch, the price of \$135,000.00 per acre reflects fair market value based on comparable sales data.

In accordance with *The Agreement For Sale and Development* between the City of Saskatoon and the University of Saskatchewan, dated April 1, 1987, the University of Saskatchewan has approved the purchase price of the lots.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 56**

ATTACHMENTS

1. Plan showing Silverspring School Sites”

3. **Request to Lease City-Owned Property
Lot 12, Block 1, Registered Plan No. G 715
29th Street
Emco Limited
(File No. CK. 4225-1)**

- RECOMMENDATION:**
- 1) that Lot 12, Block 1, Plan No. G715 be leased to Emco Limited;
 - 2) that the lease commence October 1, 2000;
 - 3) that the term of the lease be one year with an option to renew for a further four one-year terms;
 - 4) that the yearly lease rate be \$830.00 per year plus property taxes; and,
 - 5) 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, Community Services Department dated May 31, 2000 with the Land Branch Manager, and supports the lease proposal outlined therein:

“BACKGROUND

In 1978, Emco Limited entered into a lease agreement with the City to use the above-noted property as a storage yard for their business located adjacent to the property. The property is zoned B.4 and is approximately 0.1530 hectares (0.3780 acres) in size. (See Attachment No. 1)

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 57**

At the time the lease was entered into, the lease rate was established at \$750.00 per year plus property taxes. In 1982, the agreement was amended to establish a lease rate of \$1,650.00 per year plus property taxes, subject to review on an annual basis.

The property continued to be leased by Emco as a storage yard for plumbing material on a yearly basis in accordance with the original agreement as amended in 1982. There is a 24 inch sanitary sewer line over the length of the property, making it unsuitable as a building site. Under the terms of the agreement, the City has the right to enter onto the property to repair the sewer line as needed.

Emco's lease came up for renewal September 30, 1995. They requested a review of their lease rate. Based on the probable selling price of land in this area and the limited potential use of the land, a lease rate of \$650.00 per year plus property taxes was approved by City Council.

REPORT

Emco's lease expires September 30, 2000. They have requested to renew the lease, and we have negotiated a new lease rate based on the depreciated value of the property at \$830.00 per year plus property taxes.

The practice of the City is to lease out its vacant land wherever possible in order to maximize revenues. Leases are normally for a term of one year at a rate of 7% of the selling price plus property taxes. Past practice has been to include an obsolescence factor in determining the selling price where the potential use of the land is limited by some circumstance. In this case the potential use of the land is limited by the existence of the 24 inch sewer line running through it and the whole parcel is covered by an easement for the pipe. Therefore, the lease rate of \$830.00 per year is calculated as follows:

Area to be leased	=	0.1530 hectares
Probable selling price based on comparable sales in area	=	\$23,700.00
Probable selling price based on 50% obsolescence factor	=	\$11,850.00
Annual Lease Rate (7% of \$11,850.00)	=	\$ 830.00
Property Taxes	=	\$ 1,397.00

The lease agreement would be for one year, commencing October 1, 2000, and be renewable for a further four one-year terms.

ATTACHMENTS

1. Plan showing Lot 12, Block 1, Plan No. G 715”

**4. Demonstration Project for Affordable Special Needs Housing
(File No. CK. 4131-17)**

RECOMMENDATION: that Lot B, Block 180, Plan 82S03197, in the Confederation Park Neighbourhood be designated for a demonstration project for affordable special needs housing, subject to the following terms and conditions:

- a) that the designated lot be made available at the current list price to the developer who meets the conditions of the Terms of Reference of a Proposal Call to develop homes that are affordable to households with special needs; and
- b) that in the event that the Proposal Call is not successful at attracting qualified proposals, these lands will be released for sale at current market price without restriction.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated June 7, 2000 forwarding a comprehensive report on a demonstration project for affordable special needs housing. Your Committee has reviewed this report with representatives of the Community Services Department, and supports this proposal.”

Moved by Councillor Steernberg, Seconded by Councillor McCann,

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

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw No. 7941

Moved by Councillor Steernberg, Seconded by Councillor McCann,

THAT permission be granted to introduce Bylaw No. 7941, being “The Traffic Amendment Bylaw, 2000” and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Steernberg, Seconded by Councillor Atchison,

THAT Bylaw No. 7941 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Steernberg, Seconded by Councillor Maddin,

THAT Council go into Committee of the Whole to consider Bylaw No. 7941.

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. 7941 was considered clause by clause and approved.

**MINUTES OF THE REGULAR MEETING OF CITY COUNCIL
MONDAY JUNE 26 2000
PAGE 60**

Moved by Councillor Steernberg, Seconded by Councillor Roe,
THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Steernberg, Seconded by Councillor Heidt,
THAT permission be granted to have Bylaw No. 7941 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Steernberg, Seconded by Councillor Waygood,

THAT Bylaw No. 7941 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 9:00 p.m.

Mayor

City Clerk