

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, August 29, 1994,  
at 7:00 p.m.

## **MINUTES OF REGULAR MEETING OF CITY COUNCIL**

Present: His Worship Mayor Dayday in the Chair;  
Councillors Penner, Mostoway, Waygood, Birkmaier,  
Thompson, Mann, Hawthorne, Dyck, and Cherneskey;  
City Commissioner Irwin;  
City Solicitor Dust;  
Director of Planning and Development Pontikes;  
Director of Finance Richards;  
Director of Works and Utilities Gustafson;  
City Clerk Mann

*Moved by Councillor Penner, Seconded by Councillor Dyck,*

*THAT the minutes of regular meeting of City Council held on August 15, 1994, be approved.*

*CARRIED.*

### **HEARINGS**

**2a) Proposed Demolition  
223 Avenue C South  
(File No. CK. 530-2)**

**REPORT OF THE CITY CLERK:**

"City Council, at its meeting held on July 4, 1994, considered Clause B3, Report No. 15-1994 of the City Commissioner, a copy of which is attached, and adopted the following recommendation:

- 1) that the information be received;
- 2) that City Council declare the building located at 223 Avenue C South (S 15' of Lot 11 & Lot 12, Block 14, Plan CE) to be a nuisance pursuant to Section 124 of *The Urban Municipality Act* because, in Council's opinion, the building is a danger to the public's safety and health; and

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- 3) that the City Solicitor be instructed to advise the owner, and all persons having an interest in the property, of the date of the hearing wherein City Council will consider the making of a Demolition Order.

The following is a report of the City Planner dated August 23, 1994:

'An inspection of the property was undertaken on August 23, 1994. No attempt has been made to demolish the building; an application for a building permit application has not been made to repair the building.

In the report to the July 4, 1994, meeting of City Council, the Planning and Construction Standards Department recommended that action be taken under Section 124 (5) of *The Urban Municipality Act*. This Section states:

'If an owner does not comply with an Order within the time specified in the order, the Council may placard the building to protect the public and may proceed to have any work done that it considers necessary for the purpose of carrying out the Order, and the cost of the work is to be added to, and thereby forms part of, the taxes on the land on which the building is or was situated.'

Staff of the Planning and Construction Standards Department are of the opinion that the building in its present state is a nuisance and should be demolished.

- RECOMMENDATION:**
- 1) that pursuant to Section 124 of *The Urban Municipality Act*, City Council proceed with an Order to demolish the building at 223 Avenue C South and to fill in any open basement or excavation remaining on the site after the demolition;
  - 2) that the owner be given until October 21, 1994, to comply with the Order; and
  - 3) that if the owner does not comply with the Order within the specified time:
    - a) the Civic Buildings and Grounds Department be authorized to prepare the appropriate tender-documents and to take whatever steps that it considers necessary to carry out the Order of City Council concerning the demolition of the building at 223 Avenue C South; and,

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- b) all of the costs incurred in the tendering process and in the demolition work be added to, and thereby form part of, the taxes on the land known as 223 Avenue C South.'

The following is a report of the City Solicitor dated August 23, 1994:

'City Council instructed this office to proceed with the necessary procedures in connection with advising the owner and all interested parties of a date when Council will be considering the making of a demolition order. We wish to advise that the owner was served with Notice of Council's meeting to be held on August 29, 1994.

We are enclosing a copy of the Title to the property for Council's information.

A draft Order for Demolition has been prepared and is enclosed.

Please note that we have not specified the date by which the demolition must be completed. Under *The Urban Municipality Act, 1984*, the date cannot be less than 45 days from the date upon which the Order is made.

We trust this will be satisfactory."

*Councillor Cherneskey advised City Council, on behalf of Mr. Perkins, owner of the property in question, that Mr. Perkins requests that he be given until November 21 to comply with the Order.*

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

*Moved by Councillor Hawthorne, Seconded by Councillor Mostoway,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Cherneskey, Seconded by Councillor Penner,*

- 1) *THAT, because of its ruinous and dilapidated state, City Council declare the building located at 223 Avenue C South, and more particularly described as:*

*S 15' of Lot 11 and Lot 12, Block 14, in the City of Saskatoon, in the Province of Saskatchewan, in the Dominion of Canada, according to a Plan of Record in the Land Titles Office for the Saskatoon Land Registration district as CE*

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*a nuisance, because in Council's opinion, the building is dangerous to the public safety and health, and substantially depreciates the value of other improvements in the vicinity;*

- 2) *THAT Keith Perkins, the registered owner, be ordered:*
  - a) *to demolish or remove the said building and to fill in any open basement or excavation remaining on the site of the said building after the demolition or removal thereof, and*
  - b) *to complete the work by the 21st day of November, 1994;*
- 3) *THAT if the owners do not comply with the order within the specified time, the Civic Buildings and Grounds Department be instructed to prepare the appropriate tendering documents and to take whatever steps that it considers necessary to carry out City Council's order concerning the demolition of the building at 223 Avenue C South; and*
- 4) *THAT all of the costs incurred in the tendering process and in the demolition work be added to, and thereby form part of, the taxes on the land known as 223 Avenue C South.*

*CARRIED.*

**2b) Proposed Demolition  
637 - 20th Street West  
(File No. CK. 530-2)**

**REPORT OF CITY CLERK:**

"City Council, at its meeting held on July 4, 1994, considered Clause B2, Report No. 15-1994 of the City Commissioner, a copy of which is attached, and adopted the following recommendation:

- 1) that the information be received;
- 2) that City Council declare the building located at 637 - 20th Street West (Lot 25 ex. E 2.5', block 22, Plan CE) to be a nuisance pursuant to Section 124 of *The Urban Municipality Act* because, in Council's opinion, the building is a danger to the public's safety and health; and

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- 3) that the City Solicitor be instructed to advise the owner, and all persons having an interest in the property, of the date of the hearing wherein City Council will consider the making of a Demolition Order.

The following is a report of the City Planner dated August 23, 1994:

An inspection of the property was undertaken on August 23, 1994. No attempt has been made to demolish the building; an application for a building permit has not been made to repair the building.

In the report to the July 4, 1994, meeting of City Council, the Planning and Construction Standards Department recommended that action should be taken under Section 124 (5) of *The Urban Municipality Act*. This Section states:

"If an owner does not comply with an Order within the time specified in the Order, the Council may placard the building to protect the public and may proceed to have any work done that it considers necessary for the purpose of carrying out the Order, and the cost of the work is to be added to, and thereby forms part of, the taxes on the land on which the building is or was situated."

Staff of the Planning and Construction Standards Department are of the opinion that the building in its present state is a nuisance and should be demolished.

- RECOMMENDATION:**
- 1) that pursuant to Section 124 of *The Urban Municipality Act*, City Council proceed with an Order to demolish the building at 637 - 20th Street West and to fill in any open basement or excavation remaining on the site after the demolition;
  - 2) that the owner be given until October 21, 1994, to comply with the Order; and
  - 3) that if the owner does not comply with the Order within the specified time:
    - a) the Civic Buildings and Grounds Department be authorized to prepare the appropriate tender-documents and to take whatever steps that it considers necessary to carry out the Order of City Council concerning the demolition of the building at 637 - 20th Street West; and,

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- b) all of the costs incurred in the tendering process and in the demolition work be added to, and thereby form part of, the taxes on the land known as 637 - 20th Street West.'

The following is a report of the City Solicitor dated August 23, 1994:

'City Council instructed this office to proceed with the necessary procedures in connection with advising the owner and all interested parties of a date when Council will be considering the making of a demolition order. We wish to advise that the owner was served with Notice of Council's meeting to be held on August 29, 1994.

We are enclosing a copy of the Title to the property for Council's information.

A draft Order for Demolition has been prepared and is enclosed.

Please note that we have not specified the date by which the demolition must be completed. Under *The Urban Municipality Act, 1984*, the date cannot be less than 45 days from the date upon which the Order is made.

We trust this will be satisfactory."

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

*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT the hearing be closed.*

*CARRIED.*

*Moved by Councillor Mostoway, Seconded by Councillor Birkmaier,*

- 1) *THAT, because of its ruinous and dilapidated state, City Council declare the building located at 637 - 20th Street West, and more particularly described as:*

*Lot 25 except E 2.5', Block 22, in the Province of Saskatchewan, in the Dominion of Canada, according to a Plan of Record in the Land Titles Office for the Saskatoon Land Registration District known as (CE) E 5618*

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*a nuisance, because in Council's opinion, the building is dangerous to the public safety and health, and substantially depreciates the value of other improvements in the vicinity;*

- 2) *THAT Susan Chui Ling Mack, the registered owner, be ordered:*
  - a) *to demolish or remove the said building and to fill in any open basement or excavation remaining on the site of the said building after the demolition or removal thereof, and*
  - b) *to complete the work by the 21st day of October, 1994;*
- 3) *THAT if the owners do not comply with the order within the specified time, the Civic Buildings and Grounds Department be instructed to prepare the appropriate tendering documents and to take whatever steps that it considers necessary to carry out City Council's order concerning the demolition of the building at 637 -20th Street West; and*
- 4) *THAT all of the costs incurred in the tendering process and in the demolition work be added to, and thereby form part of, the taxes on the land known as 637 - 20th Street West.*

*CARRIED.*

*Moved by Councillor Penner, Seconded by Councillor Thompson,*

*THAT Council now deal with the "Unfinished Business" portion of the agenda.*

*CARRIED.*

**UNFINISHED BUSINESS**

*Moved by Councillor Dyck, Seconded by Councillor Birkmaier,*

*THAT the minutes of the regular meeting held on August 2, 1994, be approved.*

*CARRIED.*

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**COMMUNICATIONS TO COUNCIL**

The following communications were submitted and dealt with as stated:

**A. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL**

**1) Denise Lozeau  
Brock, SK, undated**

Commenting regarding parking meters. (File No. CK. 6120-3)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mann, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**2) Glen Makahonuk, President  
CUPE 1975, dated July 28**

Submitting comments regarding negotiations with civic unions. (File No. CK. 4720-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mann, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**3) Marlene Hall, Secretary  
Development Appeals Board, dated August 4**



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Submitting Notice of Development Appeals Board Hearing regarding existing one-unit dwelling with front and side yard encroachments at 910 Avenue O South. (File No. CK. 4352-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT the information be received.*

*CARRIED.*

**4) Dwain and Janet Drew  
1580 424 Spadina Crescent East, dated July 25**

Expressing concern regarding a rock concert held on the lawns behind the Bessborough Hotel. (File No. CK. 185-9)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mann, Seconded by Councillor Hawthorne,*

*THAT the information be received.*

*CARRIED.*

**5) Ken Wood, General Manager  
Saskatchewan Place, dated August 10**

Submitting recommendation from the Board of Directors of Saskatchewan Place that Saskatchewan Place be authorized to fund the ice resurfacing machine replacement from its capital replacement reserve in the amount of \$51,264.00.

**RECOMMENDATION:** that the direction of Council issue.

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*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT Saskatchewan Place be authorized to fund the ice resurfacing machine replacement from its capital replacement reserve in the amount of \$51,264.00.*

*CARRIED.*

**6) Brenda Peterson, Promotions Director  
Children's Health Foundation, dated August 3**

Requesting Council to proclaim the week of May 28 to June 3, 1995 as "Wear Your Bear" Week in Saskatoon. (File No. CK. 205-5)

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of May 28 to June 3, 1995 as "Wear Your Bear" Week.

*Moved by Councillor Hawthorne, Seconded by Councillor Waygood,*

*THAT His Worship the Mayor be authorized to proclaim the week of May 28 to June 3, 1995, as "Wear Your Bear" Week.*

*CARRIED.*

**7) Dale Botting, Executive Director, Prairie Region  
Canadian Federation of Independent Business, dated August 11**

Submitting comments regarding budget guidelines. (File No. CK. 1704-1)

**RECOMMENDATION:** that the information be received.

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*Moved by Councillor Penner, Seconded by Councillor Mostoway,*

*That the information be received.*

*CARRIED.*

**8) Marlene Hall, Secretary  
Development Appeals Board, dated August 11**

Submitting Notice of Development Appeals Board Hearing regarding existing attached garage with side yard deficiency/encroachment at 13 MacDonald Crescent. (File No. CK. 4352-1)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Waygood,*

*THAT the information be received.*

*CARRIED.*

**9) Bob Fink  
Optimist Neighbourhood Council, undated**

Requesting permission to address Council regarding rezoning proposals for Optimist Park. (File No. CK. 4353-1)

**RECOMMENDATION:** that Mr. Fink be heard during consideration of Clause 1, Report No. 11-1994 of the Municipal Planning Commission.

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*Moved by Councillor Birkmaier, Seconded by Councillor Penner,*

*THAT Mr. Fink be heard during consideration of Clause 1, Report No. 11-1994 of the Municipal Planning Commission.*

*CARRIED.*

**B. ITEMS WHICH HAVE BEEN DEFERRED FOR APPROPRIATE ACTION**

**1) D. Laurence Mawhinney, President  
Federation of Canadian Municipalities, dated June 30**

Providing Council with The Packaging Waste Reduction Guide. Referred to the Works and Utilities Committee. (File No. CK. 155-2)

*Moved by Councillor Mann, Seconded by Councillor Mostoway,*

*THAT the information be received.*

*CARRIED.*

**REPORTS**

Councillor Birkmaier, Member, submitted Report No. 11-1994 of the Municipal Planning Commission;

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City Commissioner Irwin submitted Report No. 18-1994 of the City Commissioner;

Councillor McCann, Chair, presented Report No. 17-1994 of the Planning and Development Committee;

Councillor Mostoway, Chair, presented Report No. 14-1994 of the Legislation and Finance Committee;

Councillor Birkmaier, Chair, presented Report No. 18-1994 of the Works and Utilities Committee;

Councillor Thompson, Chair, presented Report No. 5-1994 of the Audit Committee; and

Councillor Mann, Chair, presented Report No. 1-1994 of the Firefighters' Pension Fund Trustees.

*Moved by Councillor Penner, Seconded by Councillor Mostoway,*

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

- a) Report No. 11-1994 of the Municipal Planning Commission;*
- b) Report No. 18-1994 of the City Commissioner;*
- c) Report No. 17-1994 of the Planning and Development Committee;*
- d) Report No. 14-1994 of the Legislation and Finance Committee;*
- e) Report No. 18-1994 of the Works and Utilities Committee;*
- f) Report No. 5-1994 of the Audit Committee; and*
- g) Report No. 1-1994 of the Firefighters' Pension Fund Trustees.*

*CARRIED.*

*His Worship Mayor Dayday appointed Councillor Birkmaier as Chairman of the Committee of the Whole.*

*Council went into Committee of the Whole with Councillor Birkmaier in the Chair,*

*Committee arose.*

*Councillor Birkmaier, Chairman of the Committee of the Whole, made the following report:*

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

**"REPORT NO. 11-1994 OF THE MUNICIPAL PLANNING COMMISSION"**

Composition of Committee

Mr. R. Tennent, Chair  
Mr. Jim Kozmyk  
Councillor D.L. Birkmaier  
Ms. Ann March  
Mr. Glen Grismer  
Mr. Bill Delainey  
Ms. Fran Alexson  
Mr. Victor Pizzey  
Dr. Brian Noonan  
Ms. Lina Eidem  
Mr. Al Ledingham  
Mr. Paul Kawcuniak

**1. Riversdale Core Neighbourhood Study Review -  
Land Use Policy District Amendments  
(File No. CK. 4353-1)**

Attached is a copy of a report of the Planning and Construction Standards Department dated July 25, 1994, regarding the Riversdale Core Neighbourhood Study Review.

Your Commission has reviewed the proposed amendments to the Saskatoon Development Plan and is of the opinion that the amendments should include a designation of "Commercial" for the

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property formerly known as the CPR Station and Grounds.

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include amended Land Use Policy Districts for the Riversdale Neighbourhood;
  - 2) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Development Plan to include a designation of the property formerly known as the CPR Station and Grounds as "Commercial";
  - 3) that the City Planner be requested to prepare the required notice for advertising the proposed amendments;
  - 4) that the City Solicitor be requested to prepare the required Bylaw; and
  - 5) 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 recommendation that the proposed amendment to the Development Plan, as outlined in Recommendations 1) and 2) above, be approved.

It was noted that Mr. Fink was not in the gallery. (See A9 of Communications, Page No. 12.)

*ADOPTED.*

**2. Proposed Rezoning from M.3A District to an RM(Tn) District  
130, 206 and 218 LaRonge Road  
Applicant: City of Saskatoon  
(File No. CK. 4351-1)**

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Attached is a copy of a report of the Planning and Construction Standards Department dated July 28, 1994, with respect to the above-noted rezoning proposal.

The intent of this application is to allow the properties to be marketed for townhouse development.

Your Commission has reviewed this application and concurs with the recommendation of the Planning and Construction Standards Department.

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- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to rezone Lots 15, 16 & 17 (except the portion of Lot 17 included in Plan No. 88-S-14504), Block 911, Plan No. 79-S-43600, (130, 206 and 218 LaRonge Road) from an M.3A District to an RM(Tn) District;
  - 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;
  - 3) that the City Solicitor be requested to prepare the required Bylaw; and
  - 4) that 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 recommendation that the proposed Zoning Bylaw amendment, as outlined in Recommendation 1) above, be approved.

*ADOPTED.*

**3. Proposed Rezoning from an M.3A District to an M.3 District  
215, 245 & 303 Pinehouse Drive  
Applicant: City of Saskatoon  
(File No. CK. 4351-1)**

Attached is a copy of a report of the Planning and Construction Standards Department dated July 28, 1994, with respect to the above-noted rezoning proposal.

The intent of this application is to allow the properties to be marketed for multiple-unit residential or townhouse development, in addition to the office and other institutional uses permitted in the M.3 District. The rezoning is intended to provide more flexibility in the potential uses of this land, by including residential uses.

It is understood that if this application is approved, the City Land Manager will restrict development to a maximum of four storeys. The purpose of this restriction is to ensure that any proposed development is compatible with existing development located adjacent to the lots, as well as north of the lots, across Pinehouse Drive. This restriction would be applied as a condition of the sales agreement.



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Your Commission has reviewed this application and concurs with the recommendation of the Planning and Construction Standards Department.

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to rezone Lot 1 (except that portion included in Plan No. 88-S-14504), Lot 3 (except the most westerly 54.86 metres), and Lot 4, all located in Block 911, Plan No. 79-S-43600, (215, 245 and 303 Pinehouse Drive) from an M.3A District to an M.3 District;
  - 2) that the City Planner be requested to prepare the required notice for advertising the proposed amendment;
  - 3) that the City Solicitor be requested to prepare the required Bylaw; and
  - 4) that 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 recommendation that the proposed Zoning Bylaw amendment, as outlined in Recommendation 1) above, be approved.

*ADOPTED.*

**REPORT NO. 18-1994 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

**A1) School Signing Revisions - Holy Family School  
(File No. CC 6280-1)**

Report of the City Engineer, July 26, 1994:

"The Engineering Department has received a request from the Transit Department to review the signing at Holy Family School to accommodate a school bus loading zone. The review has been completed and it is proposed that the signing be revised so that it meets the needs of the school and is consistent with present standards.

The investigation procedure for this school included:

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- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, Traffic Section of the Saskatoon Police Service, Transit Department, Separate School Board and the Principal of Holy Family School.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. M7-6A and is described briefly below.

The recommended signing changes on the north side of the school property are as follows:

- Removal of the existing 'LOADING ZONE' at the school's main entrance on 105th Street at Moran Avenue.
- Removal of the 'NO PARKING' restrictions along the school's frontage.
- Installation of a 'PARKING, 5 MIN, Monday - Friday' zone west of the school's main entrance.
- Installation and signing of a painted crosswalk on the west side of the intersection of 105th Street and Moran Avenue.
- Installation of a 'NO STOPPING' zone at the school's main entrance.
- Installation of a 'DISABLED PERSONS LOADING ZONE' immediately east of the school's main entrance.
- Installation of a 'PARKING, 5 MIN, Monday - Friday' zone east of the 'DISABLED PERSONS LOADING ZONE'.
- Installation of a 'SCHOOL BUS LOADING ZONE, 0800-1700, Monday - Friday' west of the school's east exit.
- Installation of a 'NO STOPPING' zone at the school's east exit entrance.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, Transit Department and the Separate School Board, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at Holy Family School, as shown on the

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attached Plan No. M7-6A, be approved.

*ADOPTED.*

**A2) School Signing Revisions - Lakeview School  
(File No. CC 6280-1)**

Report of the City Engineer, August 3, 1994:

"The Engineering Department has received a request from the Public School Board to review the signing at Lakeview School. The review has been completed and it is proposed that the signing be revised so that it meets the needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, Traffic Section of the Saskatoon Police Service, Transit Department, Public School Board and the Principal of Lakeview School.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached plan and is described briefly below.

The recommended signing changes along the east side of Kingsmere Boulevard are as follows:

- Removal of the existing 'NO STOPPING, 0800-1700 Monday-Friday' restriction near the southwest corner of the school's property.
- Removal of the existing '10 MIN LOADING ZONE' and 'SCHOOL BUS LOADING ZONE' near the front entrance of the school.
- Removal of the existing 'NO STOPPING, 0800-1700 Monday-Friday' zone across the school's parking lot crossings.
- Installation of a 'NO STOPPING' zone across the intersection of Kingsmere Boulevard and the south leg of Crean Crescent.
- Installation of a 'SCHOOL BUS LOADING ZONE' just north of the south leg of Crean

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Crescent.

- Installation of a 'PARKING, 5 MIN, Monday-Friday' zone north of the proposed school bus loading zone.
- Installation of a 'DISABLED PERSONS LOADING ZONE' south of the school's parking lot.
- Installation of a 'NO PARKING' zone across the school's parking lot crossings.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, Transit Department, and the Public School Board, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at Lakeview School, as shown on the attached Plan No. N12-1B, be approved.

*ADOPTED.*

**A3) School Signing Revisions - St. Frances School  
(File No. CC 6280-1)**

Report of the City Engineer, August 3, 1994:

"The Engineering Department has received a request from the Transit Department to review the signing at St. Frances School to accommodate a school bus loading zone. The review has been completed and it is proposed that the signing be revised so that it meets the needs of the school and is consistent with present standards.

The investigation procedure for this school included:

- the preparation of a plan of the existing signing; and,
- a site meeting between representatives of the Engineering Department, Traffic Section of the Saskatoon Police Service, Transit Department, Separate School Board and the Principal of St. Frances School.

Based on the results of this investigation, a new school signing plan was formulated using the School Signing Guidelines and considering the needs of this particular school.

The signing required to improve the pedestrian and traffic safety at this school is indicated on the attached Plan No. G11-1C and is described briefly below.

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The recommended signing changes on the west and south sides of the school property are as follows:

- Installation of a 'NO STOPPING' zone at the school's south entrance.
- Installation of a 'SCHOOL BUS LOADING ZONE, 0800-1700, Monday-Friday' immediately east of the school's south entrance.
- Removal of the existing 'LOADING ZONE' at the school's main entrance on the west side of the school.
- Installation of a 'NO STOPPING' zone at the school's main entrance.
- Installation of a 'DISABLED PERSONS LOADING ZONE' immediately south of the 'NO STOPPING' zone at the school's main entrance.

All of the above changes have been reviewed and approved by the Saskatoon Police Service, Transit Department and the Separate School Board, and conform to present City policy on school signing."

**RECOMMENDATION:** that the signing changes at St. Frances School, as shown on the attached Plan No. G11-1C, be approved.

*ADOPTED.*

**A4) Secondary Sewage Treatment Upgrade  
Project No. 790-3  
Contract 1, No. 4-0381 -- Bioreactor  
Pollution Control Plant  
(File Nos. CC 7800-4 and 670-2)**

Report of the Manager, Water and Pollution Control Department, August 5, 1994:

"The 1994 Sewage Utility Capital Budget includes \$41,043,000 for the construction of the secondary sewage treatment plant expansion. The engineering services required for the design work are being provided by the consortium of Stanley Associates Engineering Ltd./Cochrane-SNC-Lavalin.

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The construction work has been divided into six separate, various-sized, general contracts in order to permit bidding by a relatively wide spectrum of contractors. It is anticipated that this multi-contract construction approach will attract competitive bidding from both small and large contractors locally as well as from across Western Canada. The tendering schedule is staggered to allow bidders to be able to assess their position with respect to bidding subsequent tenders as contracts are awarded.

The first tendered contract included construction of six secondary treatment clarifiers (approximately 39 metres in diameter), pumphouse, pipe gallery, associated mechanical equipment and site work. Secondary clarification is the final step in the production of a well-clarified, stable effluent, low in BOD, suspended solids and phosphorous. The contract was awarded to PCL Maxam, A Joint Venture, on May 24, 1994, at a contract price of \$11,369,744, including PST and GST.

The second tendered contract includes the construction of a bioreactor, pumping/piping gallery, associated mechanical equipment and a section of new plant tunnels. The bioreactor is an essential component of the secondary sewage treatment process where soluble organic matter is removed by micro-organisms in the presence of oxygen. The bioreactor consists of a series of concrete basins (total area and average depth of approximately 7,500 square metres and 7.5 metres, respectively) where air is supplied by blowers and distributed by aeration system equipment to provide a sufficient amount of oxygen which is required by the micro-organisms. The aeration system consists of a series of flexible membrane diffusers mounted along the floor of the basins, connected to air distribution piping (laterals and manifolds).

Tenders for the construction of the bioreactor were received and opened on July 29, 1994. The bids are summarized as follows:

<u>Contractor</u>	<u>Location</u>	<u>Base Bid (including G.S.T. &amp; P.S.T.)</u>
PCL-Maxam, A Joint Venture	Saskatoon, SK	\$14,787,736
Pigott Contractors Inc.	Saskatoon, SK	\$15,167,250
Graham Construction & Engineering (1985) Ltd.	Saskatoon, SK	\$15,197,022

The consulting firm of Stanley Associates Engineering Ltd. has completed a commercial and technical bid evaluation. PCL-Maxam, A Joint Venture, the low bidder, was found to meet all qualifications necessary to carry out the required work. Although the bid price for the bioreactor construction is higher than estimated, the combined cost of the two contracts tendered to date is within the estimated costs and the budget.

The summary of the total purchase cost and appropriate taxes is as follows:

Base Price (including PST)	\$ 13,820,314
GST (7%)	<u>967,422</u>

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Contract Amount	\$ 14,787,736
GST Rebate (4%)	<u>(552,813)</u>
Contract Net Cost	<u>\$ 14,234,923</u>

- RECOMMENDATION:**
- 1) that City Council accept the low bid submitted by PCL-Maxam, A Joint Venture, for the construction of the Bioreactor at the Pollution Control Plant, at a total estimated cost of \$14,787,736, including PST and GST; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**A5) 1994 Lakewood - Street Improvements  
 Contract No. 4-0035  
 (File Nos. CC 6220-1 and 6000-1)**

Report of the City Engineer, August 10, 1994:

"Tenders were received and opened publicly on August 9, 1994, for sidewalk, curb, walkway, and road construction in the Lakewood area.

The following tenders were received:

<u>Contractor</u>	<u>Total Tender Price</u>
Central Asphalt & Paving Inc. Saskatoon, Saskatchewan	\$366,489.49
ASL Paving Ltd. Saskatoon, Saskatchewan	\$438,385.42

The estimate prepared by the Engineering Department was \$350,000.

The total estimated cost to the City including the GST rebate is \$352,788.95.

Central Asphalt & Paving Inc. and its subcontractors have performed similar work in the past for the City of Saskatoon."

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- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Central Asphalt and Paving Inc., for the 1994 Lakewood Street Improvements, for a total estimated cost of \$366,489.49; PST and GST included; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**Section B - Planning and Development**

**B1) Land-Use Applications Received by the Planning and Construction Standards Dept.  
For the Period Between July 25, 1994 - August 5, 1994  
(For Information Only)  
(File Nos. CC 4355-1 and 4300-2)**

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The City Planner has received the following applications which are being processed and which will subsequently be submitted to City Council for its consideration:

Discretionary Use:

· Application D29/94:	122 Adilman Drive
Applicant:	Betty Sandulak
Legal Description:	Lot 23, Block 263, Plan 84-S-51468
Current Zoning:	R.1A
Proposed Use:	Personal Care Home



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- Date Received: July 28, 1994
- Application D30/94: 2401 Jarvis Drive  
Applicant: Eileen Kowalchuk  
Legal Description: Lot 45, Block 358, Plan 60-S-21735  
Current Zoning: R.2  
Proposed Use: Personal Care Home  
Date Received: July 27, 1994
  - Application D31/94: 234/236 Montreal Avenue South  
Applicant: Grace Bomok  
Legal Description: Lots 17 & 18, Block 42, Plan G116  
Current Zoning: R.2  
Proposed Use: Personal Care Home  
Date Received: July 28, 1994

**Subdivision:**

- Application #27/94: 110 Saskatchewan Crescent West  
Applicant: Kari/Rick Schwinghammer  
Legal Description: Lots 9 & 10, Block 4, Plan FJ  
Current Zoning: R.2  
Date Received: Aug. 2, 1994

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**B2) Subdivision Application #26/94  
1709 Lorne Avenue  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application: #26/94  
Applicant: Landmark Holdings  
Legal Description: Lots 5, 5A, and 6, Block 30, Plan G229  
Location: 1709 Lorne Avenue

The July 29, 1994, report of the City Planner concerning this application is attached.

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- RECOMMENDATION:**
- 1) that City Council resolve that, in connection with the approval of Subdivision Application #26/94, 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 site-area of the proposed lots exceeds the site-area requirements of the Subdivision Bylaw and the Zoning Bylaw;
    - b) the depth of the proposed lots exceeds the depth requirement of the Subdivision Bylaw; and,
    - c) this proposal represents a good opportunity to provide infill housing; and,
  - 2) that Subdivision Application #26/94 be approved, subject to:
    - a) the Certificate of Approval for the subdivision of the most southerly 10 feet (3.048 metres) in perpendicular width throughout of Lot 5A, Block 30, Plan No. G229, be issued subject to consolidation with Lot 6, Block 30, Plan No. G229, and subject to the consolidation of the most northerly 10 feet (3.048 metres) of Lot 5A with Lot 5, Block 30, Plan No. G229;
    - b) the payment of \$50.00 being the required approval fee;
    - c) the payment of \$1,322.60 being the required area-development charges; and,
    - d) the payment of \$53.30 as money-in-lieu of the municipal-reserve dedication.

*ADOPTED.*

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**B3) Application for Registration of Condominium Plan  
322 LaRonge Road  
Lot 12, Block 911, Plan 79-S-43600  
(File No. CC 4132-1)**

Report of the City Planner, August 10, 1994:

"An application for registration of a Condominium Plan involving a development on Lot 12, Block 911, Plan 79-S-43600 (322 LaRonge Road) has been received from Webster Surveys on behalf of the owner, Northridge Developments Corporation. The proposal is for a townhouse development containing 12 dwelling units in 6 buildings. The proposal has been examined under the provisions of the Zoning Bylaw and it complies with the requirements of this Bylaw in all respects. The site is zoned RM(TN) District.

The development has also been examined under the provision of the Building Bylaw and it meets this Bylaw's requirements as long as the construction is completed in accordance with the requirements of the approved building-permit. A copy of the construction plans, together with the requisite surveyor's plans, are available for viewing in the City Clerk's Department.

In light of the above-noted consideration of the Zoning Bylaw and the Building Bylaw, the Planning and Construction Standards Department advises that:

- a) separate occupancy of the units will not contravene the requirements of the Zoning Bylaw;
- b) the approval which is required under the Zoning Bylaw has been given in relation to the separate occupancy of the units; and,
- c) the buildings and the division of the buildings into units of separate occupancy, as shown on the plans which have been submitted and as constructed, will not interfere with the existing or likely future amenities of the neighbourhood."

- RECOMMENDATION:**
- 1) that City Council authorize the issuance of the Certificate, required under Section 8(1)(b) of *The Condominium Property Act*, to the Summit Condominium Ltd. (Bay 17 -- 2220 Northridge Drive, Saskatoon, Saskatchewan, S7L 6X7); and,
  - 2) that the City Clerk be authorized to prepare and forward the Certificate to the applicant.

*ADOPTED.*

**B4) 1994 Capital Budget  
Project 601: Prepaid Subdivision Services -- Lakeridge**

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**Spray Pool -- Crocus Park  
Award of Tender  
(File Nos. CC 613-1 and 4206-1)**

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Project 601 in the approved 1994 Capital Budget (Prepaid Subdivision Services -- Lakeridge) includes a provision for the construction of a new neighbourhood water-feature (i.e. a paddling pool or a spray pool) that incorporates the appropriate mechanical systems to comply with the current requirements under *The Public Health Act*. This project will be built in Crocus Park.

During its formal review of this year's Capital Budget, City Council decided to defer the construction of this neighbourhood water-feature until 1995. This was part of a broader budgetary decision which deferred the construction of this capital project, and others, because of their subsequent operating-budget implications.

However, several community associations (including the Lakeridge Community Association) asked the Planning and Development Committee and City Council to reconsider this decision. Consequently, on April 25, 1994 (and after the 1994 Capital Budget had been approved), City Council approved a water-feature for the Lakeridge Neighbourhood, with construction commencing in 1994. The source of financing for this project is the Parks and Recreation (Prepaid-Services) Levy. City Council also authorized the City's Administration to proceed with the design and tendering processes for this project in 1994 and to include a provision in the preliminary 1995 Operating Budget for the associated operating costs of the new facility.

Report of the General Manager, Civic Buildings and Grounds Department, August 10, 1994:

"The neighbourhood water-feature for the Lakeridge Neighbourhood is a spray pool which will be located in Crocus Park. The decision on the type of water-feature and on its location within Crocus Park was made after extensive consultations with the residents of the Lakeridge Neighbourhood, through their Community Association.

The bids for this project were received by the Central Purchasing and Stores Department on August 9, 1994, and were accompanied by the required bid bonds and letters of surety. Exclusive of the G.S.T., the bids are as follows:

North Prairie Homes & Construction Ltd.	Saskatoon	\$122,489.00
Berge Construction Ltd.	Saskatoon	\$143,800.00

The low bidder, North Prairie Homes & Construction Ltd. of Saskatoon, is acceptable to the Civic Buildings and Grounds Department. The low tender is within the budget which was established for this portion of the project. Additional work, including the supply of spray nozzles, will be performed under separate contracts. All work associated with this project can be performed within the budget allocated to this project.

The net cost to the City of awarding this contract is:

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Base Bid, including applicable P.S.T.	\$122,489.00
G.S.T.	<u>8,574.23</u>
Contract Amount	\$131,063.23
G.S.T. Rebate	<u>4,899.32</u>
Net Cost to the City	\$126,163.91

The estimated future annual impact on the Civic Buildings and Grounds Department's operating budget for this facility is an additional \$7,900 per year. This estimate involves the mechanical equipment's maintenance costs and the facility's utility costs. This project will not impact on the Leisure Services Department's operating budget because seasonal staff within the Park will be redeployed to serve the new facility."

- RECOMMENDATION:**
- 1) that a contract for constructing a spray pool in Crocus Park be awarded to the low bidder, North Prairie Homes & Construction Ltd., in the amount of \$131,063.23, which includes the base bid and the applicable goods and services tax; and,
  - 2) that the City Commissioner and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

*ADOPTED.*

**Section C - Finance**

**C1) Business Tax Adjustments  
(File No. CC 1985-2) \_\_\_\_\_**

Report of the City Treasurer, August 3, 1994:

"Submitted, copy attached, is a listing of 1994 Business Tax Adjustments in the total of \$34,863.20 which requires Council's approval for write-off.

The listing represents businesses which have discontinued business at the premises indicated; these accounts are not uncollectible, but require adjustment in keeping with Business Tax Bylaw No. 6714 (12) which states:

**`Where a business is commenced after the 31st day of January or is discontinued before the 1st day of December, the Council shall, upon written**

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**request, adjust the amount levied with respect of that business to correspond with the portion of the year during which the business is, or was, carried on; PROVIDED that such request is made before the expiration of one year following the year in respect of which the amount levied is to be adjusted.'**

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

The distribution of this write-off will be as follows:

City	\$14,793.49
School Boards	18,384.78
Business Improvement Districts	<u>1,684.93</u>
	<u>\$34,863.20</u>

**RECOMMENDATION:** that City Council approve of the 1994 Business Tax write-off in the amount of \$34,863.20 for the reasons detailed on the attached list for the period June 1, 1994, to June 30, 1994.

*ADOPTED.*

**C2) Investments  
(File No. CC 1790-3)**

Report of the City Treasurer, July 29, 1994:

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

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

*ADOPTED.*

**C3) Sale of Used Vehicles  
(File No. CC 1250-1)**

Attached is a copy of a Notice of Auction Sale of Used Vehicles, for Council's information.

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**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**Section D - Services**

**D1) Routine Reports Submitted to City Council**

<u>Subject</u>	<u>FROM</u>	<u>TO</u>
Statement of Residential & Miscellaneous Lot Sales (copy attached) (File No. CC 435-2)	July 1, 1994	July 31, 1994
Schedule of Accounts Paid \$847,205.80 (File No. CC 1530-2)	July 29, 1994	August 2, 1994
Schedule of Accounts Paid \$798,685.89 (File No. CC 1530-2)	August 2, 1994	August 4, 1994

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**D2) Request to Purchase City-Owned Land  
Lot 22, Block 144, Plan 79-S-18673  
846 - 59th Street East, North Industrial Area  
(File No. CC 4215-1)**

Report of the City Solicitor, August 4, 1994:

"City Council, at its meeting held on February 7, 1994, adopted the following recommendations of the Land Bank Committee with respect to the above-noted property:

- 1) that the Land Manager be authorized to offer for sale Lot 22, Block 144, Plan 79-S-18673 to J. R. Holdings Ltd., at a price of**

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**\$68,663.28;**

- 2) that payment by the purchaser of the annual taxes of \$3,205.00 be waived for 3 years;**
- 3) that upon acceptance of the offer by J. R. Holdings Ltd., the City Solicitor be instructed to prepare the appropriate agreement; and**
- 4) that the Planning and Development Committee and the Works and Utilities Committee be requested to review and report to City Council on how the rates for the prepaid-service levies within their respective jurisdictions could be reduced by 20%.'**

Accordingly, the Land Manager requested the City Solicitor to prepare the appropriate documents. The City Solicitor has now prepared these documents which include a Bylaw authorizing the Mayor and City Clerk to execute the Agreement and authorizing the waiver of taxes for three years. J.R. Holdings has indicated its acceptance of the form of agreement. J.R. Holdings will be executing the agreement as J 5 C Developments Ltd."

**RECOMMENDATION:** that City Council consider Bylaw No. 7415.

*ADOPTED.*

**D3) Advance Polls  
1994 Civic Election  
(File No. CC 265-1)**

Report of the Returning Officer, July 27, 1994:

On June 20, 1994, City Council adopted the following recommendation:

"that Council authorize the establishment of the following advance polls for the 1994 Civic Election:

College Park School 3440 Harrington Street		
Wednesday, October 19, 1994	-	6:00 p.m. to 9:00 p.m.
Thursday, October 20, 1994	-	6:00 p.m. to 9:00 p.m.
Saturday, October 22, 1994	-	1:00 p.m. to 6:00 p.m.

Holliston School 1511 Louise Avenue		
Wednesday, October 19, 1994	-	6:00 p.m. to 9:00 p.m.



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Thursday, October 20, 1994 - 6:00 p.m. to 9:00 p.m.  
Saturday, October 22, 1994 - 1:00 p.m. to 6:00 p.m.

Lawson Heights School  
430 Redberry Road

Wednesday, October 19, 1994 - 6:00 p.m. to 9:00 p.m.  
Thursday, October 20, 1994 - 6:00 p.m. to 9:00 p.m.  
Saturday, October 22, 1994 - 1:00 p.m. to 6:00 p.m.

Estey School

441 Witney Avenue North

Wednesday, October 19, 1994 - 6:00 p.m. to 9:00 p.m.  
Thursday, October 20, 1994 - 6:00 p.m. to 9:00 p.m.  
Saturday, October 22, 1994 - 1:00 p.m. to 6:00 p.m.

City Hall Lobby

Saturday, October 22, 1994 - 1:00 p.m. to 6:00 p.m.

Provision for an Advance Poll at City Hall on Wednesday and Thursday, October 19 and 20, 1994, from 6:00 p.m. to 9:00 p.m., was inadvertently omitted. The Advance Poll at City Hall should follow the same hours as the other Advance Polls.

In addition, it is proposed that an Advance Poll be held at the Indian and Metis Friendship Centre, 168 Wall Street, during the same hours. This poll will be staffed by aboriginal election workers and, we hope, will help to increase aboriginal voter turnout."

**RECOMMENDATION:** that Advance Polls for the 1994 Civic Election be established on

Wednesday, October 19, 1994 - 6:00 p.m. to 9:00 p.m.  
Thursday, October 20, 1994 - 6:00 p.m. to 9:00 p.m.  
Saturday, October 22, 1994 - 1:00 p.m. to 6:00 p.m.

at the following locations:

College Park School  
3440 Harrington Street

Holliston School  
1511 Louise Avenue

Lawson Heights School

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430 Redberry Road

Estey School  
441 Witney Avenue North

City Hall Lobby  
222 Third Avenue North

Indian and Metis Friendship Centre  
168 Wall Street

*ADOPTED.*

**D4) Form of Ballot  
1994 Civic Election  
(File No. CC 265-1)**

Report of the Returning Officer, August 5, 1994:

"The following is an excerpt from Section 60 of *The Local Government Election Act*:

- (2) A council or board may, by bylaw or resolution passed at least 55 days prior to the day on which a general election is held, provide that the following provision shall govern the form of ballot papers:
- (a) ballot papers shall be printed in as many lots as there are candidates for the office;
  - (b) in the first lot, the names of the candidates shall appear in alphabetical order;
  - (c) in the second lot the names shall appear in the same order as in the first lot, except that the first name in the first lot shall be placed last;
  - (d) in each succeeding lot, the order shall be the same as that of the preceding lot, except that the first name in the preceding lot shall be placed last;
  - (e) tablets of ballot papers to be used at polling places shall be made up by combining ballot papers from the different lots in regular rotation so that no

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two consecutive electors will receive ballot papers from the same lot, and so that each candidate's name will appear first and in each other position substantially the same number of times on the ballot papers used.

- (3) A bylaw or resolution passed under subsection (2) remains in force until it is repealed."

**RECOMMENDATION:** that the direction of Council issue with respect to candidate order on the ballot.

*IT WAS RESOLVED: that the names on the ballots for Mayor and Councillors be printed in alphabetical order.*

**D5) Request for Easement on City-Owned Property  
Lot H, Block 467, Plan 61-S-20645  
Maywood Property Corporation  
(File No. CC 4090-1)**

Report of the City Solicitor, August 10, 1994:

"By letter dated August 2, 1994 (copy attached) the solicitor for Maywood Property Corporation has requested an encroachment agreement on City-owned Lot H, Block 467, Plan 61-S-20645. The agreement is required as the building, owned by Maywood, encroaches approximately three feet onto Lot H.

Under Section 313 of *The Urban Municipality Act, 1984*, the City may permit encroachments over streets or sidewalks in the municipality. However, in this case, Lot H is a City-owned parcel that is used as a spur line right-of-way under agreement with CN Rail. Under these circumstances, it is recommended that an easement rather than an encroachment agreement be granted to Maywood covering the encroachment.

Under the agreement with CN Rail, the City provides 54-foot wide rights-of-way where CN has the exclusive right to 'construct, operate, maintain, repair, reconstruct and renew main lead and private spur trackage'. The agreement requires that the City provide the rights-of-way free of all encumbrances.

CN Rail has agreed to allow a three-foot easement on Lot H (see attached consent from CN Rail dated August 8, 1994). The proposed easement covers the most southerly three feet of Lot H adjacent to the north boundary of the Maywood property (Lot 10, except the most Westerly 86.67 feet in perpendicular width throughout, Block 467, Plan 61-S-20645)."

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**RECOMMENDATION:**

- 1) that the City grant an easement on Lot H, Block 467, Plan 61-S-20645 as described in the above report; and,
- 2) that the City Solicitor prepare the necessary documentation for execution by His Worship the Mayor and the City Clerk.

*ADOPTED.*

**D6) Original Communications and Petitions  
- "Citizens for a Quality South Downtown"  
- Requesting submission of a Bylaw to the  
Electors of The City of Saskatoon  
(File No. CC 4130-2-9)**

Report of the City Solicitor, August 10, 1994:

"City Council at its meeting held on August 2, 1994, resolved:

**'that the City Solicitor be instructed to bring forward such bylaws as are necessary to place a bylaw in accordance with the request of the petitioner before the electorate at the October 1994 general civic election.'**

In accordance with such instruction we have prepared and forward herewith proposed Bylaw No. 7436, being *'A bylaw of The City of Saskatoon to authorize The City of Saskatoon to transfer or use certain lands as a site for casino gambling and a trade and convention centre'*. In keeping with City Council's instructions, such Bylaw is to be referred to the electors at the upcoming general municipal election, and, accordingly, should be given two readings only.

In this regard, we have also prepared and forward herewith proposed form of Election Procedure Bylaw No. 7437, entitled *'A bylaw of The City of Saskatoon to provide for the submission of Bylaw No. 7436 to a vote of the electors of The City of Saskatoon'*. The Election Procedure Bylaw provides for the various technical requirements associated with the vote of the electors on this matter, including the form of ballot, and, if thought fit, may be given three readings and be passed."

**RECOMMENDATION:** 1) that City Council give two readings to proposed Bylaw

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No. 7436; and,

- 2) that City Council consider passage of Election Procedure Bylaw No. 7437.

*ADOPTED.*

**REPORT NO. 17-1994 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

Councillor P. McCann, Chair  
Councillor G. Penner  
Councillor K. Waygood

1. **Offer to Purchase City-Owned Property  
North 10 feet of the West 45 feet  
of Lot 10, Block 24, Plan FK  
(Rear of 420 - 31st Street West)  
(File No. CK. 4215-1)**

The following is a report of the Land Manager dated July 25, 1994:

"A request has been received from the owners of 420 - 31st Street West to purchase the above-noted City-owned property for the purpose of constructing a garage behind their residence. (See the attached drawing for a description of the parcel.) This property was acquired by the City in 1929 for the purpose of providing a rear-lane access to the two adjacent lots that are located on the four-hundred-block of 31st Street West. Although this parcel of land was acquired to provide a lane, it was never designated as such by title.

The Land Department has solicited comments from civic departments and utility agencies and has determined that there is no reason why the property should not be sold. The Land Department also contacted the two adjacent property-owners to determine if they had any objection to the proposed sale. Initially, these owners objected to the sale, but have subsequently written to withdraw their earlier objections. Consequently, the Land Department is recommending the sale of this property to the owner of 420 - 31st Street

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West, for the price of \$1,500.00 plus the applicable taxes."

- RECOMMENDATION:**
- 1) that the north 10 feet of the west 45 feet of Lot 10, Block 24, Plan FK be sold to the owner of 420 - 31st Street West, for the sum of \$1,500.00 plus the applicable taxes; and,
  - 2) that the sale be conditional upon the north 10 feet of the west 45 feet of Lot 10, Block 24, Plan FK being consolidated with Lot 10, Block 24, Plan FK (420 - 31st Street West).

*ADOPTED.*

**2. Riversdale Core Neighbourhood Study Review  
Land-Use Policy District Amendments  
(File No. CK. 4353-2-4)**

The above matter is being reported on under Clause 1, Report No. 11-1994 of the Municipal Planning Commission.

Your Committee wishes to advise Council that it supports the overall thrust of the proposed amendments to the land-use policies for the Riversdale neighbourhood as outlined in the report of the Planning and Construction Standards Department dated July 25, 1994. In addition, your Committee

- RECOMMENDS:** that a copy of the report of the Planning and Construction Standards Department dated July 25, 1994 regarding the proposed amendments to the land-use policies for the Riversdale neighbourhood be forwarded to the Social Housing Advisory Committee and the Community Coordinating Committee for comments at the time of the hearing (tentatively scheduled for November 1994).

*ADOPTED.*

**REPORT NO. 14-1994 OF THE LEGISLATION AND FINANCE COMMITTEE**

Composition of Committee

Councillor P. Mostoway, Chair  
Councillor M. Thompson  
Councillor M.T. Cherneskey, Q.C.

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**1. Request for Resolutions for Consideration  
at September 1994 Meeting of FCM National Board of Directors  
(File No. CK. 155-2-2)**

The Legislation and Finance Committee received a memorandum dated June 28, 1994 from the Resolutions Policy Analyst, FCM, requesting resolutions for consideration at the September 1994 meeting of the FCM National Board of Directors and referred the matter to the Administration for a report.

Report of City Commissioner, July 26, 1994:

"The departments within the Finance Division have not identified any resolutions of national municipal interest for submission by the City of Saskatoon to the September 1994 meeting of the Federation of Canadian Municipalities' National Board of Directors."

RECOMMENDATION: that the information be received.

*ADOPTED.*

**REPORT NO. 18-1994 OF THE WORKS AND UTILITIES COMMITTEE**

Composition of Committee

Councillor D. L. Birkmaier, Chair  
Councillor M. Hawthorne  
Councillor B. Dyck  
Councillor O. Mann

**1. Proposed Yield Signs on Avenue D at 39th Street  
(File No. CK. 6280-1)**

Report of City Engineer, July 6, 1994:

"The Engineering Department has reviewed a request for additional intersection controls at 39th Street and Avenue D. Presently, the intersection of 39th Street and Avenue D is uncontrolled. Avenue D and 39th Street are both local, two-lane, undivided roadways. Thirty-ninth Street has an average daily traffic volume of approximately 1000 vehicles and Avenue D has an average daily traffic volume of approximately 300-500 vehicles.

The five-year accident history for this intersection indicates that there have been five reportable right-angle accidents (1.0 accidents per year). A guideline of three or more right-angle accidents per year is used to determine if further investigation is required. A site

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inspection indicated that there are sight restrictions on the southeast, northeast and northwest corners.

In order to reduce the collision potential at this location, it is appropriate at this time, that right- of-way be assigned through the use of a traffic control device. The Engineering Department therefore proposes that northbound and southbound yield signs be installed on Avenue D at 39th Street, as shown on attached Plan No. F4-9E. The installation conforms to City Policy C07-007, 'Use of Stop and Yield Signs'."

**RECOMMENDATION:** that northbound and southbound yield signs be installed on Avenue D at 39th Street, as shown on attached Plan No. F4-9E.

*ADOPTED.*

**2. Request for Productivity Loan Computerized Dispatching  
Transportation for the Disabled Program  
(File No. CK. 7305-1)**

Report of A/Transit Manager, July 15, 1994:

"The Saskatchewan Abilities Council, the operator of the City of Saskatoon Transportation for the Disabled Program, is in the process of developing a computerized dispatching system to significantly improve the efficiency of the service operation.

Currently, dispatching is a manual function. Requests for service are accepted up to one week in advance. Due to the nature of the manual system, the service has limited flexibility reacting to changes in customer needs (e.g. cancellations, appointments running overtime, etc.). For this reason, trips are often booked on speculation, rather than real need. In addition, we are aware of other potential customers who no longer try to access the service because demand continues to exceed the supply of service, particularly at certain times of the day.

The major features of the computerized dispatching/automatic vehicle location system are as follows:

- (a) information about each caller, such as name, address, most frequent trip origins and destinations is automatically shown on the dispatcher's screen as soon as the call is received.
- (b) the ability to accommodate a requested trip is indicated immediately on the system., which allows confirmation of the trip at the time of request.
- (c) the system continually monitors the position of the buses in service, allowing the system to track travel times automatically and then adjust scheduling parameters.



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- (d) service can be requested within hours of intended trip times.
- (e) the system can be designed to automatically record system and service statistics.

It is estimated that the computerized dispatching system will allow for increased ridership without increasing the hours of service on the road.

The total cost of the system is estimated to be \$85,000. The City of Saskatoon has approximately \$15,000 available within the Transportation for the Disabled Program which can be applied directly to the computerized dispatching system. Therefore, a Productivity Improvement Loan of \$70,000 is requested.

It is estimated that ridership will increase from 119,450 in 1993 to 140,250 in 1998. Assuming that 10% of the additional ridership will be on the contract service (@200 per month), while the remaining 90% will be public service (@1.00 per ride), it is estimated that \$70,000 in additional revenue can be collected within four years.

Therefore, the request for the Productivity Improvement Loan is for \$70,000 to be paid back by December 31, 1998."

Your Committee met with Elaine Manary, Saskatchewan Abilities Council, and supports this request, as it meets the requirements for a Productivity Improvement Loan and the computerized dispatching system will be very beneficial to the Transportation for the Disabled Program.

**RECOMMENDATION:** that a Productivity Improvement Loan in the amount of \$70,000 be approved for a computerized dispatch system for the Transportation for the Disabled Program.

*ADOPTED.*

**3. 1994 Prepaid Rates  
(File No. CK. 4216-1)**

Report of City Engineer, July 27, 1994:

"The existing prepaid service rates were approved by City Council in 1993. The Engineering Department has reviewed the actual 1992 and 1993 costs of land developed by the City of Saskatoon and projected the future expenditures. The proposed changes, as shown on the attached schedules, are a result of the following prepaid service rate adjustments:

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	1993 Actual	1994 Proposal	% Change
Residential	\$1,228.23	\$1,257.48	+2.4
Institutional, Commercial, School	\$1,433.48	\$1,610.98	+12.4
Industrial	\$1,492.68	\$1,505.38	+8

**DIRECT SERVICE CHARGES:**

Very little inflationary pressures were experienced in determining this year's prepaid rates and therefore all of the rates, with the following exceptions, are recommended to stay the same.

**A. Residential**

1) Sidewalks and Curbs

The cost of concrete construction has increased. Unit costs from contracts constructed by private developers in 1993, have been compared to the actual 1992 contracts for City Land in determining this rate. The overall increase, if the construction had occurred in 1993 instead of 1992, results in a 4.8% increase in costs. The expected costs for 1994 are at least as high as in 1993. An increase of 4.8% is recommended to cover the increased costs of construction.

2) Underground Electrical

The underground electrical rate was reduced by approximately 40.5% in 1993 due to the increased capital investment of both Sask Power and City Electric. In 1994, however, an increase in costs of 9.1% has been experienced in comparing this Spring's 1994 underground electrical applications to similar 1993 applications. The rate is recommended to increase by 9.1%.

**B. Institutional, Commercial and School**

The City of Saskatoon will be developing Commercial, Institutional and School property in 1994. The property is widely distributed between the University Heights, Lakewood, and

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Keevil Crescent areas and will be constructed over a relatively long time period. An analysis was performed averaging all of these areas to determine the prepaid servicing rates. The most critical factor in determining prepaid rates in these areas has been the relatively low front metre to hectare ratio. This also translates into an overall lower frontage to street length ratio. The main reason for this is the dedication of District Parks within the neighbourhoods and the requirement of streets to be constructed either through or past these parks with no payable frontage. This change is within the proposed new 'Park Development Guidelines' and has been adopted into various concept plans. The prepaid rates have never been adjusted previously for these factors. The overall collectable front metres per street length metres has historically been 1.4, however, this will now be reduced for this classification of property to 1.07. No increases for this classification, other than sidewalks, are due to inflation.

1) Water Mains, Sanitary and Storm Sewer Mains

An increase is recommended of 9.7% to cover the cost of construction for the overall neighbourhood designs.

2) Sidewalks and Curbs

The cost of sidewalks and curbs has risen due to the increased cost of concrete, as mentioned previously for the Residential component, the adoption of separate walk and curb, as well as the layout of the streets the City will be constructing. A Separate walk and curb configuration has been approved by the Engineering, Land and Planning Department. The change in standard was adopted to increase pedestrian safety by allowing a greater distance to traffic, enhance marketability and to improve snow maintenance. A rate increase of 48.0% is recommended.

3) Paving

The recommended increase for this rate is 12.1% to cover the cost of construction for the overall neighbourhood designs.

**C. Industrial**

1) Curbing

All of the Industrial Direct Service Rates are adequate except for the concrete curbing component which is recommended to increase by 18.1%.

The Engineering Department is actively analyzing the existing inventory of

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previously constructed Industrial parcels of land in the North Industrial Area. The study will be identifying areas that have not been fully constructed with only one lift of asphalt or no water and sewer mains etc., to determine the cost of completing the servicing. We will report on the feasibility of writing down the value of the City's industrial inventory on a one time basis.

**OFFSITE SERVICES:**

On May 10, 1993 City Council adopted the latest Northeast Concept Plan (Drawing No. 2A12-44G). Additional costs at that time were estimated to be \$9.6 million. During both the approval of the plan and the approval of the 1993 Prepaid Rates on July 19, 1993, it was identified that the offsite component of the prepaid rates would need to be substantially increased to service the Northeast Sector. The analysis that was presented previously, concerning the new plan, has been refined further and is reflected in the following recommendations. The increase in the rates does not affect the Industrial Rates. It does, however, affect both Residential and Commercial/Institutional Classifications.

1) Trunk Sewer Levy

The recommended increase for this levy is 9.1%. The Trunk Sewers will need to be extended further to the north than previously anticipated. A new Trunk Sanitary Sewer will be required to be built along the western extremity of Sunnyridge extending through the Deerwood Neighbourhood. A new storm sewer outfall will be needed between Sunnyridge and Deerwood with the extension of the Trunk Sewer paralleling the sanitary sewer through Deerwood. This rate increase is an interim step until further analysis is conducted this year, to determine if any additional economies of scale exist in the East Sector Trunk Sewer system, which may result in a small change in this rate.

2) Primary Watermain Levy

The recommended increase for this levy is 6.0%. A new Primary Watermain will be required along the western portion of Sunnyridge as well as the eastern portion of Stonyridge which will affect the rate by approximately 7.5%. The levy benefits, however, from a reduction in size for the system between Willowgrove and Greenwood from a 900mm to a 750mm pipe, which decreases the rate by approximately 1.5%.

3) Arterial Road Levy

An increase of 5.6% is recommended for this levy. Additional Arterial Roads will

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be required totalling approximately 3,400 metres. One of those roadways will be between Deerwood and Sunnyridge as well as the extension northward between Sunnyridge and Stonyridge.

4) Buffer Strip Levy

An increase of .1% is recommended to cover the increased contract costs for fine grade and seeding."

Your Committee has met with the Land Development Engineer and the Land Development Accountant and supports the increases outlined above.

**RECOMMENDATION:** that the proposed 1994 Prepaid Service Rates be approved, as outlined in the above report.

*ADOPTED.*

**REPORT NO. 5-1994 OF THE AUDIT COMMITTEE**

Composition of Committee

Councillor M. Thompson, Chair  
His Worship Mayor Dayday  
Councillor D.L. Birkmaier  
Councillor P. McCann

**1. Audit - Financial Statements of City of Saskatoon  
for year ended December 31, 1993  
Deloitte & Touche Chartered Accountants  
(File No. CK. 430-7)**

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Attached is a copy of a letter from the external auditors, Deloitte & Touche, outlining their findings from the audit of the City's Financial Statements to December 31, 1993. Also, the following report of the City Comptroller, dated June 21, 1994, responds to the comments provided by the external auditor:

"We have reviewed the annual management letter submitted by Deloitte and Touche and provide, for the Committee's information, our response to that letter. The response is written in point form with headings which correspond to that used in the letter.

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**Reserve for Uncollected Property Taxes**

The reserve for uncollected property taxes has been calculated based on the total of outstanding taxes considered at-risk less the net difference between the estimated market value of the subject property and the cost of demolitions, environmental clean-up, etc. This is reviewed annually and management's best estimate is used for all the factors associated with these valuations. We believe that this annual review will identify and report any major liabilities which the City may face.

**Valuation of Long-term Investments**

The Administration has concurred with the position taken by the majority holders of investments in the Olympian and York (Exchange Tower) notes, that they will continue to operate the Exchange Tower as an investment and not liquidate either their investment or attempt to sell the building. It is acknowledged that the sale of the building within the current real estate market in Toronto, would result in a substantial reduction in the value of the City's investment (book value of \$1,831,000). In order to ensure appropriate disclosure for this investment, we added Note 3 to the 1993 Financial Statement. We will reassess this decision as further developments occur regarding the Exchange Tower.

**Consolidated Financial Statement**

The Economic Development Authority will be consolidated in 1994.

**Saskatoon Public Library Interest Income**

Interest will be accrued on the Saskatoon Public Library's reserve investments.

**Woodlawn Cemetery and Cemetery Perpetual Care Fund**

The recommendations contained in the City's review of the Woodlawn Cemetery cash-handling procedures have now been implemented.

**Pension Plans**

1. **Financial Statement Disclosure**

It has been our opinion that the readers of the Pension Plan Financial Statements would not benefit materially (compared to the estimated cost of \$3,000 per plan to obtain the information) from the additional disclosure for updated actuarial present values of benefits to the reporting date. The readers (pension board members) have ongoing discussions with their Actuary and are concerned primarily with those actuarial reports which they file. However, we do agree that during a period of volatile movement in the plan performance, significant variances could exist. We will be in contact with Deloitte and Touche to determine if a method exists in which

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management can make the necessary calculations without having to defer to an outside consultant.

2. Investment Policy

Both the Police and Fire Pension plans have now updated their investment policies to comply with the regulations. The General Superannuation Plan has requested the assistance of its Actuary to develop an appropriate policy for that plan.

3. Internal Control Improvements

The three matters outlined in the management letter have been discussed with the Benefits Branch of the Personnel Department. They have agreed to undertake the necessary action to implement the internal control procedures as outlined."

Your Committee has met with the Administration and with representatives of Deloitte & Touche, and is satisfied that the appropriate procedures have been implemented with respect to the recommendations of the auditor.

**RECOMMENDATION:** that the information be received.

*ADOPTED.*

**REPORT NO. 1-1994 OF THE FIREFIGHTERS' PENSION FUND TRUSTEES**

Composition of Committee

Councillor O. Mann, Chair  
Mr. Jim Wood  
His Worship the Mayor

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Mr. Dave Rumpel  
Mr. Tim Leier  
Mr. Bruce Richards

**1. Actuarial Valuation Report to December 31, 1993  
Firefighters' Pension Fund  
(File No. CK. 4730-4-2)**

Attached is a copy of the Actuarial Valuation Report to December 31, 1993 for the Firefighters' Pension Fund.

As will be noted, the unfunded liability at December 31, 1993 was \$2,265,000. This compares to an unfunded liability of \$2,201,000 which existed on December 31, 1990 and which was being amortized over 12 years by special payments of \$266,000 per annum. The report indicates that additional past service funding of \$84,000 per annum for five years is needed to eliminate experienced loss due to higher than expected retirements.

The ongoing funding for current service has been estimated to be \$1,432,000 made up of annual employee contributions of \$774,000 and employer contributions of \$658,000. The overall recommended funding level for the City for past and future service is 8.7 percent of covered payroll which compares with current funding of 8.9 percent of covered payroll.

The Firefighters' Pension Fund Trustees have reviewed this Actuarial Report and

- RECOMMENDS:**
- 1) that the Actuarial Valuation Report to December 31, 1993 on the Retirement Plan for Employees of the Fire Department be approved, as prepared by The Alexander Consulting Group; and
  - 2) that the Administration be requested to submit this Actuarial Valuation Report to the Superintendent of Pensions.

*ADOPTED."*

*Moved by Councillor Birkmaier, Seconded by Councillor Penner,*

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

*CARRIED.*



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**INTRODUCTION AND CONSIDERATION OF BYLAWS**

**Bylaw No. 7415**

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7415, being *"A Bylaw of The City of Saskatoon to authorize an Agreement with J 5 C Developments Ltd. and to exempt certain properties from taxation."* and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Bylaw No. 7415 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,

THAT Council go into Committee of the Whole to consider Bylaw No. 7415.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7415 was considered clause by clause and approved.

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Moved by Councillor Birkmaier, Seconded by Councillor Penner,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Dyck,

THAT permission be granted to have Bylaw No. 7415 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Bylaw No. 7415 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

The bylaw was then read a third time and passed.

**Bylaw No. 7436**

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7436, being "*A bylaw of The City of Saskatoon to authorize The City of Saskatoon to transfer or use certain lands as a site for a casino gambling and a trade and convention centre.*" and to give same its first reading.

CARRIED.

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The bylaw was then read a first time.

Moved by Councillor Birkmaier, Seconded by Councillor Thompson,

THAT Bylaw No. 7436 be now read a second time.

CARRIED.

The bylaw was then read a second time.

**Bylaw No. 7437**

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 7437, being "*A bylaw of The City of Saskatoon to provide for the submission of Bylaw No. 7436 to a vote of the electors of The City of Saskatoon.*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Birkmaier, Seconded by Councillor Thompson,  
THAT Bylaw No. 7437 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Birkmaier, Seconded by Councillor Cherneskey,  
THAT Council go into Committee of the Whole to consider Bylaw No. 7437.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 7437 was considered clause by clause and approved.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

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

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Dyck,

THAT permission be granted to have Bylaw No. 7437 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Birkmaier, Seconded by Councillor Waygood,

THAT Bylaw No. 7437 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.

This concluded Council's consideration of the August 15, 1994 agenda.

**COMMUNICATIONS TO COUNCIL - AUGUST 29, 1994**

The following communications were submitted and dealt with as stated:

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**A. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL**

**1) Robin Smith, Coordinator of Development  
Meewasin Valley Authority, dated august 17, 1994**

Requesting City Council to reconsider its decision not to allow representation on the Visual Arts Placement Jury by a representative from Meewasin's Design Advisory Committee. (Attached is a copy of the report referred to in the letter.)

**RECOMMENDATION:** that the direction of Council issue.

*Moved by Councillor Thompson, Seconded by Councillor Mann,*

*THAT the information be received and referred to the Committee on Committees for further review and report to Council.*

*CARRIED.*

**2) Cindi Peterson  
1527 Argyle Avenue, undated**

Commenting regarding traffic conditions on Argyle Avenue and automated garbage pickup.

**RECOMMENDATION:**

- 1) that the matter of traffic conditions on Argyle Avenue be referred to the Administration for a report; and
- 2) that the information regarding garbage pickup be referred to the Works and Utilities Committee for consideration.

*Moved by Councillor Penner, Seconded by Councillor Mann,*

- 1) *THAT the matter of traffic conditions on Argyle Avenue be referred to the Administration for a report; and*
- 2) *that the information regarding garbage pickup be referred to the Works and Utilities Committee for consideration.*

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*CARRIED.*

- 3) **Jason Schoonover**  
**720 University Drive, dated August 15, 1994**

Commenting regarding labour dispute.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Hawthorne, Seconded by Councillor Mann,*

*THAT the information be received.*

*CARRIED.*

- 4) **E.W. (Ed) Sikorski, General Manager**  
**Saskatoon Prairieland Exhibition Corp., dated August 12, 1994**

Requesting Council to proclaim the week of September 26 to October 2, 1994 as "Rodeo Week".

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of September 26 to October 2, 1994 as "Rodeo Week".

*Moved by Councillor Birkmaier, Seconded by Councillor Thompson,*

*THAT His Worship the Mayor be authorized to proclaim the week of September 26 to October 2, 1994 as "Rodeo Week" in Saskatoon.*

*CARRIED.*

- 5) **Walter Wasylyniuk**  
**1516 7th Avenue North, dated August 10, 1994**

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Expressing concern regarding trees hanging on sidewalks, snow on walkways in front of private property, cutting grass on private property, and vehicles parked for more than 48 hours.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT the information be received.*

*CARRIED.*

**6. H.G. Gardiner  
North Battleford, dated August 8, 1994**

Commenting regarding labour dispute.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT the information be received.*

*CARRIED.*

**7. Edward J. Erickson  
1722 Vickies Avenue, dated August 2, 1994**

Expressing concern about how the recent transit fare increase was implemented.

**RECOMMENDATION:** that the information be received.



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*Moved by Councillor Mann, Seconded by Councillor Hawthorne,*

*THAT the information be received.*

*CARRIED.*

**8. Marlene Hall  
Secretary, Development Appeals Board, dated August 15, 1994**

Submitting notice regarding hearing of the Development Appeals Board scheduled for Monday, August 29, 1994.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT the information be received.*

*CARRIED.*

**9. Judy Jordan, Committee Member  
Hotel Olympics, dated August 24, 1994**

Requesting an alternate temporary closure of Spadina Crescent between 20th Street and 21st Street, in the event that 21st Street between Spadina Crescent and 4th Avenue is unavailable, for the Hotel Olympics to be held on September 11, 1994 from 7:00 a.m. to 4:00 p.m. (Attached is a copy of the original request as well as the City's response.)

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

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*Moved by Councillor Mostoway, Seconded by Councillor Waygood,*

*THAT the request be approved subject to Administrative conditions.*

*CARRIED.*

**10. Lelaina Taya, Media Publicity Coordinator  
Propane Gas Association, dated August 19, 1994**

Requesting Council to proclaim October 4, 1994 as "Drive Clean! America Day".

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim October 4, 1994 at "Drive Clean! America Day".

*Moved by Councillor Penner, Seconded by Councillor Birkmaier,*

*THAT the information be received.*

*CARRIED.*

**11. David Nash  
dated August 23, 1994**

Requesting to address Council regarding immediate refund of transit passes.

**RECOMMENDATION:** that Mr. Nash be heard.

*Moved by Councillor Birkmaier, Seconded by Councillor Hawthorne,*

*THAT Mr. Nash be heard.*

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*Mr. Nash requested City Council to give immediate refunds on transit passes.*

*Moved by Councillor Penner, Seconded by Councillor Mostoway,*

*THAT the information be received and referred to the Administration for consideration at the time the overall matter of refunds is dealt with.*

*CARRIED.*

**12. Rusty Chartier  
dated August 22, 1994**

Expressing concern regarding the attendance of the media at a Police operational briefing and raid on a suspected drug house.

**RECOMMENDATION:** that the information be received and forwarded to the Saskatoon Police Commission.

*Moved by Councillor Mann, Seconded by Councillor Waygood,*

*THAT the information be received and forwarded to the Saskatoon Police Commission.*

*CARRIED.*

**13. D. Laurence Mawhinney, President  
Federation of Canadian Municipalities, dated August 10, 1994**

Requesting the City of Saskatoon to adopt the *Canadian Declaration on Climate Change* in order to reduce local emissions of greenhouse gases and reduce energy use and emissions related to City-owned buildings and vehicles.

**RECOMMENDATION:** that the letter be referred to the Works and Utilities Committee for a report.

*Moved by Councillor Mann, Seconded by Councillor Mostoway,*

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*THAT the letter be referred to the Works and Utilities Committee for a report.*

*CARRIED.*

**14. Ruth Mireau  
46 Spinks Drive, dated August 18, 1994**

Expressing concern regarding labour dispute.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT the information be received.*

*CARRIED.*

**15. Carol Purich, Secretary  
Board of Police Commissioners, dated August 19, 1994**

Responding to Council referral regarding the separation of criminal conviction statistics by gender and age.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Waygood, Seconded by Councillor Mann,*

*THAT the information be received and that the Board of Police Commissioners be requested to provide comparisons between the overall totals.*

*CARRIED.*

**16. Antoine Ferre  
914 - 7th Street East, dated August 24, 1994**

Commenting regarding labour dispute.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Birkmaier, Seconded by Councillor Mann,*

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*THAT the information be received.*

*CARRIED.*

**17. Dorothy-Jean Jantzen  
16 - 2112 St. Cecilia Avenue, dated August 23, 1994**

Commenting regarding labour dispute.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mostoway, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**18. Arla Gustafson, Executive Director  
United Way, dated August 24, 1994**

Requesting Council to proclaim September 19 - 25, 1994 as "United Way Week".

**RECOMMENDATION:** that His Worship the Mayor be authorized to proclaim the week of September 19 - 25, 1994 as "United Way Week".

*Moved by Councillor Waygood, Seconded by Councillor Birkmaier,*

*THAT His Worship the Mayor be authorized to proclaim the week of September 19 - 25, 1994 as "United Way Week" in Saskatoon.*

*CARRIED.*

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**19. Sandy Huckerby, Skydive Saskatoon Inc.  
826 Emmeline Road, dated August 25, 1994**

Requesting permission to perform demonstration parachute jumps on September 9 and October 7, 1994.

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

*Moved by Councillor Penner, Seconded by Councillor Mann,*

*THAT the request be approved subject to Administrative conditions.*

*CARRIED.*

**20. Kristine Magnus, Festival Director  
Saskatchewan Jazz Festival, dated August 15, 1994**

Enclosing information regarding 1994 Saskatchewan Jazz Festival and thanking City Council for its support. (Information available for viewing in Office of the City Clerk.)

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Mann, Seconded by Councillor Cherneskey,*

*THAT the information be received.*

*CARRIED.*

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**21. Jeff Leslie, External Vice President,  
University of Saskatchewan Students' Union, dated august 25, 1994**

Requesting permission to address Council regarding his concerns about transit service to the University of Saskatchewan.

**RECOMMENDATION:** that Mr. Leslie be heard.

*Moved by Councillor Penner, Seconded by Councillor Dyck,*

*THAT Mr. Leslie be heard.*

*CARRIED.*

*Mr. Jeff Leslie advised City Council of the difficulties facing University and S.I.A.S.T. students because of the transit strike.*

*Moved by Councillor Waygood, Seconded by Councillor Penner,*

*THAT the information be received.*

*CARRIED.*

**22. Janice Mann  
Extension of Agreement  
Inventures Capital Corporation, dated August 29, 1994**

Submitting a letter from Mr. E.W.H. Tremain, Vice President, Inventures Capital Corporation, requesting an extension to a Development and Servicing Agreement in order to be able to sell the property.

*Moved by Councillor Penner, Seconded by Councillor Birkmaier,*

- 1) THAT the terms of the Agreement dated November 13, 1988 between The City of Saskatoon and Inventures Capital Corporation be extended to the year 2004, with the same conditions applying, and monies being payable immediately if any further development takes place on the property; and*
- 2) THAT the City Solicitor be requested to prepare the appropriate Agreement.*

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*CARRIED.*

- 23. May Sklar**  
**1915 Alexandra Avenue, dated August 29, 1994**

Commenting regarding labour dispute.

**RECOMMENDATION:** that the information be received.

*Moved by Councillor Penner, Seconded by Councillor Mostoway,*

*THAT the information be received.*

*CARRIED.*

- 24. David G.A. Cook**  
**21 Phillips Crescent, dated August 29, 1994**

Commenting regarding labour dispute and sewer backup.

*Moved by Councillor Penner, Seconded by Councillor Cherneskey,*

*THAT the information be received.*

*CARRIED.*

**REPORTS**

City Commissioner Irwin submitted Report No. 19-1994 of the City Commissioner;

Councillor McCann, Chair, submitted Report No. 18-1994 of the Planning and Development



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Committee.

*Moved by Councillor Penner, Seconded by Councillor Cherneskey,*

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

- a) Report No. 19-1994 of the City Commissioner; and*
- b) Report No. 18-1994 of the Planning and Development Committee.*

*CARRIED.*

*His Worship Mayor Dayday appointed Councillor Birkmaier as Chairman of the Committee of the Whole.*

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

*Committee arose.*

*Councillor Birkmaier, Chairman 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. 19-1994 OF THE CITY COMMISSIONER**

**Section A - Works and Utilities**

- A1) Muskeg Lake  
Construction of Water, Sanitary and Storm Sewer Mains  
Project No. 849  
Award of Contract No. 4-0038  
(File No. CC 7820-1)**

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Report of the City Engineer, August 24, 1994:

"Tenders were received and publicly opened on August 23, 1994, for the construction of the Water, Sanitary Sewers and Storm Sewers, on the extension of 105th Street to McKercher Drive, within the Muskeg Lake Indian Reserve in the Sutherland Industrial Area. The work consists of the supply and construction of water, sanitary and storm sewer mains to the City of Saskatoon Industrial

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standards.

The following tenders were received:

<u>Contractor</u>	<u>Tender Price</u>
Hamm Construction Ltd. Saskatoon, SK	\$109,103.14
Miazga Construction Ltd. Saskatoon, SK	\$151,852.50
Acadia Armstrong Construction Ltd. Saskatoon, SK	\$169,768.98

Hamm Construction Ltd. is an excellent contractor that has extensive experience in water and sewer construction. The firm has the equipment, capability and manpower to carry out the work during the remainder of 1994.

The Engineering Department's estimate for this job was \$125,000.00.

The total estimated cost to the City is calculated as follows:

Base Tender	\$ 98,664.31
GST	6,924.00
PST	<u>3,514.83</u>
Contract Amount	\$109,103.14
GST Rebate	<u>3,956.57</u>
Net Estimated Cost to the City	<u>\$105,146.57</u>

This project is part of the Development and Servicing Agreement between the City and the Band. The work covered under this contract is required because of the extension of McKercher Drive under the Federal Infrastructure Project. This work has not been allocated funds from previous Capital Budgets. The underground work must be constructed prior to the extension of 105th Street to Packham Avenue. The City will receive development fees from the Band when development takes place east of McKercher Drive."

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- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Hamm Construction Ltd., for the construction of water, sanitary and storm sewer mains for the Muskeg Lake area, for a total estimated cost of \$109,103.14, GST and PST included;
  
  - 2) that City Council approve a post-budget provision of \$110,000 in Capital Project No. 849 for Water/Sanitary Sewer Mains;
  
  - 3) that the source of funding be General Prepaid Services - Engineering; and,
  
  - 4) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**A2) Muskeg Lake - Road Construction  
Project No. 849  
Award of Contract No. 4-0001  
(File No. CC 6000-1)**

Report of the City Engineer, August 24, 1994:

"Tenders were received and publicly opened on August 23, 1994, for the construction of the road and curbs on the internal road within the Muskeg Lake Indian Reserve adjacent to Packham Avenue in the Sutherland Industrial Area. The work consists of the supply and construction of curb and road construction to the City of Saskatoon Industrial standard.

The following tenders were received:

<u>Contractor</u>	<u>Tender Price</u>
ASL Paving Ltd. Saskatoon, SK	\$292,902.50

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Central Asphalt and Paving Inc. \$293,501.70  
Saskatoon, SK

ASL Paving is an excellent contractor that has extensive experience in road construction. The firm has the equipment, capability and manpower to carry out the work during the remainder of 1994.

The Engineering Department's estimate for this job was \$310,000.00.

The total estimated cost to the City is calculated as follows:

Base Tender	\$270,738.14
PST	3,001.50
GST	<u>19,162.86</u>
Contract Amount	\$292,902.50
GST Rebate	<u>10,950.20</u>
Net Estimated Cost to the City	<u>\$281,952.30"</u>

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by ASL Paving Inc., for the construction of the roadways for the Muskeg Lake area, for a total estimated cost of \$292,902.50, GST and PST included; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

- A3) Proposed Development and Servicing Agreement  
- The City of Saskatoon and A & W (Prince Albert) Ltd.  
- Brightwater Crescent/Lavalee Road area of the  
Lakeridge Neighbourhood  
(File No. CC 297-21)**
- 

Report of the City Solicitor, August 23, 1994:

"In accordance with the instruction of the Works and Utilities Committee, and the further specific direction of the City Engineer, we have prepared and forward herewith for consideration proposed form of Development and Servicing Agreement as between The City of Saskatoon and A & W (Prince Albert) Ltd. pertaining to the Brightwater Crescent/Lavalee Road area of the Lakeridge neighbourhood.

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The Agreement deviates from our standard form in that:

1. Pursuant to paragraph 7 of the Agreement, and in keeping with several other Agreements concluded in the past several years, the Developer has the option to undertake certain fencing and buffer development works on behalf of the City. Should such option be exercised, the Developer will be required to comply with all City of Saskatoon standards and specifications relating to the class of works in question, and such works shall be constructed as a consequence of an open public tender.
2. The Agreement establishes two additional charges to be remitted by the Developer to the City, being the Kingsmere Boulevard Extension Fee and the Storm Water Ponding Fee. The former relating to the Developer's portion of the cost of extending Kingsmere Boulevard in this particular location, and the latter pertaining to the Developer's portion of the cost of establishing ponding facilities which will be formally developed to serve this and other adjacent development areas.

Except as noted above, the proposed Development and Servicing Agreement sets forth The City of Saskatoon's standard development conditions and requirements."

- RECOMMENDATION:**
- 1) that the proposed Development and Servicing Agreement between The City of Saskatoon and A & W (Prince Albert) Ltd. 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.*

- A4) 1994 Capital Budget Project No. 1062  
Prepaid Subdivision Services - Lakewood 93-B-City,  
Heritage Crescent, Water and Sewer Construction  
Contract No. 4-0037  
(File Nos. CC 7820-1 and 1703)**

Report of the City Engineer, August 24, 1994:

"Project No. 1062 involves the construction of municipal services on City-owned land in Lakewood. This contract provides for the servicing of the remainder of the west end of Heritage Crescent in order to loop the watermains through the new development and so that road work on

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this portion of Heritage Crescent may be completed early in 1995 to provide better access.

Tenders for Lakewood 93-B-City, Heritage Crescent, Water and Sewer Construction, were received and opened publicly on August 23, 1994. Three tenders were received as follows:

<u>Contractor</u>	<u>Tender Price</u>
Hamm Construction Ltd.	\$115,303.20
A.M.E. Systems Ltd.	\$127,143.46
Miazga Construction Ltd.	\$141,659.98

The Engineering Department's estimate for the construction of this project is \$123,900.00.

The net cost to the City for the lowest bid is calculated as follows:

Base Tender	\$107,760.00
GST	<u>7,543.20</u>
Contract Amount	\$115,303.20
GST Rebate	<u>4,310.18</u>
Net Estimated Cost to the City	<u>\$110,993.02</u>

This work is part of the 1994 Prepaid Services Capital Budget. The work is required to enable access to the new townhouse development on Heritage Crescent. The work requires a post-budget approval of \$100,000.00 from the Prepaid Services General Reserve. The budget will be reimbursed through the sale of land in the area."

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Hamm Construction Ltd., for Lakewood 93-B-City, Heritage Crescent, Water and Sewer Construction, at a total estimated cost of \$115,303.20, including GST;
  - 2) that City Council approve an additional post-budget provision of \$120,000 in Capital Project No. 1062 for Water/Sanitary Sewer Mains;
  - 3) that the source of funding be General Prepaid Services - Engineering; and,
  - 4) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

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*ADOPTED.*

**A5) Rehabilitation of Circle Drive  
College to Attridge Drive - Northbound  
Capital Project 892  
Contract No. 4-0039  
(File No. CC 6315-1 and 1703)**

Report of the City Engineer, August 24, 1994:

"Tenders were advertised and opened publicly on August 24, 1994, for the rehabilitation of Circle Drive northbound from College Drive to Attridge Drive.

The following tenders were received:

<u>Contractor</u>	<u>Tender Price</u>
Central Asphalt & Paving Inc. Saskatoon, Saskatchewan	\$360,459.65
ASL Paving Ltd. Saskatoon, Saskatchewan	\$440,286.90

Bid prices include GST and PST, and are summarized on the attached tabulation form. The estimate prepared by the Engineering Department was \$421,788.00.

The estimated cost to the City based on the low tender is calculated as follows:

Base Bid (including PST)	\$337,038.62
GST	<u>23,421.03</u>
Contract Amount	\$360,459.65
GST Rebate	<u>13,383.45</u>
Net Estimated Cost to the City	<u>\$347,076.20</u>

Central Asphalt & Paving Inc. has performed similar work in the past for the City of Saskatoon."

- RECOMMENDATION:** 1) that City Council accept the tender submitted by Central Asphalt and Paving Inc., for the rehabilitation of Circle Drive northbound from College Drive to Attridge Drive, for a total estimated cost of \$360,459.65; PST and GST included; and,

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

*ADOPTED.*

**A6) Dewatered Sludge Storage Facilities  
Pollution Control Plant  
Project Number 1118-1  
Contract No. 4-1001  
(File Nos. CC 7800-4 and 670-2)**

Report of the Manager, Water and Pollution Control Department, August 25, 1994:

"The 1994 Sewage Utility Capital Budget includes \$450,000 for the construction of an appropriately sized, sealed, drained and landscaped storage area for partially dewatered digester sludge at the City of Saskatoon's Sludge Dewatering Facilities. This project will address concerns raised by Councillors of the R.M. of Corman Park and residents from the surrounding area with regard to the current operation of the facilities. It is imperative, from an environmental perspective, that sludge melt water is properly contained on the site.

The primary purpose of the storage area is to store and eventually dewater frozen, partially dried sludge originating from winter clean-out operations of the adjacent drying beds. The scope of construction work includes top soil stripping and stockpiling, clay liner installation on a 25,000 square metre area, 35,000 cubic metres of excavation for embankment, construction of approximately 1,300 metres of dykes and roadways, construction of an 800-metre drainage ditch, and installation of piping, electrical and mechanical components required for a collection manhole and pumphouse.

The engineering services required for the design and construction work are being provided by the firm UMA Engineering Ltd. for a net cost to the City (3% G.S.T) of \$34,852.11. UMA Engineering Ltd. was involved in the design of the original sludge disposal facilities in 1984 and in all subsequent expansions.

Tenders for the construction of the dewatered sludge storage area were received and opened on August 16, 1994. The bids are based on estimated quantities and unit costs, and are summarized as follows:

<b><u>Contractor</u></b>	<b><u>Location</u></b>	<b><u>Base Bid</u></b> <b><u>(including G.S.T &amp; P.S.T)</u></b>
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Brodsky Earthmoving Inc.	Saskatoon, SK	\$ 449,433.92
Acadia-Armstrong Construction Ltd.	Saskatoon, SK	\$ 633,049.45
Dallas Contracting Ltd.	Humboldt, SK	\$ 746,271.50

The consulting firm of UMA Engineering Ltd. has completed a commercial and technical bid evaluation. Brodsky Earthmoving Inc, the low bidder, was found to meet all qualifications necessary to carry out the required work. As a part of the bid evaluation, credits were established from the bid breakdown for quantities that could be reduced from original bid. Total credits for the reductions amounted to \$28,638.82.

UMA Engineering Ltd. has subsequently reported that the work can be accomplished within the budget with the agreed to reductions.

The summary of the total purchase cost and appropriate taxes is as follows:

Base Price (including PST)	\$420,031.70
Quantity reductions	(26,765.25)
GST (7%)	<u>27,528.65</u>
Contract Amount	\$420,795.10
GST Rebate	<u>15,730.66</u>
Net Estimated Cost to the City	<u>\$405,064.44</u>

- RECOMMENDATION:**
- 1) that City Council accept the tender submitted by Brodsky Earthmoving Inc., for the construction of Dewatered Sludge Storage Facilities at the Pollution Control Plant, at a total estimated cost of \$420,795.10, including PST and GST; and,
  - 2) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

*ADOPTED.*

**Section B - Planning and Development**

**B1) Mendel Art Gallery**

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**Roof Replacement  
Award of Tender  
(File Nos. CC 620-1 and 153-1)**

On June 6, 1994, A Committee of the Whole Council met with the Trustees of the Board of the Mendel Art Gallery to consider a consultant's report on the condition of the Gallery's roof. As a result of this discussion, a recommendation was forwarded to City Council for consideration during its June 20, 1994, meeting. At that time, City Council resolved:

**"that City Council authorize the expenditure of \$345,900 for replacement of the roof covering of the Mendel Art Gallery, such expenditure to be financed from the Federal Infrastructure Program in the sum of \$180,000 and the remainder from the Mendel Art Gallery's Reserve Funds."**

Report of the Acting General Manager, Civic Buildings and Grounds Department, August 12, 1994:

"Tenders for this project were received on July 28, 1994, and were accompanied by the required bid bonds and consent of surety. Exclusive of the G.S.T., the bids are as follows:

Miners Construction Co. Ltd.	Saskatoon	\$364,100.00
R & D Hill Construction Ltd.	Saskatoon	\$367,826.00
Graham Construction and Engineering (1985) Ltd.	Saskatoon	\$368,991.00
Berge Construction Ltd.	Saskatoon	\$380,845.00
Steinitz Construction Ltd.	Saskatoon	\$389,900.00

The low bidder, Miners Construction Co. Ltd., is acceptable to the Trustees of the Board of the Mendel Art Gallery and to the Civic Buildings and Grounds Department.

The lowest bid exceeds the budget established for the roof-replacement improvements. However, the Trustees authorized funding the shortfall from the Mendel Art Gallery's Reserve Funds.

The net estimated cost to the Gallery is as follows:

Base Bid (including applicable P.S.T.)	\$364,100.00
G.S.T.	<u>25,487.00</u>
Contract Amount	\$389,587.00
G.S.T. Rebate	<u>14,563.27</u>
Net Cost to the Gallery	\$375,023.73

The work is scheduled to commence in August of 1994, and to be completed by October 14, 1994."

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- RECOMMENDATION:**
- 1) that the expenditure of \$389,587.00 for replacing the roof-covering of the Mendel Art Gallery be approved, with the financing being \$180,000 from the Federal Infrastructure Program and the remainder from available funds in the Mendel Art Gallery's capital reserves;
  - 2) that a contract for the roof-replacement improvements at the Mendel Art Gallery be awarded to the low bidder, Miners Construction Co. Ltd., in the amount of \$389,587.00, which includes the base bid and the applicable Goods and Services Tax; and,
  - 3) that the City Commissioner and the City Clerk be authorized to execute, under the Corporate Seal, the appropriate contract documents as prepared by the City Solicitor.

*ADOPTED.*

**B2) Application for Registration of Condominium Plan  
Chateau Wycliffe -- 525 - 3rd Avenue North (R.5 Zoning District)  
South 5 feet of Lot 27 & Lots 28 - 33 inclusive, Block 185, Plan No. Q13  
(File No. CC 4132-1)**

Report of the City Planner, August 23, 1994:

"Wycliffe Properties Company Limited has submitted an application for registration of a Condominium Plan through the conversion of a building (Chateau Wycliffe) which is located on the south 5 feet of Lot 27 and all of Lots 28 to 33, Block 185, Plan No. Q13 (525 - 3rd Avenue North). The application involves converting an existing 64-suite, rental-apartment building. The multiple-unit dwelling is a seven-story concrete and masonry structure.

The applicant is presently requesting approval, in principle, to convert the existing rental-apartment building. If City Council provides this approval, the applicant will undertake the necessary building-improvements before requesting final project-approval. These improvements include combining the existing bachelor apartments with the existing one-bedroom units, thus reducing the total number of proposed condominium-units to 58 from 64. (A copy of the plans which show the proposed upgrading to the Chateau Wycliffe have been forwarded to the City Clerk's Department for review, if necessary, by members of City Council.)

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

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- Written Notice: In April of 1994, each tenant received a written notice that an application was being made to the City to convert the building for condominium purposes. A copy of this notice was provided by the applicant to the Planning Department, along with a list of the tenants who received this notice. The applicant has reported that no written replies have been received to this notice and that the verbal responses from the tenants have been favourable.
- Option to Purchase: Every tenant has also received a written notice of how they may purchase the premises that are presently being rented or any other unit which may become available for sale. This notice includes the estimated unit-prices, the estimated monthly charges for condominium-fees and taxes, the availability and cost of financing, the required equity-capital, and a copy of the professional report which addresses the building's critical life-safety conditions.
- Professional Review of the Building: After a detailed inspection of the building, Mr. E.J. Kearley, P.Eng., has submitted a report which identifies certain items that must be corrected in order for the building to meet the building-code requirements. After the outstanding items are corrected, the final application can then be considered for approval.
- Compliance with The Zoning Bylaw: The proposal complies with the requirements of The Zoning Bylaw. The site is zoned R.5 District. Due to changes in the zoning regulations since the original construction of the multiple-unit dwelling in 1971, the building is currently a legal, non-conforming property with regards to the size and number of parking spaces and the provision of landscaping. Sixty-two off-street parking spaces are provided at this site.
- Compliance with the National Building Code: The proposal has also been examined by the Building Standards Branch of the Planning and Construction Standards Department. If the necessary building-modifications are made to bring the structure into conformance with the standards of the 1990 National Building Code, the proposed condominium will meet the requirements of The Building Bylaw.
- Other Considerations: According to the latest statistics (April, 1994) from Canada Mortgage and Housing Corporation (C.M.H.C.), the apartment vacancy rate in privately-owned rental units was 4.0% in the Saskatoon metropolitan-area. For the central area, which includes the City Park area, the vacancy rate for apartments was 3.9%. C.M.H.C. reports that vacancy rates of 3.0% to 3.5% represent a 'balanced' rental market in Saskatoon.

Wycliffe Properties Company Limited intends to dedicate and to prepare the suites for sale only as they become vacant through normal attrition; no existing tenants will be required to vacate their premises as part of the condominium-conversion process. The rents which are charged to the existing tenants will not be increased in order to pay for the building-improvements that are required for the condominium-conversion. Rather, the developer intends to use the proceeds from the sale of the units to pay for all of the required improvements.

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The applicant's studies indicate that this approach to dealing with the existing tenants will provide an adequate supply of vacated units to satisfy the demand for condominium-units. The condominium-sales program will be a gradual process which will take place over many years. Therefore, in the opinion of the Planning and Construction Standards Department, the conversion of this property to a condominium will not create a hardship for the existing tenants, nor will it significantly affect the supply of rental units or the rents charged for rental units in the area.

Taking the preceding considerations into account, the Planning and Construction Standards Department advises that:

- a) separate occupancy of the units will not contravene the requirements of The Zoning Bylaw;
- b) the approval required under The Zoning Bylaw has been given in relation to the separate occupancy of the units; and,
- c) the buildings and the division of the buildings into units of separate occupancy, as shown on the plans which have been submitted and as constructed, will not interfere with the existing or likely future amenities of the neighbourhood."

- RECOMMENDATION:**
- 1) that the conversion of the multiple-unit dwelling at 525 - 3rd Avenue North to a condominium be approved, in principle; and,
  - 2) that after the necessary building-modifications have been made (to satisfaction of the City Planner) to bring the building to the standards of the 1990 National Building Code, the Administration provide a further report to City Council for final approval of this proposed condominium-conversion.

*ADOPTED.*

**B3) Subdivision Application #27/94  
110 Saskatchewan Crescent West  
(File No. CC 4300-2)**

The following subdivision application has been submitted for approval:

Subdivision Application:	#27/94
Applicant:	Kari and Rick Schwinghammer
Legal Description:	Lots 9 & 10, Block 4, Plan No. FJ

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Location: 110 Saskatchewan Crescent West

The August 23, 1994, report of the City Planner concerning this application is attached.

**RECOMMENDATION:** that Subdivision Application #27/94 be approved, subject to:

- a) the Certificate of Approval being issued, subject to the consolidation of the subdivided portion of Lot 10, Block 4, Plan No. FJ with Lot 9, Block 4, Plan No. FJ;
- b) the payment of \$50.00 which is the required approval fee;
- c) the payment of \$6,508.95 for the required area-development charges; and,
- d) the payment of \$3,000.00 as money-in-lieu of the municipal-reserve dedication.

*ADOPTED.*

**C1) Investments  
(File No. CC 1790-3)**

Report of the City Treasurer, August 23, 1994:

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

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

*ADOPTED.*

**REPORT NO. 18-1994 OF THE PLANNING AND DEVELOPMENT COMMITTEE**

Composition of Committee

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Councillor P. McCann, Chair  
Councillor G. Penner  
Councillor K. Waygood

**1. Communications to Council**

**From: Laurie Stone, President**

**Nutana Community Association**

**Date: June 28, 1994**

**Subject: Requesting Council to initiate a process of public consultation  
to review the area plan in Nutana, with the intent of completing the  
rezoning of properties to reflect current usage**

**(File No. CK. 4353-1)**

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On July 4, 1994, City Council was advised that the above-noted communication, copy attached, had been forwarded to the Planning and Development Committee for further handling.

In this regard, your Committee has considered the following report of the City Planner, dated July 28, 1994 (in part):

"As the Committee is aware, a comprehensive review of the land-use policies for Saskatoon's eight core neighbourhoods was undertaken between 1988 and 1990. This review was based on extensive public consultation with the community associations and with the residents of these core neighbourhoods.

The Nutana Neighbourhood was one of the core neighbourhoods where the land-use policies were reviewed and where amendments were approved. Since that time (i.e. since 1990), City Council has approved three further amendments, as recommended by the Planning and Construction Standards Department, to the land-use policies which were implemented in the general review of the Core Neighbourhood Study. These amendments applied to properties along Albert Avenue, Lansdowne Avenue, and McPherson Avenue. In each case, the policies were changed to decrease the allowable density along these streets.

In her June 28, 1994, letter, the President of the Nutana Community Association stated that there are still some land-use and zoning issues which need to be addressed in the Nutana Neighbourhood. While this comment is generally correct (particularly with respect to the zoning of the Broadway Avenue commercial-area), the Planning and Construction Standards Department believes that issues related to development and density apply to many of the core neighbourhoods. A comprehensive review of the Nutana Neighbourhood's land-use policies should be conducted within a broader context which includes all of these neighbourhoods.

The Planning and Construction Standards Department has advised the core neighbourhoods' community associations that the Core Neighbourhood Study will continue to be comprehensively reviewed approximately every five years. During the intervening period,

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applications for amendments to the land-use policies in these neighbourhoods will be reviewed and processed through City Council on an individual basis.

Staff of the Planning and Construction Standards Department have recently begun preparing for the public-consultation phase of the Plan Saskatoon Project which is a comprehensive review of the City's Development Plan and Zoning Bylaw. This review will include a discussion of development issues affecting the core neighbourhoods. Discussions are being planned which will centre around issues such as density, servicing, provision of amenities, consumer confidence in the core neighbourhoods, and property-maintenance. These discussions will provide a forum for groups and individuals to have input into a new Development Plan for Saskatoon. The Nutana Community Association will be invited to participate in the Plan Saskatoon Project where the issues and concerns which this Association has raised can be discussed and where new solutions can be derived to benefit all of the core neighbourhoods."

- RECOMMENDATION:**
- 1) that the information be received; and
  - 2) that a copy of this report be forwarded to the Nutana Community Association for information.

*ADOPTED."*

*Moved by Councillor Birkmaier, Seconded by Councillor Penner,*

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

*CARRIED.*

**GIVING NOTICE**

Councillor Birkmaier gave the following Notice of Motion:

"TAKE NOTICE that at the next regular meeting of City Council I will move the following motion:

"THAT City Council request the Mayor to advise the President of Canadian Airlines of the bitter disappointment of City Council and the citizens of Saskatoon at the announcement of



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Canadian Airlines of its intent to reduce air service to the City of Saskatoon. And that the Mayor be further requested to ask Canadian Airlines to reverse its decision and to reassess the demand for air service in light of Saskatoon's continued population and economic growth and our position as the largest city in the province and an important community in Western Canada."

*Moved by Councillor Penner, Seconded by Councillor Thompson,*

*THAT Notice be waived.*

*CARRIED UNANIMOUSLY*

*Moved by Councillor Birkmaier, Seconded by Councillor Penner,*

*THAT City Council request the Mayor to advise the President of Canadian Airlines of the bitter disappointment of City Council and the citizens of Saskatoon at the announcement of Canadian Airlines of its intent to reduce air service to the City of Saskatoon. And that the Mayor be further requested to ask Canadian Airlines to reverse its decision and to reassess the demand for air service in light of Saskatoon's continued population and economic growth and our position as the largest city in the province and an important community in Western Canada.*

*CARRIED.*

*Moved by Councillor Penner, Seconded by Councillor Birkmaier,*

*THAT the meeting stand adjourned.*

*CARRIED.*

The meeting adjourned at 8:02 p.m.

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Mayor

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City Clerk