

Council Chambers
City Hall, Saskatoon, Sask.
Monday, May 30, 2005
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Alm, Birkmaier, Fortosky, Heidt, Hnatyshyn, Neault,
Paulsen, Penner and Wyant;
A/City Manager Veltkamp;
A/General Manager, Corporate Services Bilanski;
General Manager, Community Services Gauthier;
General Manager, Infrastructure Services Uzelman;
General Manager, Fire and Protective Services Bentley;
General Manager, Utility Services Totland;
City Solicitor Dust;
City Clerk Mann; and
Council Assistant Mitchener.

Councillor Wyant was excused from the meeting at 10:08 p.m. during consideration of enquiries.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the minutes of meeting of City Council held on May 16, 2005, be approved.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Hnatyshyn,

THAT Council go into Committee of the Whole to consider the reports of the Administration and Committees.

CARRIED.

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

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

Committee arose.

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

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

“ADMINISTRATIVE REPORT NO. 11-2005

Section A – COMMUNITY SERVICES

**A1) “Blairmore Suburban Development Area”
File No. PL 4001-5**

RECOMMENDATION: that the area now referred to as the “West Sector” be named the “Blairmore Suburban Development Area”.

ADOPTED.

REPORT

Under City of Saskatoon Policy C09-008, (Naming of Civic Property and Development Areas), the Naming Advisory Committee shall screen and recommend to City Council for approval, the appropriate name for each park, municipally-owned or controlled facility, neighbourhood or suburban development area in Saskatoon.

On November 29, 2004, City Council resolved that the issue of naming the ‘West Sector’ be referred to the Naming Advisory Committee. The Committee initially discussed the naming of the ‘West Sector’ at their January 2005 meeting, and requested that further research be completed regarding the history of the ‘West Sector’, to identify any names of historical significance, so that the Committee could consider them in the naming of the suburban development area.

At the April 2005 Naming Advisory Committee meeting, the Committee received a report from the City Archivist that identified all significant homesteads, subdivisions, trails, and events that occurred in the area contained within the ‘West Sector’. After reviewing the information presented by the City Archivist, the Committee felt that none of the names identified were suitable for the suburban development area name. The Committee then determined that a theme that celebrated the potash industry would be desirable, and the name ‘Blairmore’ was suggested and discussed.

The name ‘Blairmore’ was selected in order to recognize the significant contribution the potash industry has made to Saskatchewan and Saskatoon. The name “Blairmore” relates directly to the “Blairmore Ring”, which is an important part of engineering technology that allowed miners to reach Saskatchewan’s rich potash deposits in the 1960’s. The Blairmore Ring, which stands five metres in diameter and weighs more than 28 tonnes, helped to unlock the potential of

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Saskatchewan's potash industry. An underground layer of water and sand called the Blairmore Foundation flooded out previous mining attempts made to reach the potash deposits. When the cast iron rings were installed, the 'Blairmore Rings', it created a watertight shaft that allowed miners to safely reach the potash deposits.

The 'Blairmore Ring' monument stood in Rotary Park from 1965-2001, as a tribute to the people who built the first potash mines in Saskatoon. In 2002, the Saskatoon John G. Diefenbaker International Airport provided a new home for the 'Blairmore Ring' which is now located on the east side of the terminal building with an interpretive area inside the terminal to explain the history of Saskatchewan's potash industry and of the Ring. (Saskatoon Airport Authority website.)

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

ATTACHMENT

1. Map showing "Blairmore Suburban Development Area"

A2) Enquiry – Councillor M. Heidt (May 2, 2005)
Concentration of Supportive Housing in Residential Areas
(File No. CK 750-1 & 1870-1)

RECOMMENDATION: that the following report be received as information.

IT WAS RESOLVED: that the matter be considered with Item A5 of Communications to Council.

A3) Request For Encroachment Agreement
234 – 2nd Avenue South
Lot 35, Block 152, Plan C195
(File No. PL 4090-2)

RECOMMENDATION:

- 1) that City Council recognize the encroachment at 234 – 2nd Avenue South (Lot 35, Block 152, Plan C195);
- 2) that the City Solicitor be instructed to prepare the appropriate encroachment agreement making provision to collect the applicable fees; and

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- 3) that His Worship the Mayor and the City Clerk be authorized to execute, on behalf of the City of Saskatoon under the Corporate Seal and in a form that is satisfactory to the City Solicitor, the agreement with respect to this encroachment.

ADOPTED.

G.W. Bateman Jewellers, the owner of the property located at 234 – 2nd Avenue South, has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached Real Property Report, part of the building structure encroaches onto 2nd Avenue South. The encroachment has likely existed since 1948 when a new storefront was constructed. The total area of encroachment is approximately 0.2m² and will, therefore, be subject to an annual charge of \$50.00. (Note: the canopy that encroaches onto 2nd Avenue North has been previously approved and the annual charges already set up).

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

ATTACHMENTS:

1. Letter from G.W. Bateman Jewellers dated May 10, 2005
2. Real Property Report dated February 24, 2005

**A4) Land-Use Applications Received by the Community Services Department
For the Period Between April 8, 2005 to May 20, 2005
(For Information Only)
(File Nos. PL. 4355, 4350, 4300; CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

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Discretionary Use

- Application No. 11/05: 1311 Kerr Road
Applicant: Albany Freight Transfer Systems Ltd.
Legal Description: Lot 28, Block 318, Plan 94S07445
Current Zoning: R1A District
Proposed Use: Type II Home Based Business
Neighbourhood: Erindale
Date Received: April 19, 2005

Discretionary Use

- Application No. D14/05: 2802 Idylwyld Drive
Applicant: Cantana Investments Ltd.
Legal Description: Lot A, Block 874, Plan 99SA30321
Current Zoning: IL1
Proposed Use: Retail Space
Neighbourhood: Hudson Bay Industrial
Date Received: May 2, 2005

Discretionary Use

- Application No. 15/05: 1222 Beechmont View
Applicant: Mrs. Olu Akinbolue
Legal Description: Lot 56, Block 111, Plan 98SA30241
Current Zoning: R1A
Proposed Use: Day Care
Neighbourhood: Briarwood
Date Received: May 2, 2005

Discretionary Use

- Application No. 16/05: 2107 Lorne Avenue
Applicant: Ryan Stadnick
Legal Description: Lot 4, Block 3, Plan G517
Current Zoning: R2
Proposed Use: Care Home
Neighbourhood: Exhibition
Date Received: May 10, 2005

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Discretionary Use

- Application No.17/05: 110 LaRonge Road
Applicant: Saskatoon Mennonite Care Services Inc.
Legal Description: Parcel X, Plan No. 01SA03198
Current Zoning: M3 District
Proposed Use: Special Needs Housing
Neighbourhood: Lawson Heights Suburban Centre
Date Received: May 17, 2005

Rezoning

- Application No. Z16/05: 703 Temperance Street
Applicant: Meridian Development Corporation
Legal Description: Lot 36, Block 117, Plan B1856
Current Zoning: R2
Proposed Zoning: RM3
Neighbourhood: Nutana
Date Received: May 16, 2005

Subdivision

- Application No.23/05: 510-512 Coppermine Place
Applicant: Laddie and Shelley Wesolowski
Legal Description: Lot 37, Block 888, Plan 77S22646
Current Zoning: R2
Neighbourhood: River Heights
Date Received: April 22, 2005

Subdivision

- Application No. 24/05: 2324 20th Street West & 232-236 Ave. X, South
Applicant: Webster Surveys for J., M., & N. Apolonia and
R. Mielczarek
Legal Description: Lots 16-20, Block 31, Plan G99
Current Zoning: R2
Neighbourhood: Meadowgreen
Date Received: May 2, 2005

Subdivision

- Application No. 25/05: Cartwright Street
Applicant: T. Webb Surveys for the Willows Corporation
Legal Description: Block 101, Plan 101851400
Current Zoning: DCD4
Neighbourhood: The Willows
Date Received: May 10, 2005

Subdivision

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- Application No. 26/05: 2316-2318 St. Patrick Avenue
Applicant: Melvin Digneau
Legal Description: Lot 38, 39 and 40, Block 4, Plan GV (H4128)
Current Zoning: R2
Neighbourhood: Exhibition
Date Received: May 13, 2005

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

ATTACHMENTS

1. Plan of Proposed Discretionary Use D11/05
2. Plan of Proposed Discretionary Use D14/05
3. Plan of Proposed Discretionary Use D15/05
4. Plan of Proposed Discretionary Use D16/05
5. Plan of Proposed Discretionary Use D17/05
6. Plan of Proposed Rezoning Z16/05
7. Plan of Proposed Subdivision 23/05
8. Plan of Proposed Subdivision 24/05
9. Plan of Proposed Subdivision 25/05
10. Plan of Proposed Subdivision 26/06

A5) Stonegate Retail Proposal
(File No. PL 4115 – DPA28/02 and CK. 4125-1)

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to:
 - a) amend Section 19 of the City of Saskatoon Development Plan to add provisions for a Direct Control District No. 5 as outlined in Attachment 1 of this report;
 - b) amend the Development Plan Land Use Map (Bylaw No. 7799) to re-designate the lands identified on Attachment 2 from ‘Residential’ to a ‘Direct Control District’;
 - c) amend the City of Saskatoon Zoning Bylaw No. 7800 to add provisions for a new ‘DCD5’ zoning

district; and

- d) amend the City of Saskatoon Zoning Bylaw Map to rezone the lands from an 'FUD' District to a 'DCD5' District as shown on Attachment 3.
- 2) that the General Manager, Community Services Department be requested to prepare the required notices for advertising the proposed amendments:
- 3) that the City Solicitor be requested to prepare the required Bylaws; and
- 4) that at the time of the public hearing, City Council receive the recommendations of the Municipal Planning Commission.

IT WAS RESOLVED: that the matter be considered with Item A6 of Communications to Council.

Section B – CORPORATE SERVICES

B1) 2004 Financial Reports
(File No. 1895-3)

- RECOMMENDATION:**
- 1) that \$995,000 be transferred from the Interest Stabilization Reserve to offset the interest earnings unfavourable variance;
 - 2) that the 2004 Performance Measurement Report be referred to the Executive Committee for discussion; and,
 - 3) that the balance of the reports be received as information.

ADOPTED.

Attached, for City Council's information, is a copy of the audited 2004 City of Saskatoon Financial Report, which has been prepared in accordance with the financial reporting recommendations of the Public Sector Accounting Board (PSAB) of the Institute of Chartered Accountants. City Council has previously received interim financial results for the City of Saskatoon 2004 year-end, which included a surplus of \$1,360,000. The final statements reveal a surplus of \$1,335,000 resulting from minor revisions to interest earnings and the impact of amortizing net investment premiums/discounts.

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The Administration has always purchased some investments at a premium (over par value) or discounted (under par value) price. For many years, when the net premiums in the portfolio were not significant, they were recognized against earnings in the year the investment matured or was sold. Over the last few years, an increasing number of investments have been acquired at a net premium, because these investments still resulted in the best overall return to the City. However, based on the value of the net premiums purchased, your Administration considers them to be material, meaning they should be amortized over the life of the investment. Based on this fact, and on discussions with the external auditor, your Administration has amortized the net investment premiums and the final statements have been revised accordingly. The impact for the 2004 fiscal year is \$450,000 with a prior year adjustment of \$570,000. Your Administration is recommending that the net adjustment of \$995,000 (includes other minor revisions totalling \$25,000, referred to above) be funded through a transfer from the Interest Stabilization Reserve. This is consistent with the intent of the reserve, which includes mitigating any impact on the mill rate. It should be noted that this adjustment is one of timing only. Past practice was to realize the full impact of net premiums at sale or maturity; the amortization being recommended recognizes a portion of this adjustment on an annual basis while the investment is being held. The Reserve has sufficient funds for this purpose.

Copies of the following reports are also attached:

- 2004 City of Saskatoon Public Accounts
- 2004 Capital Status Report
- 2004 Saskatoon Public Library Financial Statements
- 2004 Financial Reports – Superannuation Plans
- 2004 Performance Measurement Report

As City Council will recall, the intent of the annual Performance Measurement Report was to provide City Council with an annual report monitoring both the results and the efficiency of civic services. Our report is based on the municipal performance measurement program in place in Ontario, as that model identified a province-wide set of measures (most of which were applicable to Saskatoon) and the model was designed to establish benchmarks against which individual communities could be compared.

However, the process has not evolved as planned in Ontario. At this point, for example, benchmarks are still not available. In preparing the enclosed 2004 report, your Administration has identified some concerns with the Ontario initiative. In addition, some members of City Council have expressed concerns about the usefulness of the existing report. As a result, your Administration would like to have a discussion, at a public Executive Committee meeting, on the usefulness of the existing report and, if the report is to continue, the direction it should take in the future.

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PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENTS

1. 2004 City of Saskatoon Financial Report
2. 2004 City of Saskatoon Public Accounts
3. 2004 Capital Status Report
4. 2004 Saskatoon Public Library Financial Statements
5. 2004 Financial Reports – Superannuation Plans
6. 2004 Performance Measurement Report

**B2) City of Saskatoon – 2004 Absenteeism Report
(File No. 4630-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

On an annual basis, your Administration provides City Council with a copy of its corporate-wide, short-term absenteeism report. Attached, for Council's consideration, is the report for the year ended December 31, 2004. The following summarizes some of the major changes/trends that have been identified in the report:

1. Total hours of absenteeism have decreased by 7,864 – the second straight year with a decrease.
2. Average hours of absenteeism have decreased by 4 hours to 60 hours from 64 hours.
3. Average number of incidents has decreased from 3.4 to 3.2.
4. Short-term absenteeism costs, inclusive of any increases due to wage contractual wage adjustments, have decreased by \$163,167.
5. 22% of employees had zero incidents of absenteeism during the year.

An active return-to-work program, wellness and injury prevention programs, and the co-operative spirit of both employees and their Unions to reducing sick leave usage, all combine to achieve these results. Your Administration is very pleased with the results and is hopeful that this constitutes a trend that began in 2003.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

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ATTACHMENT

1. City Saskatoon 2004 Absenteeism Report.

**B3) Request for an Advance of Statutory Funding
Meewasin Valley Authority
(File No. 1870-4)**

- RECOMMENDATION:**
- 1) that City Council authorize an advance of up to \$940,000 (plus interest on the outstanding balance) to the Meewasin Valley Authority, to be repaid from future budgetary payments to the Authority; and,
 - 2) that City Solicitor be instructed to prepare an agreement related to this advance and its repayment.

Based on a meeting with a representative of the Meewasin Valley Authority (MVA) on May 18, 2005, the Administration suggested the MVA submit a written request to the City, which is attached (Attachment 1). The MVA is requesting an advance of up to \$940,000 on their future funding from the City of Saskatoon in order to allow the planned River Landing park development to proceed this year.

The City of Saskatoon currently budgets for an annual payment of \$612,400 to the MVA. Section 56(1)(b) of *The Meewasin Valley Authority Act* sets the statutory payment the City (and the other funding partners) is required to pay to the MVA each year at \$556,700. In addition to this statutory payment, the Province, through its budget, increased its provision in recent years by 10%. City Council, and subsequently the University of Saskatchewan, responded by increasing their provisions by 10% (\$55,700 for the City).

The Meewasin Valley Authority Act also contains a section, noted in the letter from the MVA, which allows a participating partner to advance future budget provisions to the Authority. It is through that section of the *Act* that the MVA is making its request. Specifically, the MVA is requesting:

- An advance, against future annual payment from the City to the Authority, of up to \$940,000.
- Repayment to begin through the City applying its quarterly payments, beginning April 1, 2006, to the advance.
- The ability of the MVA to pay down all or any part of the advance at any time.
- That the advance be interest free.

Your Administration agrees with the rationale upon which the MVA makes this request. We agree that delaying part of this project will probably increase the total cost over time. In addition, we agree that there are efficiencies in completing all of the work this year, and that delay could impact

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whatever concurrent projects proceed in the riverfront area. We also agree that City Council can, at its discretion, advance these funds through Section 69(2) of *The Meewasin Valley Authority Act*. For those reasons, the Administration recommends the requested funds be advanced.

The only areas where your Administration disagrees with the request relates to interest on the funds advanced. Your Administration believes that, in order to keep the City 'whole', this advance should be subject to an interest charge. The intent of an interest component would be to recognize that, if the funds were not advanced to the MVA, they would be invested, providing a market return on those funds. Our recommendation proposes to charge interest at the estimated rate of return we could receive if these funds were invested (versus a borrowing rate, which is usually higher). In addition, we recommend that interest be calculated quarterly, at a rate of 4%, on only the outstanding balance at that time.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENT

1. May 19, 2005 letter from the MVA requesting an advance of future City contributions.

IT WAS RESOLVED: 1) that City Council authorize an advance of up to \$940,000 (plus interest, at a rate of four percent, on the outstanding balance) to the Meewasin Valley Authority, to be repaid from future budgetary payments to the Authority; and,

2) that City Solicitor be instructed to prepare an agreement related to this advance and its repayment.

**B4) Debenture Issuance
(File No. 1750-1 & 1500-1)**

RECOMMENDATION: that City Council grant authorization to the General Manager, Corporate Services Department, to accept the terms of a \$13,291,000 debenture sale from the City's fiscal agency, subject to the approval of the appropriate Debenture Bylaw.

ADOPTED.

At its meeting held on October 18, 2004, during its hearing on Matters Requiring Public Notice, City Council approved the following recommendations applicable to the financing of the Saskatoon Soccer Centre Joint-Use Facility at the University Heights Multi-District Park:

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- “1) that City Council approve borrowing \$13,291,000 to finance the cost of the Saskatoon Soccer Centre Joint-Use Facility at the University Heights Multi-District Park. The financing requirements include:
- a) \$11,450,000 for an approved loan to the Saskatoon Soccer Centre Inc. to fund the new indoor soccer facility, outdoor artificial fields, and existing mortgage on the Kinsmen/Henk Ruys Soccer Centre; and
 - b) \$1,841,000 for the City of Saskatoon’s community centre shared program components that include the commons area, shared exits and mechanical room, food services, walking track, and parking.
- 2) that the City Solicitor be instructed to draft the appropriate bylaws.”

The intent was to borrow these funds at they are required by the Saskatoon Soccer Centre Inc.

With construction proceeding as planned, the Administration, subject to final agreement with representatives of Saskatoon Soccer, plans to borrow the required funds prior to summer.

Given the attractive level of financing costs currently available in the debt market, the Investment Committee wishes to receive authorization to issue debentures with respect to the Saskatoon Soccer Centre Joint-Use facility. Subsequent to the City’s most recent debenture issue on January 26, 2005, domestic interest rates have moved marginally higher largely due to events south of the border. The U.S. Federal Reserve remains consistent in its intent to increase administered rates and the substantial financing of the U.S. budget deficit suggests an upward trend in U.S. Treasury bond yields. Interest rates are anticipated to move higher as we move into the second half of 2005. Recent discussions with the City’s fiscal agency indicate that market demand continues to remain strong for high-quality municipal issues. Accordingly, the Investment Committee deems it prudent to issue debentures at the earliest opportunity to secure a low all-in-cost of borrowing.

Upon receiving authorization to borrow, the Investment Committee, with the assistance of the City’s fiscal agency, will continue to monitor the capital markets in order to determine an opportune time to effect a debenture sale. The Investment Committee proposes to issue a one- to fifteen-year serial debenture issue with interest paid on a semi-annual basis and principal repayment made on an annual basis. Given the current shape of the yield curve, the all-in-cost of borrowing for a one- to fifteen-year debenture issue would fall in the range of 4.70% to 5.10%. The City’s share of the debenture and its subsidy to Saskatoon Soccer Inc. for its unfunded share have been planned as three incremental provisions to the City’s Operating Budget, with the first provision of \$187,000 having been made in 2005.

PUBLIC NOTICE

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Public Notice for consideration of this matter was given as follows:

1. Advertised in *The StarPhoenix City Page* on Saturday, October 9, and Saturday, October 16, 2004, and in the *Sun* on Sunday, October 10, and Saturday October 17, 2004.
2. Posted on City Hall Notice Board on Thursday, October 7, 2004.
3. Posted on City Website on Thursday, October 7, 2004.

City Council subsequently dealt with the matter, as noted earlier in this report, at its meeting on October 18, 2004.

**B5) Customer Service Initiative
Landlord-Tenant Utility Agreement
(File No. 1550-2)**

- RECOMMENDATION:**
- 1) that City Council agree to initiate a Landlord-Tenant Agreement pilot program, with the longer-term objective of fully implementing the program;
 - 2) that City Council instruct the City Solicitor to amend Bylaws 2685 and 7567 to waive application fees for customers that enter into a Landlord-Tenant Agreement with the City of Saskatoon; and,
 - 3) that the Administration submit a further report to City Council at the conclusion of the pilot project.

ADOPTED.

A landlord-tenant agreement is an agreement between the City of Saskatoon and the owner of a rental property that allows for the automatic transfer of billing of utilities from the tenant to the owner when the tenant moves from that address and no other tenant is moving in.

The Treasurer's Office has been receiving enquiries from landlords about such a program as it is already offered by SaskPower and SaskEnergy. In addition, a recent internal audit of the utility billing system recommended that the Administration investigate the feasibility of implementing such an agreement.

Under these agreements, a landlord would sign an authorization for the City of Saskatoon to automatically activate a billing account under his/her name for utility services between tenants at a specified address(es). This transfer would be completed utilizing one service call by a city field services employee and would not require an actual disconnection of service. The service would remain in the landlord's name until a new tenant applies for service.

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The Administration has been reviewing the feasibility of implementing such a program and has already researched and developed a process that incorporates the City's requirements and the requirements of property owners that may participate in the pilot project. The Administration is approaching the implementation in two phases.

Short-term

While the Treasurer's Office has designed a process to implement this arrangement with landlords, the process will be manually administered because the current billing system does not provide for such an arrangement. Therefore in the short-term, a pilot project is being proposed that would limit participation to ensure the workload is manageable and would allow the manual processes to be tested and streamlined. In addition, the pilot project would help determine the full gains and impact of providing such a service, as well as assisting in determining the requirements to automate this service within the current utility billing system. Finally, it would confirm that the needs of both the customer (landlord) and the City are addressed.

Following a reasonable but sufficient assessment period, a review of the program's benefits and impact will be conducted to determine the feasibility of the continuation of the program. The Administration is recommending that the pilot project be a minimum of one year allowing a full-year's cycle of billings through various scenarios and seasonal conditions. While the exact number of potential participants in the pilot project has not been determined, nor the criteria developed to select these participants, the Administration is recommending starting on a limited basis and as workloads permit, add participants to broaden the potential scenarios to be tested.

The current bylaws require that customers be charged an application fee for any request for service. However, it is the recommendation of the Administration that these fees be waived for customers that have entered into a landlord-tenant agreement. This would require a change to the existing bylaws to waive application fees for the automatic transfer of billing into the landlord's account. Like other utilities, waiving these fees is justified because there are benefits to both the City and landlords who enter into these agreements. From the City's perspective, the benefits include:

- There will be a reduction in field visits by utility service personnel since the services will remain activated.
- The City will reduce the amount of lost consumption between tenants. This consumption will now be billed without the need to investigate if the residence was occupied or not.
- The landlord becomes the motivator for the new tenant to apply for service (otherwise the landlord would continue to be billed), which prevents "unauthorized" usage of services where services are active but no billing account is connected.
- There will be a reduction in customer service calls, because the landlord would not have to call in for the transfer of these services.

From the landlord's perspective, the main benefit is the automatic transfer of this service. Under the current requirements, landlords who choose to transfer services during periods of vacancy are required to make a new application every time, and pay the required application fees.

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Long-term

In order for the full implementation of landlord-tenant agreements that allows all potential requests to be accepted, the utility billing system would require an enhancement to automate the processes that would be refined during the trial period. It is anticipated that a system enhancement would require funding in the future for a project to complete the design, code the necessary changes to the utility billing system, and test the changes.

Provide alternatives to the recommended action if there is a practical and viable alternative. State the alternative(s) briefly and why it was rejected in favour of the recommendation. If applicable, include cost and policy implications for each option. If there aren't any options, keep the section in and state that there are no options.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Section C – FIRE AND PROTECTIVE SERVICES

C1) Communications to Council

From: Roger Langenhoff
Date: March 28, 2005
Subject: Saskatoon Fire and Protective Services
(File No. 150-1)

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

City Council, at its meeting held on April 4, 2005, considered the above-noted letter with respect to qualifications necessary to obtain employment with Saskatoon Fire and Protective Services. Council passed a motion that the information be received and referred to the Administration to respond to the writer and report to Council.

REPORT

Your Administration has responded to the writer in an attempt to clarify the Department's hiring policy and a copy of that Policy is attached for information.

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In November of each year, Saskatoon Fire and Protective Services holds two Open Houses for individuals interested in pursuing a career in the Fire Service. The Department's hiring process and requirements are discussed in addition to providing detailed descriptions of required non-discriminatory, gender neutral, Candidate Physical Abilities Test (CPAT) which is endorsed by the I.A.F.F. and I.A.F.C., and the Canadian Adult Achievement Test (CAAT). We invite representatives from the Manitoba Emergency Services College in Brandon, Manitoba, and Fire etc. (formerly the Alberta Fire Training School) in Vermilion, Alberta, to make presentations.

Most of our recent recruits are graduates of the Manitoba Emergency Services College in Brandon because their programs are tailored to meet our needs. We continue to be involved in the Brandon College selection process and the monitoring of students' progress throughout their school term. We also have a long-standing reciprocal agreement with the Brandon College for ongoing officer training and inspector/investigator certification. We advise Vermilion students that they will need to acquire any additional certifications required to meet our qualifications traditionally not offered by Fire etc.

Your Administration has been involved in ongoing formal discussions with Fire etc. in an effort to implement changes that would bring their programs in line with Saskatoon Fire and Protective Services' requirements, specifically the requirements of Primary Care Paramedic, Fire Inspector Level I and II, and Candidate Physical Abilities Test (CPAT). At this time, Fire etc. is very close to having their programs tailored to meet our requirements. Fire etc.'s facilities are excellent for both theory and practical application of required skills and knowledge.

In addition, your Administration continues to dialogue with the Four Winds Emergency Training College operated by the Saskatchewan Indian Institute of Technology in Saskatoon as they develop their program and facilities.

Since the Department has required pre-employment training, a small number of recruits have resigned after short-term employment due to personal or family-related issues and have been replaced from a pre-qualified short list. Preference is given to Saskatoon and/or Saskatchewan applicants.

Upon request, the current Fire Chief continues to meet personally with prospective students and/or parents, and graduates of different colleges looking for employment, to discuss the Department's hiring policy.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENT

1. Saskatoon Fire and Protective Services Policy – Hiring (Operations)

Section D – INFRASTRUCTURE SERVICES

**D1) Proposed Disabled Person’s Loading Zone
(File No. 6120-04 and CK. 6145-1)**

RECOMMENDATION: that a Disabled Person’s Loading Zone be installed in front of 324 Ave G South.

ADOPTED.

Infrastructure Services has received a request from the resident of 324 Ave G South for the installation of a Disabled Person’s Loading Zone in front of the residence, as shown on Plan No. 210-0042-017r001 (Attachment 1). The resident has a physical impairment such that direct access to the front of their home is required.

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

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENT

1. Plan No. 210-0042-017r001

Section E – UTILITY SERVICES

**E1) Enquiry – Councillor T. Paulsen (February 21, 2005)
Recycling Options
(File No. CK. 7830-5)**

RECOMMENDATION: that the information be received.

BACKGROUND

Councillor T. Paulsen made the following enquiry at the meeting of City Council held on February 21, 2005:

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“Over the past five years there have been a number of enquiries put regarding recycling plastic, glass, and a variety of other materials. The Administration’s response has always been the same – it’s too expensive. Yet, we are constantly reading about other communities that are recycling these materials successfully and at a profit.

In a recent version of Municipal World, there is an article on Recycling Options for Tubs and Lids for Profit. Could the Administration please report on whether this type of program is feasible in Saskatoon”.

REPORT

There are significant barriers in Saskatoon and in Saskatchewan that make recycling of particular materials more costly than in other regions of Canada. Lack of local markets, low tolerance for contamination, lack of infrastructure, no external funding and poor commodity prices are just some of the reasons why the recycling of plastic is not actively being pursued.

At present, there is only one processor of plastics in Saskatchewan, Exponential Products in Regina, and they are only capable of handling a small amount. Most plastic is sold and shipped out of province, sometimes as far as the southern United States or Asia. The revenue does not offset the cost of collection and shipping, except in the case of high-grade plastics such as polyethylene terephthalate (PET) or natural high-density polyethylene (HDPE). The majority of these high value plastics are collected through the Saskatchewan Association of Rehabilitation Centres (SARCAN) program. The remaining plastics in the waste stream are of extremely low value. Saskatchewan’s regional waste authorities such as the West Yellowhead Waste Resource Authority (WYWRA), located in the Wilkie/Maidstone area; REACT, located in the Humboldt area; and Red Coat, located in the Carlyle area, have stopped collecting plastics due to the increasing costs. A few municipalities continue to collect plastics, but as in the case of Outlook, they must charge a recycling fee to the members of the community to cover the cost of processing and shipping, or raise taxes to fund the program.

Plastics collected through a depot system have high levels of contaminants, and food waste on containers causing storage problems. Without a sorting process in place, contaminant levels can make the collected plastics unmarketable. One PVC bottle can contaminate a million PET bottles, and PVC is still used for some generic shampoos. PVC results in the release of chlorine gas in most processing operations, creating a danger to staff. Other contaminants can have detrimental effects on the end product. For these reasons, purchasers of plastic have very low tolerance for levels of contaminants. Stockpiling collected plastics can cause issues of odour and can attract vermin if there is significant food waste left on the containers. SARCAN stores plastic milk jugs in sealed areas prior to baling, due to extreme odour issues. Municipalities with curbside collection do not face these problems, as inappropriate or unwashed materials are not removed from the blue box, but are left for the resident to dispose of or wash.

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Most of the municipalities named in the articles published by the Environment and Plastic Industry Council (EPIC) are in Ontario and Quebec. Both provinces use predominantly blue box systems, and have external sources of funding. When reference is made to the recycling of plastics being profitable, it is in this context. The infrastructure for curb side collection, plastic processing and marketing is already in place, so the addition of a single plastic item, such as tubs and lids or bottles, is not a significant change to the program. In addition, both Quebec and Ontario have agreements with industry for funding of fifty percent of the blue box program, and under legislation, municipalities of a minimum size are obligated to have a blue box program. Many municipalities are finding that even at fifty percent funding, the operation of a blue box program is expensive.

Although plastic prices are rising due to the increased cost of oil and natural gas, the virgin material used to produce it, and the rising demand in Asia, it may still be some time before this translates into a significant increase in returns for used plastics. At present, Saskatoon does not have the infrastructure to collect plastics at curb side, or a facility to provide sorting, storage, processing and marketing. The recycling of plastics in Saskatoon would cost between \$100,000 to \$200,000 per year, and would achieve, at best, a 6% reduction of the waste stream. These are annual operating costs and do not include capital investment, which could be substantial.

The following table shows the approximate cost per tonne of various City recycling programs:

PROGRAM	NET COST (\$/TONNE) 2003 Statistics
Metals and Tin Cans	\$2.33
Newspapers/Magazines and Cardboard	\$6.05
Yard Waste Depots	\$13.32
Proposed Plastics Program	\$250.00
Yard Waste Subscription Pilot	\$443.09
Christmas Trees	\$517.76
Paint and Household Hazardous Waste	\$2,864.00

The Solid Waste Management Master Plan (SWMMP), a long-term comprehensive management plan, was approved by City Council in 2000. It focuses on the larger segments of the waste stream, such as organics, 27%, and construction and demolition (C&D) waste, 36%. These materials could be diverted through local means, so the programs would not be dependent on distant recycling markets, and unit costs could be kept low. Diversion programs for organic waste and C&D waste are currently under study by the Administration. Studies of plastic and glass recycling, included in the Appendix of the SWMMP, showed that these recycling options would be costly to the City, with only a low level of waste diversion realized.

If a local recycler of plastics becomes available, the Administration advises that the collection of plastics should be reconsidered at that time.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

IT WAS RESOLVED: that the information be received and forwarded to Saskatoon Regional Economic Development Authority, Inc. and the Saskatoon Chamber of Commerce.

Section F – CITY MANAGER

- F1) Proposed Stonegate Shopping Centre**
Clarence Avenue/Circle Drive, Saskatoon
(File No. CC. 4125-1)

RECOMMENDATION: that the information be received.

IT WAS RESOLVED: that the matter be considered with Item A6 of Communications to Council.

- F2) RFP Submission for River Landing Parcel “Y”**
(File No. CC. 4130-2)

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

At its meeting held on November 15, 2004 City Council adopted a two-stage process for the development of Parcel Y (hotel/spa/residential) within River Landing Phase I. Specifically, City Council adopted:

- “1) that City Council approve the two-stage disposition of Parcel “Y” (Block E16) as outlined in the attached memo;
- 2) that the attached Expression of Interest (EOI) document, including the evaluation criteria, be approved and issued;
- 3) that an Administrative Committee be struck to undertake evaluations of submissions received;

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- 4) that the selected short-list of EOI submissions be brought to City Council for approval prior to the issuance of the Request for Proposal (RFP); and
- 5) that the RFP summary and evaluation criteria outlined in the attached be approved, and that the Administration proceed to developing a detailed RFP document for City Council approval.”

The EOI was issued December 6, 2004 with a deadline for submissions of 4:00 p.m. Friday, February 11, 2005. The Administrative Committee conducted an evaluation of the four submissions received based on the criteria and the information requirements of the EOI. Administration reported that two submissions had scored sufficiently to proceed to the RFP stage and, at its meeting of March 7, 2005 City Council resolved:

- “1) that City Council approve the selection of Remai Ventures Inc. and VPMI Hotel Group to proceed to the RFP stage for the development of River Landing Parcel “Y”.
- 2) that City Council approve the attached RFP for distribution to the selected proponents.”

The RFP outlined the process and information required of the selected proponents to enable the City to choose the submission that best meets the vision for the development of Parcel “Y”. At the request of the proponents, the RFP deadline was extended from May 4 to May 25, 2005.

REPORT

Administration has received the attached proposal from Remai Ventures Inc. VPMI Hotel Group did not provide a proposal.

The evaluation committee, comprised of civic staff and consultant resources, will evaluate Remai Ventures Inc. RFP response and submit a report to City Council at the June 27, 2005 meeting. Council will then consider the committee’s recommendations but retains the right, at its discretion, to select or reject the proposal. If successful, the proponent will be required to enter into agreements with the City intended to ensure timely construction of the hotel/spa and restaurant in accordance with the proposal.

The proposal will be displayed for public review in the lobby of City Hall beginning Monday, May 30, 2005.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

REPORT NO. 9-2005 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor D. L. Birkmaier, Chair
Councillor O. Fortosky
Councillor E. Hnatyshyn
Councillor M. Neault
Councillor G. Wyant

1. Quint Development Corporation
Quint Affordable Rentals
(File No. CK. 750-1)

RECOMMENDATION:

- 1) that funding of up to \$78,700 under Option 1 be approved to the Quint Development Corporation for the acquisition and renovation of the apartment building at 137 Avenue T South to meet their client needs; and
- 2) that this funding be identified as the City's share of funding for the Saskatchewan Centenary Affordable Housing Program and that the Saskatchewan Housing Corporation be notified of the City of Saskatoon's desire to undertake this project as a priority for the renewal of the Pleasant Hill Neighbourhood.

ADOPTED.

Attached is a copy of a report of the General Manager, Community Services Department, dated April 13, 2005, regarding an affordable housing project proposed by Quint Development Corporation. Your Committee has reviewed this project with the Administration and supports Option 1, as proposed.

2. Canadian Coalition of Cities Against Racism
(File No. CK. 100-10)

RECOMMENDATION: that the City of Saskatoon become a member of and, by following the City of Saskatoon's Cultural Diversity and Race Relations Policy and action plan, take a leadership role by example and by networking in the Canadian Coalition of Cities Against Racism, which is to be

launched by UNESCO Canada in Saskatoon at the national meeting of the Canadian Association of Statutory Human Rights Agencies to be held from June 12 to 14, 2005.

ADOPTED.

Attached is a copy of a report of the Chair, Cultural Diversity and Race Relations Committee, dated May 12, 2005, regarding the City's role as part of a Canadian Coalition of Cities Against Racism. Your Committee has reviewed this report with both the Administration and the Chair of the Cultural Diversity and Race Relations Committee and clarified the expectations of the City taking a "leadership role" in this initiative.

3. 2004-2005 Annual Report
Cultural Diversity and Race Relations Committee
(File No. CK. 430-29)

RECOMMENDATION: that the information be received.

ADOPTED.

Your Committee has reviewed the attached 2004-2005 Annual Report of the Cultural Diversity and Race Relations Committee with the Chair of the Committee and wishes to commend the Committee for the job that it is doing.

REPORT NO. 4-2005 OF THE AUDIT COMMITTEE

Composition of Committee

Councillor G. Wyant, Chair
Councillor T. Alm
Councillor D. L. Birkmaier
Councillor B. Dubois
Councillor M. Neault

1. Audit Report – Park Design & Construction
(File No. CK. 1600-1)

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a copy of the Implementation Plan contained in the Audit Report – Park Design & Construction, which your Committee has reviewed with the Administration. It should be noted that the auditor's opinion indicates that the City of Saskatoon's policy criterion regarding the timing of new neighbourhood park development is reasonable and appropriate, and that the current Parks and Recreation Levy rate is adequate to ensure long-term reserve sufficiency.

The Audit Report was previously provided to all members of Council and has not been recopied at this time. A copy of the complete report will be available for review in the City Clerk's Office.

Moved by Councillor Hnatyshyn, Seconded by Councillor Penner,

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

CARRIED.

His Worship the Mayor assumed the Chair.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

AA. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

**1) Jo-Ann Carignan-Vallee, Executive Director
Saskatchewan Trails Association, dated May 12**

Submitting various requests in support of the Trans Canada Trail Centennial Relay 2005. (File No. CK. 205-30)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Heidt, Seconded by Councillor Paulsen,

THAT the information be received and forwarded the Citizens' Centennial Committee.

CARRIED.

2) Emmanuel Bertsch, dated May 17

Expressing concerns with respect to rising property taxes. (File No. CK. 1920-1)

RECOMMENDATION: that the letter be referred to the Administration to respond to the writer.

Moved by Councillor Paulsen, Seconded by Councillor Neault,

THAT the letter be referred to the Administration to respond to the writer.

CARRIED.

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**3) Ashley Whitenect, Conference Services Manager
Delta Bessborough, dated May 24**

Requesting temporary closure of bicycle lane in front of the Delta Bessborough Hotel on Thursday, June 23, 2005, from 6:00 a.m. – 9:30 a.m., to host the annual United Way Drive Thru Breakfast. (File No. CK. 205-1)

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

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the request be approved subject to administrative conditions.

CARRIED.

**4) Chuck Gallagher
Mind Your Mind Clothing Company, undated**

Requesting approval for a street vending license for the purpose of selling t-shirts and other clothing on the southeast corner of 11th Street and Broadway Avenue. (File No. 300-11)

RECOMMENDATION: that the request be approved subject to administrative conditions, including:

- 1) that reasonable action be taken to ensure the containment and/or removal of all garbage on the sidewalk in the vicinity of their business, and
- 2) that Mr. Gallagher notify McDougall Gauley of his intentions to be located in front of their business.

Moved by Councillor Hnatyshyn, Seconded by Councillor Penner,

THAT the request be approved subject to administrative conditions, including:

- 1) *that reasonable action be taken to ensure the containment and/or removal of all garbage on the sidewalk in the vicinity of their business, and*
- 2) *that Mr. Gallagher notify McDougall Gauley of his intentions to be located in front of their business.*

CARRIED.

5) Kristi Fedoroff, dated May 19

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Expressing concerns with respect to high-school students parking on Phillips Crescent in Brevoort Park. (File No. CK. 6120-1)

RECOMMENDATION: that the matter be referred to the Administration to meet with community and school representatives and report back to Council.

Moved by Councillor Penner, Seconded by Councillor Alm,

THAT the matter be referred to the Administration to meet with community and school representatives and report back to Council.

CARRIED.

6) Maureen Carter, dated May 24

Requesting that the phase-in decrease of property taxes not apply to her property, due to an assessment error. (File No. CK. 1616-1)

RECOMMENDATION: that the letter be referred to the Administration to respond to the writer.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT the letter be referred to the Administration to respond to the writer.

CARRIED.

**7) Debbie Chorneyko, Chairperson
Saskatoon Society for the Prevention of Cruelty to Animals Inc., dated May 15**

Requesting Council to approve the appointment of Shirley Ross as the SPCA representative to the Advisory Committee on Animal Control to replace Karen Amundson.

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RECOMMENDATION: that Shirley Ross be appointed as the SPCA representative to the Advisory Committee on Animal Control to replace Karen Amundson, to the end of 2005.

Moved by Councillor Neault, Seconded by Councillor Heidt,

THAT Shirley Ross be appointed as the SPCA representative to the Advisory Committee on Animal Control to replace Karen Amundson, to the end of 2005.

CARRIED.

**8) Peggy Sarjeant
Saskatoon Heritage Society, dated May 12**

Submitting comments with respect to heritage preservation of the downtown core. (File No. CK. 710-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

9) Philip Gonie, dated May 18

Submitting comments with respect to the 17th Street extension project. (File No. CK. 6295-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

10) Lorraine McAulay, dated May 17

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Submitting comments on various topics including Council remuneration, the Smoking Bylaw, sidewalk maintenance and the proposed ban of pesticide use. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

11) Lyle Mallett, dated May 24

Submitting comments with respect to property taxes. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**12) Judith Benson
SOS Elms Coalition, dated May 2**

Submitting a copy of a letter sent to the Honourable David Forbes regarding Dutch Elm Disease. (File No. CK. 4200-4)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

13) Barbara Reid, dated May 19

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Expressing regards with respect to the television production of the Centennial Gala recently held in the City. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

14) Dave Carter, dated May 19

Expressing appreciation to Saskatoon Light and Power for their excellent customer service in a recent incident. (File No. CK. 150-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

15) Susan Carter, dated May 20

Expressing concerns with respect to big box development in the City and the negative impact it has on smaller retail businesses. (File No. CK. 4125-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**16) Jack Brodsky, President
Greater Saskatoon Chamber of Commerce, dated May 10**

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Submitting a copy of a letter sent to Honourable Mark Wartman, Minister of Agriculture and Food, dated May 10, 2005, enclosing a copy of the KPMG cost model website comparing property, capital, and sales taxes in the three western most provinces of Canada. (File No. CK. 1920-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

**17) Joanne Sproule, Secretary
Saskatoon Development Appeals Board, dated May 19**

Submitting Notice of Development Appeals Board Hearing regarding property located at 1023 Avenue G North. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

18) Elizabeth Albritton, dated May 30

Submitting comments with respect to the proposed Stonegate retail development. (File No. CK. 4125-1)

RECOMMENDATION: that the letter be considered with Clauses A5 and F1, Administrative Report No. 11-2005.

Moved by Councillor Paulsen, Seconded by Councillor Penner,

THAT the letter be considered with Clauses A5 and F1, Administrative Report No. 11-2005.

CARRIED.

B. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Ute Pastor, dated May 12

Requesting that transit service be implemented in the North Industrial area near Thatcher Avenue. (File No. CK. 7300-1) **(Referred to the Administration to respond to the writer.)**

**2) Phyllis Trotchie, President
Kiwaniis Manor Tenants Association, dated May 17**

Expressing concern with respect to the short-term transit plan which proposes that regular service along 23rd Street West between Idylwyld Drive and Avenue I be eliminated. (File No. 7300-1) **(Referred to the Administration to respond to the writer.)**

3) N. Olekson, dated May 10

Submitting comments with respect to the proposed ban of use of pesticides for cosmetic purposes. (File No. CK. 4200-7) **(Referred to the Administration and Finance Committee and Saskatoon Environmental Advisory Committee)**

4) Sandra Finley, dated May 12

Submitting comments with respect to the proposed ban of use of pesticides for cosmetic purposes. (File No. CK. 4200-7) **(Referred to the Administration and Finance Committee and Saskatoon Environmental Advisory Committee)**

5) Shauna Dueck, dated May 17

Submitting comments with respect to the proposed ban of use of pesticides for cosmetic purposes. (File No. CK. 4200-7) **(Referred to the Administration and Finance Committee and Saskatoon Environmental Advisory Committee)**

6) **Art Mark**
Victoria Park Summer Festival Dragon Boat Race Committee, dated May 16

Requesting a letter of support and grant with respect to the 5th Annual Victoria Park Summer Festival Dragon Boat Races. (File No. CK. 205-5) **(Referred to the Office of the Mayor and the Administration.)**

7) **Lex Blair, dated May 20**

Submitting comments in favour of free parking for veterans for the balance of 2005. (File No. CK. 6120-1) **(Referred to outstanding enquiry file.)**

8) **Joe Bodie, undated**

Submitting comments in favour of free parking for veterans for the balance of 2005. (File No. CK. 6120-1) **(Referred to outstanding enquiry file.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

C. **PROCLAMATIONS**

1) **Art Mark**
Victoria Park Summer Festival Dragon Boat Race Committee, dated May 16

Requesting that Council proclaim June 13 – 19, 2005, as Dragon Boat Week in Saskatoon. (File No. CK. 205-5)

2) **Brenda Wallace, Executive Director**
Saskatoon Housing Initiatives Partnership, dated May 13

Requesting that Council proclaim October 11 – 15, 2005, as Affordable Housing Week in Saskatoon. (File No. CK. 205-5)

- 3) Dr. Carlos Maningas, Honourary Lifetime Director, Felicitas (Fay) Santos, President,
Manny Camantigue, Committee Member
Filipino-Canadian Association of Saskatoon, Inc., dated May 20**

Requesting that Council proclaim June 12, 2005, as Filipino-Canadian Day in Saskatoon and also requesting a flag-raising ceremony to be held in City Hall Civic Square at 9:30 a.m. on June 12, 2005.

- RECOMMENDATION:**
- 1) that City Council approve all proclamations as set out in Section C;
 - 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council; and
 - 3) that City Council approve the Filipino-Canadian Association of Saskatoon, Inc.'s request for a flag-raising ceremony to be held in City Hall Civic Square at 9:30 a.m. on June 12, 2005.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

- 1) that City Council approve all proclamations as set out in Section C;*
- 2) that the City Clerk be authorized to sign the proclamations on behalf of City Council; and*
- 3) that City Council approve the Filipino-Canadian Association of Saskatoon, Inc.'s request for a flag-raising ceremony to be held in City Hall Civic Square at 9:30 a.m. on June 12, 2005*

CARRIED.

UNFINISHED BUSINESS

9a) **Communications to Council**

From: Robert Wyma, Executive Director
25th Street Theatre Centre Inc.
Date: May 10, 2005
Subject: Request for Extension of the Noise Bylaw
16th Annual Saskatoon International Fringe Festival
(File No. CK. 185-9)

REPORT OF THE CITY CLERK:

“Attached is an excerpt from the minutes of meeting of City Council held on May 16, 2005. Council passed a motion that consideration of the matter be deferred for two weeks.”

RECOMMENDATION: that permission be granted to the 25th Street Theatre Centre Inc. to extend the time during which the 16th Annual International Fringe Festival may be conducted in the Broadway District during the following dates and times:

August 4	6:00 p.m. to 12:00 a.m.
August 5	6:00 p.m. to 12:00 a.m.
August 6	12:00 p.m. to 12:00 a.m.
August 7	12:00 p.m. to 12:00 a.m.
August 8	6:00 p.m. to 12:00 a.m.
August 9	6:00 p.m. to 12:00 a.m.
August 10	6:00 p.m. to 12:00 a.m.
August 11	6:00 p.m. to 12:00 a.m.
August 12	6:00 p.m. to 12:00 a.m.
August 13	12:00 p.m. to 12:00 a.m.
August 14	12:00 p.m. to 12:00 a.m.

The City Clerk distributed copies of a letter from Robert Wyma, Executive Director, 25th Street Theatre Centre Inc. dated May 30, 2005, indicating amendments to his request to extend the time during which the 16th Annual International Fringe Festival may be conducted.

Moved by Councillor Hnatyshyn, Seconded by Councillor Penner,

THAT permission be granted to the 25th Street Theatre Centre Inc. to extend the time during which the 16th Annual International Fringe Festival may be conducted in the Broadway District during the following dates and times:

<i>August 4</i>	<i>6:00 p.m. to 11:30 p.m.</i>
<i>August 5</i>	<i>6:00 p.m. to 12:00 a.m.</i>
<i>August 6</i>	<i>12:00 p.m. to 12:00 a.m.</i>

*August 11 6:00 p.m. to 11:30 p.m.
August 12 6:00 p.m. to 12:00 a.m.
August 13 12:00 p.m. to 12:00 a.m.*

CARRIED.

The meeting recessed at 6:56 p.m. and reconvened at 7:00 p.m.

Councillor Heidt rose on a point of privilege and made the following statement:

“On May 2, 2005, I described the premises of 98 Lennon Crescent as a halfway house. It is not a halfway house, it is a community group home. It is responsibly run and properly run by very caring and compassionate owners. I am told that my erroneous description caused the owners to be subject to harassment. I am making this statement to correct the misinformation I gave in the hopes this harassment will stop. I want to sincerely apologize to the owners and residents of the premises for my error and for the problems my error has caused for them.”

PRESENTATION

His Worship the Mayor presented Mr. Bernie Veltkamp, General Manager, Corporate Services Department with a certificate of honour and merit, on behalf of the residents of the City of Saskatoon and City Council, for his many years of service with the City of Saskatoon.

HEARINGS

- 4a) Discretionary Use Application
Proposed Residential Care Home
Type II (expansion from four to ten residents)
Lot 5, Block 928, Plan 78S15186
119 J.J. Thiessen Crescent
Silverwood Heights Neighbourhood
Applicant: Goran and Emina Jelisavac
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted Discretionary Use Application.

The City Planner has advised that the required notification posters have been placed on site and letters have sent to all adjacent landowners within 75 meters of the site.

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Attached is a report of the General Manager, Community Services Department dated May 7, 2005, recommending that the application submitted by Goran and Emina Jelisavac requesting permission to use Lot 5, Block 928, Plan 78S15186 (119 J.J. Thiessen Crescent) for the purpose of a Residential Care Home-Type II for up to 10 residents be approved subject to the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses.

Attached is a report of the Municipal Planning Commission dated May 9, 2005, advising the Commission supports the above-noted recommendation.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, expressed the Department’s support of the proposed Discretionary Use Application.

Mr. Jack Billinton, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed Discretionary Use Application.

His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council.

Moved by Councillor Birkmaier, Seconded by Councillor Wyant,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Wyant,

THAT the application submitted by Goran and Emina Jelisavac requesting permission to use Lot 5, Block 928, Plan 78S15186 (119 J.J. Thiessen Crescent) for the purpose of a Residential Care Home-Type II for up to 10 residents be approved subject to the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses.

CARRIED.

**4b) Discretionary Use Application
Proposed Residential Care Home
Type II (10 residents maximum)**

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**Lot 4, Block 558, Plan 64S15314
2751 Preston Avenue South
Applicant: Elmwood Residences Inc.
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted Discretionary Use Application.

The City Planner has advised that the required notification posters have been placed on site and letters have sent to all adjacent landowners within 75 meters of the site.

Attached is a report of the General Manager, Community Services Department dated May 6, 2005, recommending that the application submitted by Elmwood Residences Inc. requesting permission to use Lot 4, Block 558, Plan 64S15314 (2751 Preston Avenue South) for the purpose of a Residential Care Home-Type II for up to 10 residents be approved subject to the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses.

Attached is a report of the Municipal Planning Commission dated May 9, 2005, advising the Commission supports the above-noted recommendation.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, expressed the Department’s support of the proposed Discretionary Use Application.

Mr. Jack Billinton, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed Discretionary Use Application.

Mr. Jim McClements, applicant, provided information on the proposed Discretionary Use Application.

His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council.

Moved by Councillor Birkmaier, Seconded by Councillor Alm,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Wyant,

THAT the application submitted by Elmwood Residences Inc. requesting permission to use Lot 4, Block 558, Plan 64S15314 (2751 Preston Avenue South) for the purpose of a Residential Care Home-Type II for up to 10 residents be approved subject to the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses.

CARRIED.

- 4c) Discretionary Use Application
Proposed Residential Care Home
Type II (up to eight residents)
Lot 14, Block 574, Plan 64S15315
1467 East Heights
Applicant: Elmwood Residences Inc.
(File No. CK. 4355-1)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider the above-noted Discretionary Use Application.

The City Planner has advised that the required notification posters have been placed on site and letters have sent to all adjacent landowners within 75 meters of the site.

Attached is a report of the General Manager, Community Services Department dated April 20, 2005, recommending that the application submitted by Elmwood Residences Inc. requesting permission to use Lot 14, Block 574, Plan 64S15315 (1467 East Heights) for the purpose of a Residential Care Home-Type II for up to 8 residents be approved subject to the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses.

Attached is a report of the Municipal Planning Commission dated May 9, 2005, advising the Commission supports the above-noted recommendation.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, expressed the Department’s support of the proposed Discretionary Use Application.

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Mr. Jack Billinton, Chair, Municipal Planning Commission, expressed the Commission's support of the proposed Discretionary Use Application.

His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council.

Moved by Councillor Neault, Seconded by Councillor Alm,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Neault, Seconded by Councillor Paulsen,

THAT the application submitted by Elmwood Residences Inc. requesting permission to use Lot 14, Block 574, Plan 64S15315 (1467 East Heights) for the purpose of a Residential Care Home-Type II for up to 8 residents be approved subject to the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses.

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

A. REQUESTS TO SPEAK TO COUNCIL

1) John Maxin, dated May 16

Requesting permission to address Council with respect to the Riversdale neighbourhood. (File No. CK. 150-1)

RECOMMENDATION: that John Maxin be heard.

Moved by Councillor Paulsen, Seconded by Councillor Birkmaier,

THAT John Maxin be heard.

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CARRIED.

Mr. John Maxin spoke with respect to the negative impact certain establishments in Riversdale have on the Riversdale neighbourhood.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT the information be received.

CARRIED.

2) Eric C. Diehl, dated May 20

Requesting permission to address Council with respect to a proposed Joni Mitchell cultural centre. (File No. CK. 4130-2)

RECOMMENDATION: that Eric Diehl be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Eric C. Diehl be heard.

CARRIED.

Mr. Eric C. Diehl expressed full support of a Joni Mitchell creative centre in south downtown Saskatoon.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT the information be received and forwarded to the Special Projects Manager.

CARRIED.

**3) John Dubets, President
King George Community and School Association Inc., dated May 24**

Requesting permission to address Council with respect to the Water Treatment Plant expansion project. (File No. 7920-1)

RECOMMENDATION: that John Dubets be heard.

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Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT John Dubets be heard.

CARRIED.

Mr. John Dubets, President, King George Community and School Association Inc., expressed concerns with respect to the expropriation of residential properties for the Water Treatment Plant expansion project.

Moved by Councillor Wyant, Seconded by Councillor Alm,

THAT the information be received.

CARRIED.

**4) Dr. Tom Hengen, Director of Services
Building a Nation, dated May 25**

Requesting permission to address Council with respect to a proposal for a cash support grant from the City for the Building a Nation Family Wellness Centre, Inc. Honor Song for Saskatoon. (File No. CK. 1870-1)

RECOMMENDATION: that Tom Hengen be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Tom Hengen be heard.

CARRIED.

Dr. Tom Hengen, Director of Services, Building a Nation, provided key details of the recognition Building a Nation has received as the leading Model and Metaphor urban program. He provided Council with a proposal for a cash support grant from the City of Saskatoon.

Moved by Councillor Alm, Seconded by Councillor Fortosky,

THAT the information be received.

CARRIED.

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**5) Robbin Vallee, Co-President
Saskatoon Approved Private Homes Association, dated May 25**

Requesting permission to address Council with respect to concentration of supportive housing in residential areas. (File No. CK. 750-1)

RECOMMENDATION: that Clause A2, Administrative Report No. 11-2005 be brought forward and that Robbin Vallee be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Clause A2, Administrative Report No. 11-2005 and A12 of Communications to Council be brought forward and that Robbin Vallee and John Thomson be heard.

CARRIED.

“ADMINISTRATIVE REPORT NO. 11-2005

**A2) Enquiry – Councillor M. Heidt (May 2, 2005)
Concentration of Supportive Housing in Residential Areas
(File No. CK 750-1 & 1870-1)**

RECOMMENDATION: that the following report be received as information.

BACKGROUND

The following enquiry was made by Councillor Heidt at the meeting of City Council held on May 2, 2005:

“The recent announcement of the establishment of the “My Home” and “My Home Too” project on Hughes Avenue has raised concerns from some of my constituents about the number of such facilities located in the area. Could the administration please report on the various types of supportive housing forms in residential areas and what steps are taken to manage the concentration of such homes in any one neighbourhood.”

REPORT

Land Use Policy Context for Supportive Housing Forms

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The Development Plan contains the land use policy context for the supply and distribution of supportive housing forms in the City. Section 5.3.1 sets out the basic policy objective, which is:

“To meet the demand for a broad range of dwelling types over the life of this Plan, to ensure that supportive housing resources are distributed evenly throughout the community, and to promote the maintenance of the City’s housing stock to an acceptable standard.”

Section 5.3.2 e) further refines this objective:

“Supportive housing forms and tenures, such as private and public care homes, custodial care facilities, child and adult day care, family shelters, and other forms of supportive housing will be facilitated in all areas of the City. The Zoning Bylaw will contain the densities, locations and development standards under which these uses may be established.”

Current Zoning Bylaw Treatment for Care Homes

The current zoning treatment for residential care homes was established as part of the Plan Saskatoon process. Public consultation at the time showed significant positive support for neighbourhood based care homes. A consultant was also retained to provide recommendations respecting specific site development standards for care homes. The consultant’s review included the examination of relevant zoning standards across Canada, as well as consultations with various housing agencies in Saskatoon.

The current zoning standard for care homes were adopted as a part of the new Zoning Bylaw in January 1999, and are summarized as follows:

Residential care homes are defined in the Zoning Bylaw as “a licensed or approved group care home governed by Provincial regulations that provide in a residential setting, 24 hour a day care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.”

Residential care homes – type I (one to five persons under care) are a fully permitted use in all residential zoning districts. These types of homes are considered to have a similar land use impact in terms of traffic, parking, impact on utilities, compatibility with adjacent uses, etc. as a single family dwelling, and are, therefore, fully permitted in low density residential areas under the Zoning Bylaw.

Residential care homes – type II (six to 15 residents under care) are permitted only at the discretion of City Council in the low density residential districts. In the Department’s view, such care homes may have implications for traffic, parking, utilities, public transit, or nearby land uses and their approval should be considered on a discretionary basis.

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In addition, the Zoning Bylaw provides for the “keeping of boarders” in a dwelling in residential zoning districts. A “boarder” is defined in the Zoning Bylaw as “a person who rents sleeping accommodations which have no individual cooking facilities, and who may be furnished with meals or other services as part of the consideration.” The keeping of a maximum of five boarders in a one-unit dwelling is fully permitted in all residential zoning districts. Boarding houses (six to 15 boarders) are permitted only at the discretion of City Council in the low density residential districts. In certain instances, where a residential facility does not fall within specific Provincial licensing categories, the use may be categorized as “boarders in a dwelling” or as a “boarding house”.

Licensing Agencies for Care Homes in Saskatoon

There are three main licensing agencies for care homes in Saskatoon:

- **Saskatchewan Community Resources and Employment, Community Living Division** licenses a variety of homes in the City under the *Residential Services Act*. There are presently 71 such homes in the City, with a total of 377 clients, for an average of 6.3 clients per home.
- **Saskatchewan Health, Continuing Care Branch** licenses homes under the *Personal Care Homes Act*. There are 27 type I care homes (five or fewer clients) with a total of 117 clients under care, for an average of 4.3 clients per home. There are 51 type II care homes (six to 15 clients) with a total of 569 clients under care, for an average of 11.2 clients per home. Some of these homes have more than 15 clients under care as they were established several years ago under former zoning regulations and are now considered to be legal non-conforming uses.
- **Saskatoon Health Region** licenses homes under the *Mental Health Act*. These homes contain from one to five clients. There are 75 such homes in the City with a total of 314 clients under care, for an average of 4.2 clients per home.

Distribution of Care Homes in Saskatoon

The Community Services Department care home database identifies 224 care homes located in neighbourhood settings in the City. This distribution ranges from a high of 21 care homes in the Eastview neighbourhood to a low of one care home in each of several neighbourhoods.

Please refer to Attachment 1 – Care Home Distribution in Saskatoon – May 2005, which outlines the distribution of licensed care homes throughout the City, by neighbourhood.

Provisions to Manage the Concentration of Care Homes

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- **Discretionary Use Approval** – Specific consideration is given to the concentration of care homes both within a neighbourhood and within a particular portion of a neighbourhood in the review of discretionary use applications for residential care homes – type II (6 to 15 residents). For example, the Department maintains a confidential database of supportive housing units in residential areas. The existing distribution of care homes is a factor in the review of new discretionary use applications. Public consultation is also undertaken as part of the discretionary use review process.
- **Pre-Designated Care Home Lots** – Lots for type II residential care homes have been pre-designated in new residential neighbourhoods in the City, including Willowgrove, Hampton Village and Stonebridge, and in the final phase of recently developed neighbourhoods, including Briarwood and Dundonald. This strategy provides increased certainty for the location of type II care homes (6 to 15 residents) in new areas.
- **Care Home Database** – In 2001, the Department established a confidential care homes database for use by the City and the licensing agencies to voluntarily examine the appropriateness of new care home locations. In this way, the agencies can pro-actively determine if sites are suitable in terms of land use issues, clustering, and potential community impact.
- **Consultation with Prospective Care Providers** – When enquiries are made by prospective care providers, staff within the Community Services Department encourage these individuals to be cognizant of issues such as the concentration of care homes in a particular area and potential neighbourhood concerns. In the case of residential care homes – type I, which are a permitted use, applicants are encouraged to discuss the proposed development with potentially affected stakeholders such as the Ward Councillor, the community association executive and neighbouring residents. In the case of type II applications, the discretionary use process is applied, including public consultation.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

ATTACHMENT

1. Care Home Distribution in Saskatoon – May 2005

A12) **John Thomson, dated May 30**

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Requesting permission to address Council with respect to the concentration of supportive housing in residential areas. (File No. CK. 750-1)”

Ms. Robbin Vallee, Co-President, Saskatoon Approved Private Homes Association, provided information on supportive housing and expressed support for this type of housing in residential areas.

Mr. John Thomson expressed opposition with respect to the concentration of supportive housing in residential areas.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

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

CARRIED.

**6) Daniel Guenther, President
Eighth Street Business Association, dated May 24**

Requesting permission to address Council with respect to the proposed Stonegate commercial retail development. (File No. CK. 4125-1)

**7) Tanya Mullis, Executive Director
Broadway Business Improvement District, dated May 26**

Requesting permission to address Council with respect to the proposed Stonegate commercial retail development. (File No. CK. 4125-1)

**8) Terry Scaddan, Executive Director
The Partnership, dated May 28**

Requesting permission to address Council with respect to the proposed Stonegate commercial retail development. (File No. CK. 4125-1)

**9) Ron Renaud
Preston Crossing Properties Inc., dated May 30**

Requesting permission to address Council with respect to the proposed Stonegate commercial retail development. (File No. CK. 4125-1)

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**10) Kathleen Girardeau
Oxford Properties, dated May 30**

Requesting permission to address Council with respect to the proposed Stonegate commercial retail development. (File No. CK. 4125-1)

**11) Michael Gilman, Project Manager
First Pro Shopping Centres, dated May 27**

Requesting permission to address Council with respect to the proposed Stonegate commercial retail development. (File No. CK. 4125-1)

RECOMMENDATION: that Clauses A5 and F1, Administrative Report No. 11-2005 be brought forward and that Daniel Guenther, Tanya Mullis, Terry Scaddan, Ron Renaud, Kathleen Girardeau, and Michael Gilman be heard.

Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Clauses A5 and F1, Administrative Report No. 11-2005 be brought forward and that Daniel Guenther, Tanya Mullis, Terry Scaddan, Ron Renaud, Kathleen Girardeau, and Michael Gilman be heard.

CARRIED.

“ADMINISTRATIVE REPORT NO. 11-2005

**A5) Stonegate Retail Proposal
(File No. PL 4115 – DPA28/02 and CK. 4125-1)**

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

a) amend Section 19 of the City of Saskatoon Development Plan to add provisions for a Direct Control District No. 5 as outlined in Attachment 1 of this report;

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- b) amend the Development Plan Land Use Map (Bylaw No. 7799) to re-designate the lands identified on Attachment 2 from 'Residential' to a 'Direct Control District';
 - c) amend the City of Saskatoon Zoning Bylaw No. 7800 to add provisions for a new 'DCD5' zoning district; and
 - d) amend the City of Saskatoon Zoning Bylaw Map to rezone the lands from an 'FUD' District to a 'DCD5' District as shown on Attachment 3.
- 2) that the General Manager, Community Services Department be requested to prepare the required notices for advertising the proposed amendments;
 - 3) that the City Solicitor be requested to prepare the required Bylaws;
 - 4) that at the time of the public hearing, City Council receive the recommendations of the Municipal Planning Commission; and

BACKGROUND

First Pro Shopping Centres has applied to the City of Saskatoon for an amendment to the Development Plan Land Use Policy from 'Residential' to 'Direct Control District' for a 17 hectare (41 acre) retail development at the corner of Clarence Avenue and Circle Drive (Attachment 2).

First Pro Shopping Centres has also applied to amend the City of Saskatoon Zoning Bylaw from an FUD (Future Urban Development) District to a DCD5 District (Attachment 3).

The proposed amendments will change the intended use of the land from Residential to a Regional Retail Shopping Centre.

This land was annexed into the City in 1988 as part of the former proposed Southridge West neighbourhood. Most of the former Southridge West area has now become part of the new Stonebridge residential neighbourhood. The proposed retail site was not identified for residential use as part of the recently adopted Stonebridge residential concept plan.

On May 16, 2005, City Council resolved:

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"that the Administration be instructed to submit a report to the next meeting of City Council regarding the rezoning application put forward by First Pro, together with information regarding Administrative recommendations, in order that Council can instruct the Administration as to what to take forward to a zoning hearing."

REPORT

The proposed amendments are intended to create a specific location where Large Format Retail Stores can be developed to serve the City and Regional marketplace. Typically, these types of stores require large sites not available in other parts of the City, high visibility usually along highways, convenient access and space for parking. These types of retail developments are typically referred to as 'Regional Retail' or 'Power Centres'.

All land uses are regulated and controlled by City Council through its Development Plan and Zoning Bylaw.

The land use policies concerning all retail uses are contained in Section 6.0 of the City of Saskatoon Development Plan, which is stated below:

"6.0.1 Objective:

To maintain a hierarchy of planned commercial focal points throughout the community, including a strong downtown and appropriate allocations of commercial activity in other nodes and corridors based on defined trade area requirements and locational policies."

The retail hierarchy in Saskatoon is illustrated in **Table 1.0**. (Attachment 1a)

Why is the hierarchy important?

The hierarchy is important for the following key reasons:

1. **Expectations about Land Use.** When people buy property, they have expectations about how they can use their property, and expectations about what neighbouring, adjacent property owners can do with their property. By using a hierarchy for retail uses, all retail formats can be accommodated and co-exist within Saskatoon without widespread land use conflicts.
2. **Scale and Character.** The scale and size of a retail development can affect the overall character of a particular area. The hierarchy ensures that neighbourhood and local scale retail developments are not adversely affected by larger, city-wide or regional scale retail developments.

3. **Expectations about Services.** Transportation, access, transit service, and other essential civic services are planned and funded around the City's Development Plan and Zoning Bylaw. In order to provide adequate services for a particular retail development, there must be a reasonable expectation about the scale and intended uses that will be developed at a given location.

Criteria for Regional Retail (Power Centres)

The City of Saskatoon currently has one existing Regional Retail development - Preston Crossing. Two others are in the planning stages – Stonegate and West Sector.

Typically, Regional Retail developments are large 'clusters' of large format retail stores and accessory uses.

The criteria for Regional Retail sites were established in the Direct Control District for Preston Crossing, they include:

1. Large Intended Market – typically, up to 350,000 people;
2. Mainly Large Format, or 'Big Box' stores – standalone, large stores over 10,000 ft²;
3. Large Sites – typically, over 30 acres in size;
4. Access to City's Major Arterial or Expressways;
5. Large Area for surface parking;
6. No enclosed common area (mall);
7. Large square footage of retail space (typically over 300,000ft²);
8. Requirement for a Retail Market Study;
9. Requirement for phasing or timing mechanism;
10. Requirement for a Development Agreement to deal with on-site and off-site Infrastructure improvements.

Stonegate Retail Proposal

On May 17 and May 20, 2005, members of the Administration met with Mr. Mike Gilman from First Pro Shopping Centres and Mr. Bruce Buckwold of South Saskatoon Holdings Ltd. The purpose of the meetings was to review the details of the First Pro application for the Stonegate Shopping Centre at Clarence Avenue and Circle Drive, then finalize the proposal.

The City Administration and First Pro have reached a general agreement on the zoning provisions for the Stonegate Shopping Centre. The zoning provisions outlined in Attachment 1 provide the general framework for a new Direct Control District (DCD5), which could be drafted into a bylaw and brought to a Public Hearing.

The proposed DCD5 generally follows the Regional Retail model, per the City of Saskatoon Development Plan and summary in Table 1.

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The following points highlight each section of the DCD5:

1. DCD – Direct Control District – Conditions established by City Council.
2. Zoning, Permitted Uses and Site Area

These provisions are identical to Preston Crossing, however, the Stonegate site is seven acres smaller, therefore the total square footage will be approximately 90,000 square feet less.

3. Accessory Uses within Large Format Stores

These provisions are identical to Preston Crossing with the addition of Medical, Dental, Optical Labs and Clinics, Duplicating and Copy Centres, Veterinary Clinics and Photography Studios added as Accessory Uses. All Accessory Uses within Large Format Stores are limited to no more than 10% of Gross Floor Area of the Large Format Store, and have no external entrance.

4. Freestanding Accessory Uses

These provisions are similar to Preston Crossing with the addition of the following standalone uses under 10,000 ft²:

- a) Two Financial/Insurance Service Outlets;
- b) One each of Medical, Dental, Optical Labs and Clinics;
- c) Two Freestanding Restaurants;
- d) Four Inline Restaurants;
- e) Maximum Restaurant square footage is 20,000ft².
- f) Personal Service Trades;
- g) Pharmacies;
- h) Retail Stores;
- i) Duplicating and Copying Centres;
- j) Veterinary Clinics;
- k) Health Clubs

Uses of f) through k) must not total more than 30,000ft².

No more than nine retail stores less than 10,000ft² of which five can be less than 2,000ft².

5. Phasing – Development will build out in two phases, construction schedule is two years.
6. Store Size and Ratio

These provisions are similar to Preston Crossing with the following differences (Preston Crossing in brackets):

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Minimum Anchor Store Size: 75,000 ft² (100,000 ft²)
Store Ratios: 50% Anchor; 39% Associate; 11% Accessory (63/43/4).
Timing: Construction Schedule (Formal Phasing).

Uses under 10,000 ft² have been capped at 30,000 ft² in the Stonegate proposal, and no more than nine (9) retail stores can be under 10,000 ft² of which five (5) can be less than 2,000 ft². It is the opinion within the Community Services Department that nine small stores at Stonegate will not have any detrimental effect on traditional retail areas such as the Downtown or 8th Street, which are almost exclusively made up of stores under 10,000 ft².

7. Interchange and Servicing Issues

The agreement with First Pro on DCD – Zoning – Phasing, is entirely exclusive of discussion concerning a grade separated interchange at Clarence Avenue and Circle Drive. The interchange is required prior to the first store opening. The interchange will be required as part of the Development Agreement in a Direct Control District.

A separate report dealing with the Interchange and other infrastructure issues has been prepared by the City Manager.

OPTIONS

Option 1 (**recommended**) – Adopt the recommendations to instruct the Administration to draft the necessary bylaws and proceed to a Public Hearing to consider a Direct Control District (DCD5) for the Stonegate site. The City of Saskatoon and First Pro have come to an agreement based on the provisions in Attachment 1 of this report. This agreement maintains the principles and integrity of the Preston Crossing (Regional Retail) Model.

Option 2 – Instruct the Administration to draft a revised Direct Control District and bring forward to a Public Hearing. This option will require that City Council provide the Administration with precise standards to be drafted into a revised Direct Control District for advertising.

Option 3 – Instruct the Administration to advertise a standard retail commercial zoning such as B4 for the Stonegate site and bring forward to a Public Hearing. If an interchange is required as part of the Stonegate development, then the standard zoning must include a Holding Provision 'H' to ensure that development doesn't occur prior to an interchange being built.

Option 4 – City Council may resolve not to proceed with any changes to the existing zoning at this time. In this case, City Council would reject all of the recommendations described in this report.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

ATTACHMENTS

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- 1a. Table 1.0 – Saskatoon Commercial Hierarchy – City of Saskatoon Development Plan Bylaw No. 7799.
1. Proposed Outline of a new Direct Control District for the Stonegate Shopping Centre
2. Proposed Amendment to the Development Plan Land Use Map
3. Proposed Amendments to the Zoning Bylaw from FUD to DCD5

**F1) Proposed Stonegate Shopping Centre
Clarence Avenue/Circle Drive, Saskatoon
(File No. CC. 4125-1)**

RECOMMENDATION: that the information be received.

At the May 16, 2005 meeting of City Council, your Administration reported on the concerns of proceeding with a major development of 40 acres in the Stonebridge neighbourhood at Clarence Avenue and Circle Drive without appropriate access to the site. One issue was the uncertainty of the funding for this interchange.

Since the May 16, 2005, meeting of City Council, the Administration is evaluating several funding alternatives for the interchange and will be providing a full report with respect to the interchange at the June 27, 2005 City Council meeting, when the zoning for the site will be considered.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.”
Pursuant to earlier resolution, Item AA18 of Communications to Council was brought forward and considered.

Mr. Dan Guenther, President, Eighth Street Business Association, expressed concerns with respect to the DCD5 zoning guidelines proposed for the Stonegate retail commercial development and requested that the DCD3 zoning guidelines be implemented if the Stonegate proposal were to go forward. He provided Council with a copy of his presentation.

Ms. Tanya Mullis, Executive Director, Broadway Business Improvement District, requested Council to maintain the commitments that were previously made regarding big box development as they apply to Preston Crossing.

Mr. Terry Scaddan, Executive Director, The Partnership, spoke with respect to keeping downtown retail viable. He expressed concerns that no market analysis has been done to date and that retail development is expanding faster than city growth can handle. He provided Council with a hand-out entitled “Saskatoon Downtown Plan”.

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Mr. Ron Renaud, Rencor Developments, advised that he does not object to the proposed rezoning, as long as the same provisions will be applied to Phase 3 of Preston Crossing.

Ms. Kathleen Girardeau, Oxford Properties, expressed concerns with respect to the impact the proposed Stonegate retail commercial development could have on downtown retail. She asked that Council maintain the DCD3 guidelines if the Stonegate proposal should move forward.

Mr. Michael Gilman, Project Manager, First Pro Shopping Centres, expressed support for the recommendations contained in the Administration's report and indicated benefits the proposed Stonegate retail commercial development would bring to Saskatoon including job creation and property tax revenue.

Moved by Councillor Paulsen, Seconded by Councillor Fortosky,

THAT the information be received.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Birkmaier,

THAT any rezoning application that comes forward include a Holding Provision "H".

CARRIED.

12) John Thomson, dated May 30

DEALT WITH EARLIER. SEE PAGE NO. 44.

ENQUIRIES

Councillor T. Alm
Parking on Trident Crescent
Canada Day Celebration
(File No. CK. 6000-1)

One year ago I requested Administration provide traffic barricades on Trident Crescent on July 1 for the Canada Day Celebration. I would ask that again this year we provide traffic barricades on Trident Crescent as well as a Commissionaire to prevent unauthorized parking and vandalism on Trident Crescent during July 1, 2005.

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 Saskatoon City Council encourage the Provincial Government to pass the appropriate legislation for mandatory use of helmets while riding a bicycle.’”

Moved by Councillor Hnatyshyn,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 10:11 p.m.

Mayor

City Clerk