

Council Chambers
City Hall, Saskatoon, Sask.
Monday, June 9, 2008
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Clark, Dubois, Heidt, Hill, Lorje, Neault, Paulsen
Penner, and Wyant;
City Manager Richards;
City Solicitor Dust;
General Manager, Corporate Services Bilanski;
General Manager, Community Services Gauthier;
General Manager, Fire and Protective Services Bentley;
General Manager, Infrastructure Services Totland;
General Manager, Utility Services Wandzura;
City Clerk Mann; and
Council Assistant Mitchener

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the minutes of meeting of City Council held on May 20, 2008, be approved.

CARRIED.

Moved by Councillor Clark, Seconded by Councillor Dubois,

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

CARRIED.

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

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

Committee arose.

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

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

“REPORT NO. 6-2008 OF THE MUNICIPAL PLANNING COMMISSION

Composition of Commission

Mr. Brad Sylvester, Chair
Mr. Kurt Soucy, Vice Chair
Mr. Gord Androsoff
Councillor Bev Dubois
Ms. Carole Beitel
Mr. Bruce Waldron
Ms. Debbie Marcoux
Mr. Art Evoy
Mr. Randy Warick
Mr. Fred Sutter
Ms. Janelle Hutchinson
Ms. Leanne DeLong
Mr. Stan Laba

1. **Proposed Development Plan Amendment –
Pleasant Hill Land Use Policy Map from
‘Low/Medium Density Residential’ to ‘Medium Density Residential’
and Proposed Rezoning from RM1 to Zoning District to RM3 Zoning District
and to M2 Zoning District
Parcels B and D as indicated on Plan of Proposed Subdivision (Attachment 3)
300 Block of Avenue N South and 400 Block of Avenue O South
Pleasant Hill Neighbourhood
Applicant: City of Saskatoon
(File No. CK. 4351-08-11)**
-

- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the following proposed amendments to the Pleasant Hill Land Use Policy Map:

Parcel B and D as shown on the Plan of Proposed Subdivision from ‘Low/Medium Density Residential’ to ‘Medium Density Residential’
 - 2) that City Council approve the advertising respecting the proposal to rezone:
 - a) Parcel B as shown on the Plan of Proposed Subdivision (300 Block of Avenue N South) from an RM1 Zoning District to an RM3 Zoning District;

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- b) Parcel D as shown on the Plan of Proposed Subdivision (400 Block of Avenue O South) from an RM1 Zoning District to an M2 Zoning District;
- 3) that the General Manager, Community Services Department be requested to prepare the required notice for advertising the proposed amendments;
- 4) that the City Solicitor be requested to prepare the required Bylaw; and
- 5) that at the time of the Public Hearing, City Council be asked to consider the Municipal Planning Commission's recommendation that proposed amendments to the Pleasant Hill Land Use Policy Map and to the Zoning Bylaw be approved.

ADOPTED.

Attached is report of the General Manager, Community Services Department dated May 5,2008, with respect to the above proposed Development Plan Amendment and Rezoning.

Your Commission has reviewed the report with the Administration and support the recommendations, as outlined.

ADMINISTRATIVE REPORT NO. 10-2008

Section A – COMMUNITY SERVICES

- A1) Land-Use Applications Received by the Community Services Department
For the Period Between May 8, 2008 to May 28, 2008
(For Information Only)
(File Nos.: CK. 4000-5 PL. 4355-D, PL. 4350, PL. 4300)**
-

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. D5/08: 209 Avenue P North
Applicant: Aletta Luma
Legal Description: Lots 15 and 16, Block 12, Plan F2006
Current Zoning: R2A
Proposed Use: Secondary Suite in R2A
Neighbourhood: Caswell Hill
Date Received: June 9, 2008

Rezoning

- Application No. Z23/08: Heal Avenue/Nelson Road
Applicant: City Land Branch
Legal Description: Block P, Plan 99SA37157
Current Zoning: B4
Proposed Zoning: B4A
Neighbourhood: University Heights Suburban Centre
Date Received: April 29, 2008
- Application No. Z25/08: Coad Manor/Cres./Hampton Circle
Applicant: Dundee Developments Ltd.
Legal Description: Various
Current Zoning: R1A
Proposed Zoning: R1B and RMTN
Neighbourhood: Hampton Village
Date Received: May 13, 2008
- Application No. Z30/08: 806 Bedford Road
Applicant: Saskatchewan Housing Corporation
Legal Description: Lot C, Plan H341
Current Zoning: RM2 by Agreement
Proposed Zoning: RM2 by Revised Agreement
Neighbourhood: Westmount
Date Received: May 26, 2008

Subdivision

- Application No. 50/08: 140 – 4th Avenue North
Applicant: Digital Mapping Systems for City of Saskatoon
Legal Description: Lot 43, Block 159, Plan 99SA32572
Current Zoning: B6
Neighbourhood: Central Business District
Date Received: May 5, 2008

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- Application No. 51/08: 262/264 Wakabayashi
Applicant: Digital Mapping Systems for C. and J. Brown
Legal Description: Lot 24, Block 169, Plan 81S27887
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: May 5, 2008
- Application No. 52/08: 311/313 Russell Road
Applicant: Digital Mapping Systems for C. and J. Brown
Legal Description: Lot 28, Block 169, Plan 81S27887
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: May 5, 2008
- Application No. 53/08: 188/190 Goerzen Road
Applicant: Digital Mapping Systems for C. and J. Brown
Legal Description: Lot N, Block 170, Plan 81S27887
Current Zoning: R2
Neighbourhood: Silverwood Heights
Date Received: May 5, 2008
- Application No. 54/08: Korol Way/Crescent and Hampton Circle
Applicant: Webster Surveys for Dundee Realty Corp.
Legal Description: Part of the N.E. ¼ 6-37-5-W3M
Current Zoning: R1A
Neighbourhood: Hampton Village
Date Received: May 7, 2008
- Application No. 55/08: Cope Way/Crescent
Applicant: Webster Surveys for Dundee Realty Corp.
Legal Description: Block A, Plan 101390655
Current Zoning: M3
Neighbourhood: Stonebridge
Date Received: May 7, 2008

Subdivision

- Application No. 56/08: 315 Willowgrove Lane
Applicant: T. Webb Surveys for City of Saskatoon.
Legal Description: Lot C, Block 520, Plan 101884215
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: May 23, 2008

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- Application No. 57/08: 111 Witney Avenue
Applicant: T. Webb Surveys for Saskatoon Pleasant Hill
Mennonite Church
Legal Description: Lots 13 and 14, Block 4, Plan G180 and Lot 20,
Block 4, Plan 101904038
Current Zoning: R2
Neighbourhood: Meadowgreen
Date Received: May 23, 2008

- Application No. 58/08: 215 Willowgrove Lane
Applicant: T. Webb Surveys for City of Saskatoon
Legal Description: Lot A, Block 519, Plan 101874764
Current Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: May 23, 2008

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan of Proposed Discretionary Use No. D5/08
2. Plan of Proposed Rezoning No. Z23/08
3. Plan of Proposed Rezoning No. Z25/08
4. Plan of Proposed Rezoning No. Z30/08
5. Plan of Proposed Subdivision No. 50/08
6. Plan of Proposed Subdivision No. 51/08
7. Plan of Proposed Subdivision No. 52/08
8. Plan of Proposed Subdivision No. 53/08
9. Plan of Proposed Subdivision No. 54/08
10. Plan of Proposed Subdivision No. 55/08
11. Plan of Proposed Subdivision No. 56/08
12. Plan of Proposed Subdivision No. 57/08
13. Plan or Proposed Subdivision No. 58/08

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A2) Enquiry – Councillor M. Neault (April 21, 2008)
Signage – Private Parking Lots
File No. 4005-6, CK. 6120-1

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

During the April 21, 2008 meeting of City Council, Councillor Neault made the following enquiry:

“Would the Administration look at the possibility of having private parking lots that charge, put up large signs that state there is a charge for parking after 6:00 p.m. There is confusion because the City does not charge for parking after 6:00 p.m.”

REPORT

In response to this enquiry, the Development Services Branch obtained a list of commercial parking lots from the Business License database. Site checks determined that some signage was ambiguous about whether evening parking was permitted. On May 14, 2008, letters were sent to the Property Managers of 37 commercial parking lots requesting them to review their signage. The letter specifically identified the concern raised about evening parking and asked that the hours of operation be clarified on all signage.

With respect to the City of Saskatoon’s ability to require signage, the Office of the City Solicitor advised that the City does not have the ability to require specific signage on private property through the Zoning Bylaw. However, the *Cities Act* provides the City of Saskatoon with general powers to regulate businesses. Through this authority, it may be possible to mandate a type of sign through the Business License Bylaw.

Rather than attempting such an amendment at this time, the Development Services Branch will monitor commercial parking lots to determine whether signage has been voluntarily improved. The Development Services Branch will also follow-up with the major commercial parking lot operators to encourage any necessary changes to their signage. If the signage is not improved within the next twelve months, the issue of requiring specific signage through the Business License Bylaw could be re-evaluated.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

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**A3) Request For Encroachment Agreement
9/11 – 23rd Street East
Lot B EX S 25 FT, Plan G612
(File No. PL 4090-2 CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 9/11 23rd Street East (Lot B EX S 25 FT, Plan G612);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and
 - 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.

The owner of the property located at 9/11 23rd Street East, has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached site plan, there are overhead lights and brackets that encroach onto City of Saskatoon property on the 23rd Street East side, and eaves trough, an air conditioner, and portions of the building that encroach onto City Property on the Wall Street side. The encroachments have probably been in existence since the building was constructed in 1927. The portion of the building that encroaches is about 3.0 square metres but because the overhanging lights are irregular in size, the total area of encroachments can not be calculated exactly. We can, however, confirm that the encroaching area of these lights would not amount to more than an additional 2.0 square metres. The total area of encroachment will be approximately 5.0 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the Owner, dated May 7, 2008.
2. Site Plan received May 7, 2008. (Encroachments are highlighted on the plan)

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**A4) Request For Encroachment Agreement
328 Carleton Drive
Lot 75, Block 605A, Plan 66S19767
(File No. PL 4090-2 CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 328 Carleton Drive (Lot 75, Block 605A, Plan 66S19767);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and
 - 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.

The owner of the property located at 328 Carleton Drive, has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached site plan for the proposed new detached garage, a portion of the building will encroach by about five feet onto City of Saskatoon property on an easement area, which projects into the yard on the lane side. Once constructed, the total area of encroachment will be approximately 3.25 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the Owner, dated May 5, 2008.
2. Site Plan received May 5, 2008. (Encroachment is highlighted on the plan)

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**A5) Request For Encroachment Agreement
301 Ontario Avenue
Lot 14 to 16 Inclusive Ex Plan 78S23725, Block 12, Plan Q10
(File No. PL 4090-2 CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 301 Ontario Avenue (Lot 14 to 16 Inclusive, Ex Plan 78S23725, Block 12, Plan Q10);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and,
 - 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.

The owner of the property located at 301 Ontario Avenue has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached site plan for the proposed surface patio, a portion of the patio will encroach onto City of Saskatoon property on the 24th Street East side and the Ontario Avenue side by varying amounts to a maximum 1.7 metres. Once constructed, the total area of encroachment will be approximately 5.3 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the Owner, dated April 15, 2008.
2. Proposed Site Plan received April 15, 2008. (Encroachment is highlighted on the Plan.)

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**A6) Request For Encroachment Agreement
454 Avenue V South
Lot 27, Block 21, Plan G4995 and Lot 28, Block 21, Plan A2086
(File No. PL 4090-2 CK. 4090-2)**

- RECOMMENDATION:**
- 1) that City Council recognize the encroachment at 454 Avenue V South (Lot 27, Block 21, Plan G4995 and Lot 28, Block 21, Plan A2086);
 - 2) that the City Solicitor be instructed to prepare the appropriate Encroachment Agreement making provision to collect the applicable fees; and
 - 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.

The owner of the property located at 454 Avenue V South, has requested to enter into an Encroachment Agreement with the City of Saskatoon. As shown on the attached site plan, the eaves of the house encroach onto City property on the 18th Street West side by a maximum of 0.52 meters. The encroachment has likely been in existence since the dwelling was constructed in 1967. The total area of encroachment will be approximately 3.0 square metres and will, therefore, be subject to an annual charge of \$50.

PUBLIC NOTICE

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

ATTACHMENTS

1. Letter from the Owner, dated May 12, 2008.
2. Site Plan received May 12, 2008. (Encroachment is highlighted on the plan)

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**A7) Enquiry – Councillor T. Paulsen (July 16, 2007)
Zoning Hearings – Summer Months
(File No. CK. 4350-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

The following enquiry was made by Councillor Paulsen at the July 16, 2007 City Council meeting:

“Would the Administration please report on the topic of holding zoning hearings in the summer. Zoning, by its very nature requires community consultation and input. It appears contrary to the community consultation process for City Council to hold zoning hearings in the middle of summer when many recipients of the Public Notices are away and therefore, at best, are unable to participate in the hearing and, at worst, do not know what is happening in their neighbourhood.”

REPORT

One of the more challenging aspects of operating a municipal planning office is to keep development applications moving forward in a timely manner, and at the same time, incorporate appropriate public consultation procedures. The basic consultation process for development applications is outlined in Attachment 1. Summer months can complicate the consultation process, as can the period of late November through early January. Other specific holidays and community events can also be challenging for consultation. However, if the Development Services Branch were to confine consultation operations to just the months where holidays or other calendar events were not present, we would have about eight clear months per year. This is not enough time to keep development applications moving forward in a timely manner, remembering that development proposals may support both economic development initiatives and/or community-oriented objectives.

Through experience, your Administration has become accustomed to timing the consultation processes of various applications to reasonably ensure they receive a fair public hearing. In other words, if a large amount of public interest is expected, we would try to avoid holiday periods for the key aspects of sending out notices, holding public meetings, or the actual City Council hearing. This will ensure that all interested persons have a chance to participate, and at the same time, that development applications are reviewed by City Council on their merits and not clouded by a poor process. Regardless, having some elements of the development review process falling in holiday periods cannot be avoided, sometimes including public hearings. This is particularly apparent during the robust economic times that we are currently experiencing.

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In summary, your Administration works to ensure that development applications are moving forward in a timely manner, and at the same time, that appropriate consultation is included. It is hoped that City Council will continue to allow the Administration the flexibility to manage the development review process accordingly.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy), is not required.

ATTACHMENT

1. Typical Public Consultation Process for Development Applications

**A8) Application for Condominium Conversion
601 Lansdowne Avenue – Meridian Development for Lansdowne Development Corp.
(File No. PL. 4132 – 03/08 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Meridian Development for Lansdowne Development Corp., to convert the existing apartment at 601 Lansdowne Avenue to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

IT WAS RESOLVED: that consideration of the matter be deferred to the speaker. See Page No. 58.

A9) Proposed Lighthouse Supported Living Project
Temporary Parking for Police Cars
140 - 4th Avenue North
File No.: PL. 951-5 CK. 750-4

- RECOMMENDATION:**
- 1) that City Council authorize the General Manager of Infrastructure Services to temporarily close 23rd Street East between 4th and 5th Avenue, as required, to allow the necessary environmental site screening and possible remediation to occur at 140 4th Avenue North; and
 - 2) that subject to a successful sale of the site, that City Council authorize the General Manager of Infrastructure Services to close 23rd Street East between 4th and 5th Avenue, as well as the north side of 23rd Street between 3rd and 4th Avenues, during construction of the Lighthouse Supported Living project for the parking of Saskatoon Police Service vehicles.

ADOPTED.

BACKGROUND

Lighthouse Supported Living Inc. (Lighthouse) has been looking for ways to expand the services and number of dwellings it has to offer. The need for more supportive and transitional housing spaces is growing in Saskatoon.

After looking at options to expand at their current location in the former Capri Hotel, it was decided that the best option available was to construct a new facility. The Saskatchewan Housing Corporation (SHC), on behalf of Lighthouse, began to look for suitable sites in the downtown area. It was important to Lighthouse to maintain a central location with easy walking access to services. The parking lot adjacent to Saskatoon Police Services was examined as an option and soon became a preferred location.

On October 3, 2007, the SHC approved an affordable housing grant to Lighthouse of \$11,520,000 from the HomeFirst Affordable Housing Program. The approval is for a 120-unit supported and transitional housing development, plus 20 emergency shelter beds. The proposed location is on a site to be created from the Saskatoon Police Service parking lot at 140 4th Avenue North. (See Attachment 1.)

On January 28, 2008, City Council resolved to provide Lighthouse with a contribution of ten percent of the total capital cost to construct the new supported living, affordable housing project at the subject site. The City of Saskatoon's contribution totals \$1,458,000. The total project is estimated to cost \$14,580,000.

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On May 2, 2008, the SHC received a proposal from Stoneset Equities expressing interest in developing the Lighthouse project and adding commercial space and several more storeys of market housing above the Lighthouse supported living structure. (See Attachment 2.)

REPORT

At the present time, there are funding commitments from all levels of government, plus equity from Lighthouse, which are dedicated to the project. Before development can proceed, the City of Saskatoon needs to create a suitable development site through a subdivision process and conduct an environmental screening.

To date, a Phase 1 screening has been conducted on the site. The Phase 1 screening involved a detailed record search to determine the nature of former uses of the site. The Phase 1 screening determined that the former use of the site as a gun range and automotive shop warranted a Phase 2 (soil testing) environmental screening. Before the site can be sold for residential purposes, it must be demonstrated that the site is certified to residential standards.

During the Phase 2 testing, the Saskatoon Police Services' vehicles will need to angle park temporarily along both sides of 23rd Street East between 4th and 5th Avenue. (See Attachment 1.) Phase 2 testing is expected to take two days, after which Saskatoon Police Service will move back onto the existing site. If remediation is necessary, Saskatoon Police Service will stay on 23rd Street until remediation is complete, assuming that remediation can start immediately.

Ultimately, the goal is to create a saleable site which can be sold to either the SHC or Stoneset Equities for the Lighthouse project. It is expected that the SHC will be making a request for a direct sale very soon. This will be the subject of a separate report to City Council.

If the direct sale is approved and construction commences, the Saskatoon Police Service vehicles from the subject site will be required to park on 23rd Street between 4th and 5th Avenues and on the north side between 3rd and 4th Avenues for an extended period of time while construction occurs. It could take up to 24 months to complete the Lighthouse project. A temporary closure for this period of time is being requested, subject to successful sale of the site and construction commencing.

Currently, this portion of 23rd Street carries approximately 5,000 vehicles per day and accommodates a Transit DART route. The existing traffic and the transit route will be rerouted to the adjacent roadways. The traffic signal phasing at the adjacent intersections will be reviewed and modified, if required, due to the increased traffic volumes.

Any long term closure of 23rd Street between 3rd and 4th Avenues will result in the relocation of various annual events (Civic Pancake Breakfast and Chili Cook Off) held at this location. The section between 4th and 5th Avenues will limit street and back alley access for business and residences in the area, particularly the residential property located at 416 23rd Street East. The median utilized for a drive-through mail drop off lane for the former post office will have to be removed to create the maximum amount of parking area for Saskatoon Police Service vehicles.

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In addition, 15 parking meters currently occupy this portion of 23rd Street, with another nine meters on the north side between 3rd and 4th Avenue. These meters will not be operational during the Phase 2 testing or the construction stage.

OPTIONS

1. Approve the request for temporary street closure for Saskatoon Police Service parking, as required, to create the Lighthouse site and during construction of the Lighthouse project.
2. Deny the request for temporary street closure. In this case, a saleable site cannot be created and the Lighthouse project may not proceed.

Several other parking options have been explored but none of these are satisfactory from either a cost or operational standpoint.

FINANCIAL IMPACT

There are 15 existing metered stalls on 23rd Street between 4th and 5th Avenue, with an additional nine stalls on the north side of 23rd Street between 3rd and 4th Avenues. An operational meter in this area typically generates \$140.19 per month. Therefore, the lost parking meter revenue as a result of this project is estimated to be \$3,364.56 per month or \$40,374.72 for the year. If the construction period extends to 24 months as expected, the lost revenue will exceed \$80,000. This revenue is currently allocated in the following manner: General Revenues (50 percent), the Streetscape Reserve (43 percent), the Parking Capital Reserve (4 percent), The Partnership (1 percent), the Riversdale Business Improvement District (1 percent), and the Broadway Business Improvement District (1 percent).

PUBLIC NOTICE

A Public Notice, pursuant to Section 3 of City of Saskatoon Policy C01-021 (Public Notice Policy), is not required at this time. A Public Notice will be required when Council considers a direct sale, which will be the subject of a future report.

ATTACHMENTS

1. Location Plan for Temporary Parking
2. Photo of Stoneset Concept for the Lighthouse Project

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A10) Condominium Conversions
(File No.: CK. 4132-26, PL. 4132-0)

RECOMMENDATION: that City Council approve the amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) as contained in this report.

BACKGROUND

During its May 5, 2008 meeting, City Council resolved:

- “1) that City of Saskatoon Policy C09-004 (Condominium Approvals) be amended as follows: If the average vacancy rate in the Saskatoon Census Metropolitan Area, as shown in the most current Canada Mortgage & Housing Corporation (CMHC) Rental Market Survey, is below 1.5 percent, no application for condominium conversion shall be received, considered, or approved by the City of Saskatoon unless:
- (a) the building that is proposed to be converted into condominiums has been continuously vacant for 12 months immediately preceding the date of the submission of the application for conversion; or
 - (b) The application for condominium conversion:
 - i) relates to a building that, at the time of the application, is subject to an order pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003 to repair or demolish the building because of its condition; and is, in the opinion of the Fire Chief or his designate, in a ruinous or dilapidated state such that the building is dangerous to the public health or safety or substantially depreciates the value of other land or improvements in the neighbourhood;
 - ii) is submitted by a person other than the person to whom the order to repair or demolish the building was directed, or a person related to or affiliated with that person; and
 - iii) contains the corrective measures to be taken to remedy the deficiencies in the building as identified in the order issued pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003; or
 - (c) The Owner having the consent of 75 percent of the Tenants in occupation of the premises at the time of application. It shall be a pre-condition to any approval granted pursuant to this exception that

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to the extent any compensation is given or arrangement is made with any Tenant to secure such consent, such compensation shall be equal among all Tenants without exception whether any such Tenant consented to the conversion or not. The Applicant shall be required to file with the Administration a sworn statement as to such compensation together with evidence satisfactory to the Administration as to the legal enforceability of any such compensation arrangement. In addition to any other compensation or arrangement made with such Tenants, the Applicant shall provide confirmation to the Administration that enforceable Lease Agreements have been offered to all such Tenants who, as of May 5, 2008, are in occupancy of the premises and have not given notice to move, and entered into for those which accept a Lease on the following terms:

- i) Tenant to have the right to a Lease for two years from the effective date of the application;
 - ii) The rent charged under the Lease not to exceed the rent charged for comparable residential premises in the same general area in which the premises are located; and
 - iii) Any dispute between the Landlord and the Tenant as to the rent charged under the Lease to be resolved through arbitration under *The Arbitration Act*.
- 2) that the application fee for a condominium conversion be \$500, with an approval fee of \$130 per unit;
 - 3) that the application for a new condominium be \$500; and
 - 4) that the Condominium Approvals Policy be reviewed by City Council the first meeting of January 2009 after the release of the CMHC figures in mid December.”

REPORT

Based on the above-noted resolution, with clarification provided by the Executive Committee, the following amendments to City of Saskatoon Policy C09-004 (Condominium Approvals) have been prepared:

1. Section 3.2 of the current Policy is proposed to be deleted and replaced with the following Section. Subsection a) continues the existing Policy for a vacancy rate of 1.5 percent to 3 percent. Subsection b) sets out the new rules for a vacancy rate below 1.5 percent.

3.2 Vacancy Rates

- a) When the vacancy rate is between 1.5 percent and 3.0 percent, as shown in the most current Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey, and the site to be converted contains more than 100 household units, Council will, in addition to other criteria set out in the Policy, review the application to determine whether the conversion would significantly reduce the availability of rental accommodation in the area.
- b) If the average vacancy rate in the Saskatoon Census Metropolitan Area, as shown in the most current CMHC Rental Market Survey, is below 1.5 percent, no application for condominium conversion shall be considered for approval by the City of Saskatoon unless:
 - i) The building that is proposed to be converted into condominiums has been continuously vacant for 12 months immediately preceding the date of the submission of the application for conversion; or
 - ii) The application for condominium conversion:
 - relates to a building that, at the time of the application, is subject to an order pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003 to repair or demolish the building because of its condition; and is, in the opinion of the Fire Chief or his designate, in a ruinous or dilapidated state such that the building is dangerous to the public health or safety or substantially depreciates the value of other land or improvements in the neighbourhood;
 - is submitted by a person other than the person to whom the order to repair or demolish the building was directed, or a person related to or affiliated with that person; and
 - contains the corrective measures to be taken to remedy the deficiencies in the building as identified in the order issued pursuant to The Property Maintenance & Nuisance Abatement Bylaw, 2003; or

- iii) The Owner obtains the consent of 75 percent of the Tenants in occupation of the premises at the time of application to the conversion, subject to the provisions of Section 3.12 of this Policy.

In the case of an application which meets the criteria in Subsection i), ii) or iii), the Development Officer will submit a report to City Council for its decision, which shall be made in accordance with the requirements of *The Condominium Property Act* and this Policy.

In the case of an application submitted pursuant to Subsection iii), and where the applicant fails to receive the required consent of 75 percent of the Tenants, the Development Officer will submit an information report advising City Council that the application has failed.

- 2. The following Section is proposed to be added to the Policy to clarify the process involved in seeking the consent of Tenants:

3.12 Tenant Consent Process

Pursuant to Section 3.2 b) iii) of this Policy, the process to seek the consent of Tenants for condominium conversion approval is intended to be transparent and fair for both the Owner and the Tenants, while giving appropriate consideration to the privacy of individuals involved. This process shall comply with the following provisions:

- a) Only those Tenants who have resided in the building for a minimum of three months immediately preceding the submission of the condominium conversion application are eligible to vote;
- b) The Tenant consent vote shall be based on one vote for each eligible dwelling unit;
- c) If the Tenants vote to reject the proposed condominium conversion, the Owner may not submit a new application for condominium conversion, which requires the consent of the Tenants, for a period of eighteen months from the date the City verifies the results of the previous vote;
- d) Any compensation offered to the Tenants shall be equal among all Tenants, without exception, whether any such Tenant consented to the conversion or not. This compensation offer may include an arrangement for different compensation options from which the Tenant may select; and

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- e) In addition to any other compensation or arrangement made with such Tenants, the Applicant shall provide confirmation to the City that enforceable Lease Agreements have been offered to all such Tenants who are in occupancy of the premises at the time the Condominium Conversion Application is submitted to the City, and have not given notice to move. This lease shall provide the following terms:
 - (i) The tenant has the right to a Lease for two years from the effective date of the application;
 - (ii) The rent charged under the Lease shall not exceed the rent charged for comparable residential premises in the same general area in which the premises are located; and
 - (iii) Any dispute between the Landlord and the Tenant as to the rent charged under the Lease shall be resolved through arbitration under *The Arbitration Act*.
 - f) Administrative procedures related to the Tenant Consent Process shall be established by the Development Officer. Such procedures shall be consistent with this Policy.
3. The following Section is proposed to be added to the Policy to establish appropriate fees for condominium applications:
- 3.13 Fees
- a) The application fee for a new condominium shall be \$500;
 - b) The application fee for a condominium conversion shall be \$500, with an approval fee of \$130 per unit; and
 - c) The administrative fee to conduct a Tenant Consent Vote shall be \$1,000.

The administrative fee to conduct a Tenant Consent Vote is based on an estimate of the full cost recovery of the resources, which will be required to conduct this process. Staff will monitor the actual resources expended and report further should changes to this fee be required.

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OPTIONS

City Council has the option of adopting the proposed City of Saskatoon Policy C09-004 (Condominium Approvals) amendments as contained in this report or providing further instructions to the Administration respecting this matter.

POLICY IMPLICATIONS

The adoption of the recommendations contained in this report will result in amendments to City of Saskatoon Policy C09-004 (Condominium Approvals).

FINANCIAL IMPACT

The condominium conversion fees which are noted in this report are based on a 100 percent cost recovery objective.

PUBLIC COMMUNICATION PLAN

Following the approval of these amendments by City Council, a notice will be placed on the City's web site and in the Star Phoenix advising the public of the revisions to this Policy.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the City of Saskatoon Policy C01-021 (Public Notice Policy) is not required.

ATTACHMENT

1. City of Saskatoon Policy C09-004 (Condominium Approvals).

IT WAS RESOLVED: that the recommendation be adopted.

*YEAS: His Worship the Mayor, Councillors Dubois, Heidt, Hill, Neault,
Paulsen, Penner, and Wyant* 8

NAYS: Councillors Clark and Lorje 2

(Councillor Pringle was not present at this meeting.)

Section B – CORPORATE SERVICES

**B1) 2009 Revaluation Project
Report to the Saskatchewan Assessment Management Agency (SAMA) Board
(File No. CS1615-6 CK. 1615-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

The SAMA Board has the overall responsibility for governance of the assessment system in this Province and has requested regular updates on a number of issues and from all jurisdictions as the province moves forward toward the 2009 revaluation.

REPORT

Attached is the report covering the period ending May 15, 2008. Since the last report in January of 2008, all income and expense information has been entered into the assessment system, initial analysis has been completed on commercial and multi-family properties and the residential and condominium values have been completed to the point where the preview program can begin on these properties. The preliminary values for all properties were delivered to the Ministry of Municipal Affairs by mid-December of 2007 – ahead of the legislated requirement. Since that time, Municipal Affairs has asked for an update of commercial and multi-family properties by June 1, 2008. Those were delivered in mid May, again ahead of the required schedule.

Your Administration continues to believe these reports should be provided to this City Council prior to forwarding them to the SAMA Board. This will ensure that both City Council and the SAMA Board are regularly made aware of the progress made by your Administration towards the 2009 revaluation and of any issues or risks that may require particular attention. The SAMA Board has asked for this one last report to ensure all jurisdictions are on track for the revaluation. This is the final report that will be going to the SAMA Board.

There remain some concerns raised in the attached report that continue to be reviewed and investigated by the Assessment Branch. Your Administration will bring further reports and recommendations forward if they become necessary.

PUBLIC NOTICE

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

ATTACHMENT

1. 2009 Revaluation Project – Report to the SAMA Board.

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B2) 2009 Property Value Reassessment
(File No. CS 1615-6 CK. 1616-5)

RECOMMENDATION: that the information be received.

ADOPTED.

BACKGROUND

In past revaluations, your Administration has brought forward reports indicating the potential shifts in assessment values due to revaluations. This was done for the 2001 revaluation (1997 base date) and the 2005 revaluation (2002 base date). 2009 with a 2006 base date for values is the next legislated revaluation. This report indicates the preliminary residential and condominium shifts due the 2009 reassessment and the updating of the assessment values to the new base date. Details pertaining to multi-family and commercial property classes will be provided to City Council in the fall.

Prior to the 2009 revaluation, all assessments were under a very strict regulated methodology. 2009 will see an unregulated mass appraisal market value system put in place with only very limited property types being under a regulated system (pipelines, mines, etc.). In 2005 the City of Saskatoon was allowed for the first time to use a regulated Direct Comparison Approach to valuation to establish assessment values for residential and condominium properties. The Direct Comparison Approach to value will again be used in 2009 for residential and condominium properties.

REPORT

Provincial statute in Saskatchewan requires that all properties be reassessed every four years. This four-year cycle of province-wide reassessment began in 1997. Subsequent reassessments were carried out in 2001 and 2005 with 2009 being the next revaluation year. The core change occurring for 2009 is that properties are being updated from fair values as at June 30, 2002 (which have been in place since 2005) to market values as at June 30, 2006 (which will be used beginning in 2009).

On a citywide basis, aggregate residential and condominium property values have increased approximately 33% from the 2002 base date to the 2006 base date. City Council's direction in past reassessments was to begin each reassessment on a 'revenue-neutral' basis at the property class level. In other words, the increase in fair value at the property class level was to be offset by a corresponding reduction in the effective tax rate for that property class. The table below indicates the change in property value for the residential/condominium property class and the offsetting change to effective tax rates for these properties that would need to occur to ensure the total revenue required from the residential/condominium classes (assuming the same total revenue requirement from all taxing authorities) will be the same as we begin the 2009 process as when we ended the 2008 process.

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Property Class	2008 Taxable Fair Value	2009 Taxable Market Value	% Change		2008 Current Tax Rate	2009 Neutral Tax Rate	% Change
Residential	7,077,364,794	9,405,387,089	+33%				
Condominium	1,185,929,700	1,594,391,400	+34%				
Total	8,263,294,494	10,999,778,489	+33%		2.18917%	1.64455%	-33%

There will still be tax shifting within this property class. For example, values increased by 33% overall and in response, the tax rate for residential properties will be decreased 33%. But within this property class, some properties increased in value by more than 33%; others by less. If, for example, a property increased in value by 40%, but the tax rate only decreased by 33%, the result is a shift in taxes to that property. On the other hand, a property that increased in value by 25% will see a tax reduction because the tax rate decreased by 33%. Your Administration has completed its initial analysis of this shifting by ward and by neighbourhood.

Your administration notes a caution with respect to these preliminary values. It is still quite early in the cycle, and our staff is continuing to review and refine market values. As noted earlier, when commercial and multi-family property classes have their values in a more final state, a similar report to this will be presented to City Council on those property classes.

OPTIONS

There are no options available related to revaluation and the base date to be used to value properties as this is legislated by the Province of Saskatchewan. However, the information presented in this report follows City Council's past direction of beginning each reassessment on a "revenue-neutral" basis at the property class level. City Council has the option to rescind this direction. Your Administration does not recommend this option, as this will result in significant tax increases to the property owner.

POLICY IMPLICATIONS

The policy implications are similar to previous revaluations, whereby City Council has sought to keep the impact of reassessment, overall by class of property, revenue neutral. A further report will be brought forward by your Administration at the appropriate time in relation to the tax policy issues.

FINANCIAL IMPACT

There is no further known financial impact other than the approved capital budget for revaluation which includes costs for additional mailings (preview letters and notices to all property owners), consultants, benchmark appraisals, etc.

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PUBLIC COMMUNICATIONS PLAN

The public communication plan will be much the same as was used for the 2005 revaluation, with some improvements. It will consist of preview of proposed assessment letters being sent to all property owners. This process was used previously and proved very beneficial to property owners and to the Assessment Branch in ensuring fair, equitable, and accurate property assessments. For the 2005 revaluation, a pamphlet was enclosed explaining the revaluation and showing property owners how to determine their potential change in property taxes, based on a revenue neutral mill rate. It also included information as to why the City was doing a revaluation.

To make this process simpler and more transparent for property owners, your Administration has made improvements to this process for the 2009 revaluation. These changes were made due to the many comments received from our citizens in 2005 of the difficulty in determining their potential property tax change due to the reassessment. For 2009, we will be sending a two-sided letter (copy attached) with the current 2008 assessment, the proposed 2009 assessment, the potential property tax change (based on revenue neutral mill rate), and a brief explanation on the front side of the letter. The reverse side of the letter will contain additional information in the form of frequently asked questions, as well as directing property owners to the Assessment Website where additional information is available and may be gathered.

The assessment website is also being updated prior to the sending of the preview letters with new and additional information that will improve the ability for property owners in ensuring their value is fair, equitable, and accurate, based on the legislated requirements put in place.

The current schedule for the public communication plan is as follows:

- Early June 2008 – Residential and condominium preview letters to be mailed
- Fall 2008 – Commercial and multi-family preview letters to be mailed
- Late January 2009 – Official Assessment Notices mailed

PUBLIC NOTICE

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

ATTACHMENTS

1. Copy of PowerPoint Presentation.
2. Copy of Preview Letter for 2009

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B3) Communications to Council

**From: Dorothy Myo, President
Saskatchewan Indian Cultural Centre**
Date: April 24, 2008
**Subject: Resolution in Support of the First Nations Keeping House Project
(File Nos. CS1860-1-2 and CS1860-1 CK. 100-10)**

RECOMMENDATION: that City Council provide the Saskatchewan Indian Cultural Centre with a letter of support of the First Nations Keeping House Project to be used in a grant application to the Building Communities Program with the understanding that this does not commit the City to any current or future financial support.

REPORT

The Building Communities Program was introduced in December 2006 with the following objectives:

- Ensure that cultural and recreational infrastructure is based on a sustainable regional plan.
- Assist communities in meeting the cultural, social, and recreational needs.
- Infrastructure that contributes to the economic prosperity of the region and province.

The program is open to both civic and community projects, with two intake deadlines (April 30, 2007, and April 30, 2008). Each City was requested to select one of the two intake deadlines. The City chose the April 30, 2007, deadline. Accordingly, at its March 12, 2007, meeting, City Council approved the submission of several projects, including a number of community projects. All community projects were forwarded to the province for evaluation.

While Saskatoon's deadline has passed, there is still the option of providing letters of support for community projects. City Council recently received a request for a letter of support from the Saskatchewan Snowmobile Association. City Council provided this on April 21, 2008.

At its May 20, 2008, meeting, City Council received a request from the Saskatchewan Indian Cultural Centre. This request was referred to the Administration. While your Administration agrees in principle, it is apparent that this will be a significant project. Your Administration is concerned that this may lead to requests for future financial contributions; therefore, the letter of support must make it clear that this endorsement does not commit the City to any current or future financial support.

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. Letter, dated April 24, 2008, from the Saskatchewan Indian Cultural Centre.

Councillor Lorje excused herself from discussion and voting on the matter due to a conflict of interest and left the Council Chamber.

IT WAS RESOLVED: that the recommendation be adopted.

Councillor Lorje re-entered the Council Chamber.

**B4) Contract Award
January 1, 2008 – April 30, 2008
(File No. CS 1000-1 CK. 1000-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

REPORT

In accordance with Policy C02-003, Purchase of Goods, Services and Work, your Administration is required to report three times a year on the award of contracts and requests for proposals between \$50,000 and \$100,000. The attached report has been prepared detailing the contract awards for the period January 1, 2008 – April 30, 2008.

PUBLIC NOTICE

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

ATTACHMENT

1. Contract Award Report January 1, 2008 – April 30, 2008.

**B5) 2008 City of Saskatoon Operating Budget
(File No. CS 1704-1 CK. 1704-1)**

RECOMMENDATION: that the attached report be received as information.

ADOPTED.

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REPORT

Attached for City Council's information, is a copy of the 2008 City of Saskatoon Operating Budget. This budget reflects all changes made by the Budget Committee and City Council, with final approval at the May 5, 2008, City Council meeting.

PUBLIC NOTICE

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

ATTACHMENT

1. 2008 City of Saskatoon Operating Budget.

**B6) 2007 Financial Reports
(File No. CS1895-3 CK. 1895-3)**

RECOMMENDATION: that the attached reports be received as information.

ADOPTED.

REPORT

Attached for City Council's information, is the 2007 City of Saskatoon Annual Report which includes the Audited Consolidated Financial Statements, Trust Fund Financial Statements and Statistical information.

The audited 2007 City of Saskatoon Financial Report has been prepared in accordance with the financial reporting recommendations of the Public Sector Accounting Board (PSAB) of the Institute of Chartered Accountants. The Audit Committee approved the audited financial statements at its meeting on May 5, 2008.

The City of Saskatoon 2007 year-end results were finalized as a deficit of \$1,432,000. City Council has previously received interim financial results for the 2007 year-end, which identified a deficit of \$1,482,000. The final statements show a slight decrease in this deficit by \$50,000 based on an amount associated with Credit Union Centre's contribution to the Civic Buildings Comprehensive Maintenance Reserve which was not included in the preliminary results. As indicated in previous reports, this deficit is covered through a transfer from the Revenue Stabilization Reserve leaving a balance of \$400,000 in the reserve after the transfer.

In the past two years, the civic annual report was printed on 50% recycled paper and 15-25% post consumer waste. Another environmental option was used this year, and the 2007 Annual Report was printed on FSC (Forest Stewardship Council) paper. FSC is an international certification and labelling system that guarantees that the forest products used come from a forest that is well

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managed according to strict environmental, social, and economic standards. FSC-certified forests must strictly adhere to extensive principles and criteria. Overall, a FSC-certified forest will ensure that: waterways are protected; wildlife habitat and species are protected; high conservation value forests are preserved; forest management practices are monitored annually; genetically modified trees are not used; pesticide use is reduced; local people are involved in forest management; and the rights of Indigenous Peoples are respected. There was no extra cost for using FSC paper.

In addition to the 2007 Financial Report, copies of the following reports are also attached:

2007 City of Saskatoon Public Accounts
2007 Capital Status Report
2007 Saskatoon Public Library Financial Statements
2007 Financial Reports – Superannuation Plans

PUBLIC NOTICE

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

ATTACHMENTS

1. 2007 City of Saskatoon Annual Report.
2. 2007 City of Saskatoon Public Accounts.
3. 2007 Capital Status Report.
4. 2007 Saskatoon Public Library Financial Statements.
5. 2007 Financial Reports – Superannuation Plans.

Section D – INFRASTRUCTURE SERVICES

**D1) Enquiry – Councillor B. Dubois (October 16, 2006)
Traffic Calming Measures – Transition Road between
Rutherford Crescent and Lanyon Avenue
(File No: CK. 6320-1)**

RECOMMENDATION: that crosswalks and temporary centre medians and curb extensions be placed on Lanyon Avenue at 111th Street and 113th Street, as shown in Plans 210-0045-014r001 and 250-0045-015r001 (Attachments 1 and 2).

ADOPTED.

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BACKGROUND

The following enquiry was made by Councillor Dubois at the meeting of City Council held on October 16, 2006:

“Would the Administration please report on the feasibility of having of some type of traffic calming measures on the transition road between Rutherford Crescent and Lanyon Avenue.”

REPORT

Infrastructure Services has completed a review of the traffic conditions on Rutherford Crescent and Lanyon Avenue to determine the need for traffic calming devices. The review included site inspection, pedestrian usage, speed and volume studies.

The speed study conducted on Lanyon Avenue showed that the 85th percentile (the speed at which 85 percent of the vehicles are travelling at or less than) was 62.3 kph. This indicates that vehicles are traveling above the posted speed limit, some at excessive speeds.

Other issues identified at the site include the lack of connection to the shared-use pathway along Lanyon Avenue, which is a major route to and from Preston Crossing. Pedestrians and cyclists must walk through trees and over the grass areas to access the pathway, which is particularly difficult due to a slope and in winter, the snow piling up. In addition, there is currently no marked crosswalk along Lanyon Avenue from 108th Street to 115th Street.

The Administration is recommending that crosswalks and temporary centre medians and curb extensions be placed on Lanyon Avenue at 111th Street and 113th Street, as shown in Plans 210-0045-014r001 and 250-0045-015r001 (Attachments 1 and 2). This will provide a traffic calming device at the two intersections, as well as improve the crossings for pedestrians to access the shared-use pathway. The traffic calming measures will be installed temporarily and will be monitored for approximately one year. If proven effective, they will be made permanent. Police Services will also be requested to conduct speed enforcement along the roadway.

OPTIONS

The installation of speeds humps was considered, however, due to the number of vehicles traveling at excessive speeds, it was determined that they would pose a safety risk. Depending on the results obtained from the proposed traffic calming measures, speed humps may be reconsidered in the future.

POLICY IMPLICATIONS

There are no policy implications.

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FINANCIAL IMPACT

If approved, the installation of the temporary centre medians, curb extensions and crosswalks on Lanyon Avenue at 111th Street and 113th Street, estimated at \$1,200 pathways alone would cost significantly more than this, will be included in Capital Project 631 – Traffic Safety Improvements, and will be part of the 2008 temporary traffic calming projects.

PUBLIC NOTICE

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

ATTACHMENTS

1. Plan 210-0045-014r001; and
2. Plan 210-0045-015r001.

**D2) Proposed Three-Way Stop Signs
Avenue H South/Spadina Crescent West and 11th Street West
(File No. 6280-2 CK. 6280-1)**

RECOMMENDATION: that stop signs located at the intersection of Avenue H South/Spadina Crescent West and 11th Street West be replaced with three-way stop signs, as shown on attached Plan 217-0043-001r001 (Attachment 1).

ADOPTED.

BACKGROUND

Infrastructure Services has completed a review of the traffic control at the intersection of Avenue H South/Spadina Crescent West and 11th Street West.

The existing traffic control devices at the intersection provide right-of-way to 11th Street traffic, with northbound traffic on Spadina Crescent being required to stop, and southbound traffic on Avenue H being required to yield. Both streets are classified as minor arterial roadways, and as such are given priority over all other intersecting streets in the surrounding area.

The need to modify the existing intersection control is due to the expansion of the Water Treatment Plant, pedestrian safety concerns, and to ensure compliance with City Policy C07-007 - Traffic Control – Use of Stop and Yield Signs.

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REPORT

To warrant the installation of all-way stop signs, an intersection must meet certain minimum criteria as specified in Policy C07-007, which takes into consideration:

- traffic volume entering the intersection during the five peak hours of the day to determine if traffic levels on the intersecting roadways are relatively equal on all approaches; and
- the proximity of adjacent all-way stop controls.

For an intersection to warrant a three-way stop, Policy C07-007 requires that the combined volume of traffic entering the intersection from a minor street during the peak hour periods must be at least 25% of the total volume. The table below indicates that traffic volumes entering the intersection from Avenue H and 11th Street are relatively similar, but Spadina Crescent contributes considerably lower volumes.

Avenue H South/Spadina Crescent West and 11th Street West Traffic Volumes

Time	Avenue H S		11th Street W.		Spadina Crescent W.	
	SB	% of total intersection volume	EB	% of total intersection volume	NB	% of total intersection volume
07:00-08:00	341	43%	350	45%	93	12%
08:00-09:00	218	33%	359	54%	88	13%
12:00-13:00	179	41%	203	46%	58	13%
16:00-17:00	402	42%	476	50%	81	8%
17:00-18:00	418	50%	369	44%	57	7%

Traffic control measures currently in place do not reflect the City’s policy on traffic control. The yield signage on Avenue H was originally put in place to reduce conflicts between Avenue H and 11th Street traffic; however Policy C07-007 stipulates that yield signs are not to be used against major traffic at an intersection or at any intersection where there are stop signs on more than one approach. Stop control on Spadina Crescent is necessary due to geometrics and volume considerations.

Providing that traffic from the minor street is at least 25% of the total volume, and that the proposed three-way stop is not within 200 metres of any other all-way stop, an all-way stop may be considered when the total intersection volume averages at least 600 vehicles per hour (vph) during the peak hour. There are no other all-way stops in the surrounding area, and recent traffic counts indicate traffic demand at the intersection of Avenue H/Spadina Crescent and 11th Street during the peak hour on a typical weekday (16:00-17:00) to be over 950vph.

In addition, the recent expansion of the Water Treatment Plant has resulted in increased pedestrian activity, as well as increased delivery truck traffic in the area. The staff parking lot for the Water Treatment Plant is located on the northwest corner of the Avenue H/Spadina Crescent and 11th Street intersection. As such, pedestrian crossings are significant during specific time periods

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throughout the day. Although the crosswalk is adequately marked, there have been concerns that vehicles on 11th Street are not yielding to pedestrians. Stop control would increase attentiveness towards pedestrians attempting to cross.

OPTIONS

The intersection could be left as it is, however, this is not desirable as the mix of controls is confusing and actually in conflict with standards on the use of stop and yield signs.

Yield signage could simply be removed from Avenue H; however, this will most likely increase conflicts between Avenue H and 11th Street traffic and decrease attentiveness of pedestrian activity, as the yield signage was originally installed to address these concerns.

POLICY IMPLICATIONS

The installation of an all-way stop is warranted under Policy C07-007.

FINANCIAL IMPACT

The cost of the proposed traffic control modifications will be approximately \$700. There are sufficient funds within the Operating Budget.

PUBLIC NOTICE

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

ATTACHMENT

1. Plan No. 217-0043-001r001.

**D3) Post Budget Approval – College Drive and Preston Avenue Safety Modifications
(File No. 6120-1 CK. 6320-1)**

RECOMMENDATION: that modifications to the intersection of Preston Avenue and College Drive, at a cost of approximately \$190,000, with funding to be provided by Saskatchewan Government Insurance in the amount of \$150,000, and from the Traffic Safety Reserve in the amount of \$40,000, be approved.

ADOPTED.

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BACKGROUND

A review of the collision history at the intersection of Preston Avenue and College Drive has indicated that 209 collisions were reported over a five-year period from 2001 to 2005. The Administration has, therefore, undertaken a review in order to identify options for improving the safety at the intersection.

REPORT

College Drive and Preston Avenue are both classified as major arterial roadways with average daily traffic (ADT) volumes of 30,170 vehicles per day (vpd) and 16,450 vpd respectively.

According to the collision history, the most predominant collision configurations were rear end (58%) and left-turn-straight opposite (25%). A total of 47 (22.5%) collisions were attributed to east/west left-turn-straight opposite, accounting for approximately \$385,000 in damages and 34 injuries.

Due to the considerable east/west left-turn collisions the Administration is proposing a slot left-turn bay design for College Drive in both directions. Slot left-turn lanes can improve intersection safety by:

- Clearly defining the left-turning paths within a large intersection configuration;
- Improving visibility for drivers who are turning left by offsetting opposing left-turns; and
- Utilizing a divisional island to eliminate the possibility of lane changes from left to through, and through to left in the immediate area of the intersection.

Slot left-turn lanes may also increase the capacity of the left turn lane movement due to the reduced distance and time involved in making the manoeuvre.

In addition to the proposed geometric alterations, the Administration will be installing non-intrusive left-turn signal detectors, which will be located closer to the intersection to allow for less queuing of left-turning traffic. This will reduce congestion and increase operational efficiency for the east/west left turn movements without increasing the cycle length, which would create undue delays during off-peak hours. In addition, the non-intrusive detectors will provide the ability to perform maintenance year round.

The Administration also plans to review the intersection for red light violations. This review will not take place until the modifications are in place to allow motorists time to adjust to the new movements and signal phasing.

OPTIONS

Modified signal phasing and a review of the red light violations could be completed in 2008 rather than installing the slot left-turn design and left-turn signal detectors, however, the Administration

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recommends improving the geometric design of the intersection to aid in reducing collisions prior to reviewing the red light violations, as the improved design and increased efficiency may, by itself, reduce the number of red light violations.

POLICY IMPLICATIONS

There are no policy implications.

FINANCIAL IMPACT

The estimated cost for the proposed intersection modifications is \$190,000. Saskatchewan Government Insurance has committed to funding \$150,000 in order to enable construction to proceed in 2008. The Administration is, therefore, recommending that the remaining \$40,000 to be funded from the Traffic Safety Reserve. There may be a need to cash flow this \$40,000 expenditure as interim borrowing and stated as a commitment against the 2009 Traffic Safety Reserve.

PUBLIC NOTICE

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

ATTACHMENT

1. Proposed Modifications – College Drive and Preston Avenue.

**D4) Post Budget Increase
Capital Project No. 777
Primary Water Main - Stonebridge
AND
Award of Tender
Capital Project 777 – Primary Water Main - Stonebridge
File No. 4111-32 CK. 7820-5**

- RECOMMENDATION:**
- 1) that the Saskatchewan Water Corporation's contribution to Capital Project 777 – Primary Water Main – Stonebridge be reduced by \$489,000, from \$677,000 to a total of \$188,000;
 - 2) that a post budget increase of \$1,113,000 to Capital Project 777 – Primary Water Main – Stonebridge be approved;
 - 3) that the \$1,113,000 increase to Capital Project 777 – Primary Water Main – Stonebridge be funded from the Primary Water Main Reserve;

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- 4) that the tender submitted by Hamm Construction Ltd., for Contract 8-0025, for the Brand Road Primary Water Main, at a total estimated cost of \$1,323,057.02 (including G.S.T.) be accepted; and
- 5) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal.

ADOPTED.

REPORT

Work planned for 2008 in Capital Project 777 Primary Water Main - Stonebridge, includes construction of the Circle Drive to Melville segment of the Ruth Street to Melville Street main and construction of the Stonebridge Boulevard to Cartwright Road segment of main. The two segments were split for tendering purposes.

Tenders for Contract No. 8-0025, Brand Road Primary Water Main, were received and opened publicly on April 24, 2008. The Engineer's estimate for the total tender price, including G.S.T., was \$1,251,403.34. Two tenders were received as follows:

<u>BIDDER</u>	<u>TOTAL TENDER PRICE</u>
Hamm Construction Ltd. Saskatoon, Saskatchewan	\$1,323,057.02
Mi-Sask Industries Ltd. Saskatoon, Saskatchewan	\$1,696,997.40

The Administration is recommending that the bid submitted by Hamm Construction Ltd. which has successfully completed a similar project for the City in the past, be accepted.

The net cost to the City for the bid submitted by Hamm Construction Ltd. is calculated as follows:

Base Tender Amount	\$ 1,200,054.30
Contingency	\$ 60,000.00
G.S.T.	\$ 63,002.72
Total Tender Price	\$ 1,323,057.02
Less G.S.T. Rebate to City	\$ 63,002.72
Net Cost to City	<u>\$ 1,260,054.30</u>

Engineering, inspection, and administrative levies will cost an additional \$91,935 for a total project cost of \$1,351,989.30.

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The entire Stonebridge primary water main project is cost-shared with Saskatchewan Water Corporation (Sask Water), based on a percentage of allocated flow. During the initial budget preparation, a split of 50/50 was designated, however, since that time, all of the various sections of piping have been modelled and a benefiting cost assigned to Sask Water. As a result, the portion originally identified from Sask Water has decreased by \$489,000, from \$677,000 to \$188,000.

In addition, the updated estimate for the Stonebridge Boulevard to Cartwright Road segment of the project, which has not yet been tendered, is \$636,745. Primary water main construction costs have increased approximately 21% from Contract 7-0086 to Contract 8-0025 due to poor soil conditions found during the construction of the Ruth to Circle Drive segment. These updated costs were used to prepare the estimate for the Stonebridge Boulevard to Cartwright Road project.

Capital Project 777 also includes the Ruth Street to Circle Drive segment of primary water main, which was tendered in 2007 under Contract No. 7-0086. A small portion of this contract adjacent to the off-leash dog park was completed in late 2007. The remainder of the work will be completed in 2008.

A brief summary of the funding allocation for the entire project is as follows:

Remaining funding in Project 777	\$2,925,190
Remaining costs – Contract 7-0086	(\$1,560,688)
Total cost Contract 8-0025	(\$1,351,989)
Estimated cost - Stonebridge/Cartwright	(\$636,745)
Reduction of Sask Water Contribution	<u>(\$489,000)</u>
Balance	(\$1,113,232)

The Administration is recommending that the reduction of \$489,000 from Sask Water's contribution be acknowledged within Capital Project 777, and that \$1,113,000 be transferred from the Primary Water Main Reserve.

PUBLIC NOTICE

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

LEGISLATIVE REPORT NO. 5-2008

Section A – OFFICE OF THE CITY CLERK

- A1) City of Saskatoon Municipal Manual - 2008
(File No. CK. 369-1)**

RECOMMENDATION: that the information be received.

ADOPTED.

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I am pleased to present the 2008 City of Saskatoon Municipal Manual for the information of Council.

Copies of the municipal manual are available in the City Clerk's Office for a cost of \$5.25, including G.S.T.

PUBLIC NOTICE

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

ATTACHMENT

1. 2008 Municipal Manual

REPORT NO. 10-2008 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor G. Wyant, Chair
Councillor B. Dubois
Councillor P. Lorje
Councillor C. Clark
Councillor B. Pringle

1. **Heritage Conservation Program – 202 Avenue E South (Landa Residence)**
(Files CK. 710-52 and PL. 907)

- RECOMMENDATION:**
- 1) that the owners of 202 Avenue E South receive a tax abatement through the Heritage Conservation Program to a maximum of \$4,053 amortized in equal instalments over eight years commencing in the year following the satisfactory completion of the rehabilitation project, with the source of funding for the abatement being the Heritage Fund and with the satisfactory completion to be determined by the Manager, Development Services Branch, Community Services Department; and
 - 2) that the City Solicitor be requested to prepare the appropriate agreement regarding the tax abatement.

ADOPTED.

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Your Committee has reviewed and supports the attached report of the General Manager, Community Services Department dated April 21, 2008, with respect to the above application. This application was also reviewed and supported by the Municipal Heritage Advisory Committee.

2. Traffic Safety Plan
(File No. CK. 225-8)

RECOMMENDATION: that permission be granted to the Traffic Safety Committee to seek outside sponsorship for its Traffic Safety Plan, subject to the plan being submitted and approved by the Administration prior to implementation.

ADOPTED.

Your Committee has reviewed the attached report of the Traffic Safety Committee requesting permission to proceed with outside sponsorship for its Traffic Safety Plan. Your Committee was advised that the Traffic Safety Committee has received funding from SGI and the Saskatoon and District Safety Council for past traffic safety initiatives but wanted to make sure that City Council was aware that it wished to pursue sponsorship beyond this, through bicycle shops and other sporting good stores in the city. While the plan has not been finalized, it is anticipated that the invitations to co-sponsor this initiative would be made through visits to these types of businesses or through written correspondence to determine whether there is any interest.

Your Committee has discussed this matter with the Administration and is recommending that this be supported provided that the Administration reviews the plan prior to implementation. Your Committee has been advised that the City Clerk's Office would work with the Infrastructure Services Department in this respect.

3. McNab Park Demonstration Project
(Files CK. 4000-9 and PL. 4110-25-5)

RECOMMENDATION:

- 1) that the Administration proceed to enter into a Service Agreement with Innovative Residential Investments Inc. for the purpose of a McNab Park Housing Demonstration Project, and report back on the results of the Demonstration Project upon its completion;
- 2) that City Council approve a contingency increase of \$50,000 to the proposed budget for the Demonstration Project to recognize the rise in construction costs since 2005; and

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- 3) that an information session be conducted in the community as soon as possible with respect to the demonstration project and to provide information about future plans for McNab Park and the exit strategy for existing tenants.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Community Services Department dated April 17, 2008, with respect to the McNab Park Demonstration Project, with the Administration and representatives of Innovative Residential Investments Inc.

Your Committee also heard from tenants in the McNab Park residential area outlining a number of concerns relating to the current and future housing situation in this area and the availability of affordable housing options elsewhere. The Administration has advised that a separate report will be coming forward to City Council on the issue of an "exit strategy" for the existing tenants and other issues relating to the redevelopment of the site. In the meantime, your Committee is recommending that an information session be conducted to provide further information about the demonstration project, with representatives of Innovative Residential Investments Inc. being in attendance to discuss the project, along with the Administration. In addition, the owners of the site will be asked to provide information with respect to the proposed plans for the site and to explain the exit strategy for the existing tenants.

Following review of the above, your Committee is supporting the recommendations of the Administration, along with the recommendation for an information session.

**4. 2007 Operating Revenues Year-End Report
(Files CK. 1705-LS and LS. 1705-14)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated April 29, 2008, providing a summary of the operations for the five indoor leisure facilities, four outdoor pools and the Terry Fox Track.

Your Committee has reviewed the matter with the Administration and is forwarding the report to City Council as information.

5. **2008 Assistance to Community Groups Cash Grants Program
Social Services Component
(Files CK. 1871-3-1 and LS. 1870-2)**

RECOMMENDATION: that the grants totaling \$884,348.07 for 2008 under the Social Services Category of the Assistance to Community Groups Cash Grants Program, as outlined in Attachment 1 to the report of the General Manager, Community Services Department dated May 15, 2008, be approved.

Attached is a report of the Social Services Subcommittee dated May 15, 2008, forwarding recommendations for grants under the Social Services Component of the 2008 Assistance to Community Groups Cash Grants Program.

Your Committee has reviewed the report with the Chair and the Administration and supports the recommendation from the Social Services Subcommittee, as outlined above.

Items B11 and B12 of Communications to Council were brought forward.

“B11) Elizabeth Freire, Saskatoon Sexual Assault & Information Centre, dated May 30

Commenting on a decrease in funding with respect to 2008 Assistance to Community Groups Cash Grants Program, Social Services Component. (File No. CK. 1871-3-1)

B12) Keith Jorgenson, Computers for Kids, undated

Commenting on denial of funding under the 2008 Assistance to Community Groups Cash Grants Program. (File No. CK. 1871-3-1)”

IT WAS RESOLVED: that the recommendation of the Administration be adopted.

REPORT NO. 7-2008 OF THE ADMINISTRATION AND FINANCE COMMITTEE

Composition of Committee

Councillor G. Penner, Chair
Councillor M. Neault
Councillor D. Hill
Councillor M. Heidt
Councillor T. Paulsen

**1. Road Map 2020 – Board of Directors
Saskatoon Environmental Advisory Committee Representative
(File No. CK. 175-9)**

RECOMMENDATION: that Sean Shaw be appointed to replace Tom Wolf as the Saskatoon Environmental Advisory Committee's representative on the Board of Directors for Road Map 2020.

ADOPTED.

Attached is a report of the Saskatoon Environmental Advisory Committee dated May 14, 2008 regarding appointment of a replacement of their representative on the Board of Directors for Road Map 2020 – an appointment initially approved by City Council on August 13, 2007.

Your Committee has reviewed this matter and supports the recommendation.

**2. 2007 Annual Report – Saskatoon Environmental Advisory Committee
(File No. CK. 430-19)**

RECOMMENDATION: that the information be received.

ADOPTED.

Attached is the 2007 Annual Report of the Saskatoon Environmental Advisory Committee.

Your Committee has reviewed this report and wishes to express appreciation to the Saskatoon Environmental Advisory Committee for its volunteer work on environmental issues in the City of Saskatoon.

The 2007 Annual Report is available for viewing under the City's web site at www.saskatoon.ca, City Council, City Clerk's Office, Reports and Publications.

**3. Permission for Access Transit Advisory Committee to Host
2008 Annual Meeting of Paratransit Providers in Saskatchewan Cities
(File No. CK. 7305-1)**

- RECOMMENDATION:**
- 1) that the Access Transit Advisory Committee be authorized to host the 2008 Annual meeting of Paratransit providers in Saskatchewan cities; and
 - 2) that the Advisory Committee be authorized to invite the Minister of Municipal Affairs and the Official Opposition Critic of Municipal Affairs to the joint meeting.

ADOPTED.

Attached is a report of the Access Transit Advisory Committee dated May 14, 2008 forwarding information regarding meetings that have been held with representatives of paratransit providers in Saskatchewan cities to discuss issues of mutual concern. Your Committee supports the Advisory Committee's request to host the 2008 annual meeting, in that this provides an opportunity for discussion of the funding and the funding formula for this program, as well as various other issues of mutual concern.

REPORT NO. 2-2008 OF THE AUDIT COMMITTEE

Composition of Committee

Councillor B. Dubois, Chair
Councillor B. Pringle
Councillor D. Hill
Councillor G. Wyant
Councillor C. Clark

**1. Audit Report – Traffic Management and Traffic Signals
(File No. CK. 1600-23)**

- RECOMMENDATION:** that the information be received.

ADOPTED.

Attached is the Implementation Plan for the Audit Report - Traffic Management and Traffic Signals. Copies of the complete Audit Report were provided to all members of City Council and Administration in the agenda for the Audit Committee meeting held on May 21, 2008.

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Your Committee has reviewed the Audit Report and recommendations with the Administration and is pleased to note that management will be implementing all of the audit recommendations, with final completion scheduled for June, 2009.

The complete Audit Report is available for viewing in the City Clerk's Office, or on line at www.saskatoon.ca - select "a" for audit reports in the alphabetical directory.

**REPORT NO. 1-2008 OF THE BOARD OF TRUSTEES – CITY OF SASKATOON
GENERAL SUPERANNUATION PLAN**

Composition of Board

Mr. G. Gross, Chair
Dr. A. Whitworth, Vice-Chair
Councillor G. Wyant
Mr. M. Baraniecki
Mr. F. Smith
Mr. P. Richards
Mr. S. Saunders
Mr. L. Thiessen

- 1. Revisions to the General Superannuation Plan Bylaw No. 8226
To Provide for Revisions made to The Saskatchewan Human Rights Code
and The Income Tax Act
Mandatory Retirement
(File No. CK. 4731-5)**
-

RECOMMENDATION: that Bylaw No. 8695 be considered.

ADOPTED.

On November 17, 2007, changes to *The Saskatchewan Human Rights Code* (the "Code") came into force which eliminates mandatory retirement at the age of 65 within the Province. Changes were made to *The Income Tax Act* in this regard also.

The Board of Trustees has reviewed proposed changes to *The General Superannuation Plan* which have resulted from the changes to the *Code* and *The Income Tax Act*, related to the elimination of mandatory retirement. The substantive changes are as follows:

1. The addition of a definition of "Postponed Retirement Date". This definition along with proposed amendments to Section 5.01(1) allows members to retire on their Normal Retirement Date or on the first day of any month after the members' Normal Retirement Date.

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2. Section 5.03 is repealed. This was the old "Postponed Retirement Benefit" Section which states that because a member could not remain in the service of the City past their Normal Retirement Date, there was no postponed retirement benefit.
3. A new Section 3.01(3) is added. This new Section limits the date of eligibility for membership in the Plan to within one month of the end of the calendar year in which a member attains the age of 71 years.
4. Changes to Sections 6.03(3), 7.01(2) (b) (iv) and 8.02(2) (c). These changes along with the definition of Postponed Retirement Date contemplate the amendments to *The Income Tax Act* which state that the latest date for continued contribution and benefit accruals in a Plan is the first day of December of the calendar year in which the member attains the age of 71 (used to be the age of 69).

Attached is Bylaw No. 8695 which has been prepared by the City Solicitor's Office in consultation with Aon Consulting, to provide for the required changes to the Plan upon elimination of mandatory retirement. The Board of Trustees has reviewed the proposed Bylaw amendment and supports the changes outlined therein.

REPORT NO. 5-2008 OF THE LAND BANK COMMITTEE

Composition of Committee

Councillor M. Heidt, Chair
Councillor D. Hill
Councillor P. Lorje
Councillor G. Penner
Councillor M. Neault

1. **Proposed Long Term Lease – Lots 5 to 12, Block 922, Plan 101932545 in Marquis Industrial Phase 3 to Mid Canada Modular Inc.
(File No. CK. 4225-1)**
-

RECOMMENDATION: 1) that the Land Branch Manager be authorized to enter into a Long-Term Lease with an Option to Purchase for Lots 5 to 12, Block 922, Plan 101932545, in Marquis Industrial Phase 3, subject to the terms and conditions outlined in the attached report; and

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- 2) that the City Solicitor be requested to prepare the necessary agreements and that His Worship the Mayor and City Clerk be authorized to execute the agreement under the Corporate Seal.

ADOPTED.

Attached is a report of the General Manager, Community Services Department dated April 28, 2008 regarding the proposal to enter into a Long-Term Lease with an Option to Purchase the above-noted property in Marquis Industrial Phase 3.

Your Committee has reviewed this report with the Administration, including the terms and conditions outlined therein, and supports the recommendation.

REPORT NO. 10-2008 OF THE EXECUTIVE COMMITTEE

Composition of Committee

His Worship Mayor D. Atchison, Chair
Councillor C. Clark
Councillor B. Dubois
Councillor M. Heidt
Councillor D. Hill
Councillor P. Lorje
Councillor M. Neault
Councillor T. Paulsen
Councillor G. Penner
Councillor B. Pringle
Councillor G. Wyant

1. Housing Corporation – Entry-Level Housing
(File No. CK. 750-4)

- RECOMMENDATION:**
- 1) that City Council approve, in principle, the creation of a housing corporation to provide entry-level housing to moderate income working individuals or families in search of their first home;
 - 2) that City Council approve the direct sourcing of Deloitte Touche to develop a financial plan that demonstrates whether or not the operation of the proposed housing corporation will be self-financing; and

- 3) that the Affordable Housing Reserve be the source of funding for the development of the aforementioned financial plan to an upset figure of \$35,000.

ADOPTED.

Your Committee has considered and supports the following report of the General Manager, Community Services Department:

“BACKGROUND

The Saskatoon Housing Business Plan acknowledges the need for housing across a broad continuum.

At one end of this continuum, individuals and families are in need of social housing, such as shelters, crisis/intervention housing, subsidized housing, and supported-living accommodations. These needs are currently being served by the Province of Saskatchewan through the Ministry of Community Resources.

At the other end, there are those individuals and families whose financial means allow them to secure a broad range of dwelling accommodation. Land developers and the housing industry are providing a variety of housing choices and price points for those individuals and families with medium to high household income levels.

In the middle is a range of moderate-income households, many which are living paycheck to paycheck and finding it difficult to make ends meet. Again, the Province of Saskatchewan takes a lead role in providing supported home ownership and low-income rental housing for individuals and families who are below the prescribed maximum income levels for these programs. The current maximum income levels are \$52,000 for families and \$44,800 for individuals and seniors. Many of these programs are delivered through not-for-profit and faith-based community organizations. The City of Saskatoon plays a support role in fulfilling this area of housing need by providing ten percent of the capital cost for any new construction or renovation of dwelling units to support individuals and families who qualify under these programs. In addition, the City of Saskatoon will also provide a five-year property tax rebate for new rental unit construction or to support renovation of existing properties targeted to serve this segment of our population.

However, within the past 12 to 18 months the average price of a house has risen from \$160,000 to \$250,000. Consequently, the household income required to finance the purchase of a house has risen from \$48,000 to \$70,000. A vast majority of individuals and families whose household incomes are above the maximum income levels (needed to qualify for supported home ownership and low-income rental) and the \$70,000 pre-tax range (needed to qualify for financing in the marketplace) are, by implication, left without any support. On the housing continuum, your Administration refers to this segment of the housing continuum as entry-level housing.

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Recent statistics indicate that many of these households are now dedicating 40 percent of their pre-tax household income towards shelter costs. The guideline used by financial institutions is 30 percent. The alternative to dedicating a larger percentage of their pre-tax household income to shelter costs is to accept accommodation that is not adequate to meet their needs. This in turn can lead to a variety of other social issues.

It is all too easy for households spending greater than 30 percent of their pre-tax income on shelter costs to slide the wrong way on the housing continuum. Events such as job loss, illness, severe accident, or addictions can significantly reduce a household income and make these individuals or families vulnerable to becoming dependent on some form of social assistance program in order to remain appropriately housed.

Given these circumstances, your Administration believes that the City of Saskatoon should take a leadership role in introducing a housing program that will provide a foothold for these individuals and families to build equity and a financial base, which in turn, will allow them to enter the marketplace on their terms at some point in the future.

REPORT

Various cities across Canada have recognized this reality and moved towards creating a community trust or a public housing corporation. The objectives associated with creating such a vehicle are:

- 1) create an inventory of entry-level housing units;
- 2) remove these dwelling units from the influences of the open market and thus ensure affordability into the future;
- 3) target these dwelling units to moderate-income working individuals/families who have not previously owned a home;
- 4) provide for the accumulation of equity by the tenants during their tenure;
- 5) provide flexibility for tenants to exit the program;
- 6) create an environment that serves as a stepping stone to move towards the open market;
- 7) retain, into perpetuity, any public or private sponsorship funds provided to the entity; and
- 8) operate in a self-financing fashion to avoid placing additional stress on existing social programs.

Your Administration has submitted the proposed model to the City Council's Internal Audit Committee. The results of this audit are included as Attachment 1. The general conclusion from the audit is that "The City of Saskatoon's land trust model is effective in achieving policy objectives, namely expanding access to homeownership, ensuring residential mobility, serving as a stepping stone, maintaining affordability, retaining subsidies and minimizing financial impact to taxpayers."

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Moving into the realm of direct delivery is a significant change in the City's traditional role in housing. Up to this point in time, the City has played an indirect role in the provision of housing by:

- 1) serving as a facilitator to assist community groups in the direct delivery of affordable housing;
- 2) serving as a coordinator in developing community partnerships in both the delivery of affordable housing and the related support services to make them sustainable;
- 3) providing a range of development incentives to influence decisions on locating dwelling units throughout our community and targeting those units to those in need; and
- 4) demonstrating leadership in monitoring and reporting on the housing environment in our city.

If City Council is of the mind to expand its role in housing to include direct delivery, your Administration is proposing the creation of a not-for-profit housing corporation with a governance structure similar to that which supports Credit Union Centre, Teachers' Credit Union Place, and the Mendel Art Gallery.

Within this expanded role, City Council will be accepting additional responsibilities related to the following:

- a) acquisition and holding of dwelling units;
- b) securing and guaranteeing financing for these dwelling units;
- c) developing an adjudication process;
- d) undertaking landlord responsibilities;
- e) undertaking property management responsibilities; and
- f) making social policy decisions.

City Council will need to create an organizational unit (i.e. the housing corporation) to implement these additional responsibilities and administer the associated social policies.

An important element to achieving all of the proposed objectives is the development of a landlord-tenant relationship that is not found in the marketplace.

In many ways the lease will function very much like a traditional landlord-tenant rental agreement. However, it is also intended to design this lease such that tenants can accumulate equity in exchange for accepting some typical homeowner responsibilities such as minor repairs and maintenance, yard maintenance if applicable, payment of property taxes, condo fees, and utilities.

The lease payments will reflect the principal and interest charges being incurred by the housing corporation plus a premium to support the operation of the housing corporation. Equity accumulation formulas will pass onto the tenants the principal repayments on the

dwelling units less a provision for reinvestment due to normal wear and tear (re-roofing, furnaces, water heaters, window replacements, and the like).

Units will be monitored by the housing corporation to develop reinvestment plans and to address abuse.

OPTIONS

No options are being considered at this time.

POLICY IMPLICATIONS

As was noted earlier, expanding the City's role in housing to include the direct delivery of dwelling units will require City Council to consider a number of social policies to direct the mandate of the housing corporation.

An initial list of social policy decisions required is:

- 1) the decision to expand the housing mandate of the City of Saskatoon to include direct delivery of dwelling units;
- 2) the need to define the target population to be served through this expanded mandate;
- 3) the directive to operate the housing corporation as a self-financing entity;
- 4) a directive on the market price gain to be shared by tenants during their tenure, if any;
- 5) a directive to require a down payment from tenants to increase commitment and provide additional financial security;
- 6) the need to define eligibility criteria for entry-level units (e.g. income levels, first home, employed); and
- 7) the need to define "exit strategy" for tenants (e.g. criteria driven such as income levels OR incentive driven such as share of market gain).

FINANCIAL IMPACT

Your Administration has held discussions with a private financial institution and the City's Internal Investment Committee. The purpose of these discussions was to investigate both short term financing (through a line-of-credit arrangement) and longer term fixed-rate debt arrangements. The longer term fixed-rate debt is an essential element of the financial arrangements of the housing corporation in order to keep lease payments as low as possible and; therefore, allow the policy makers the greatest flexibility in setting eligibility criteria. Initial conclusions are that using our internal funds as a source of financing will provide the best rates and flexibility.

One of the objectives of operating the housing corporation is that it would be self financing. Your Administration has not undergone sufficient due diligence to ascertain this premise at

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this time. In order to do so, your Administration is requesting approval to hire our external auditors to undertake this work. Terms of reference for this contract are attached as Attachment 2. This consulting contract has two phases. Phase I of the contract is based upon an average hourly rate of \$250 to a maximum of \$35,000 plus reasonable out-of-pocket expenses, administrative charges, and assistance from the City. One of the deliverables under the first part is to develop a cost estimate for the second phase of the work, which will be presented to City Council prior to proceeding with that work. The source of funds for this project is the Affordable Housing Reserve.

PUBLIC NOTICE

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

ATTACHMENTS

1. Audit Report from Robert Prosser and Associates Dated April 2008 and Titled: *City of Saskatoon – Affordable Housing – Evaluation of Land Trust Model.*
2. Proposal for Development of a Financial Plan for the Proposed Saskatoon Housing Corporation.
3. The Housing Continuum.”

**2. City of Saskatoon Borrowing
(File No. CK. 1750-1)**

RECOMMENDATION: that the Administration be authorized to request an increase to the City’s borrowing limit to accommodate planned borrowing.

ADOPTED.

Your Committee has considered and supports the following report of the General Manager, Corporate Services Department regarding the above:

“REPORT

As the Committee is aware, the City is embarking on a fairly aggressive borrowing plan. The City’s current debt limit approved by the province is \$298 million. Based on the following preliminary decisions to date, and since the majority of the planned borrowing has a repayment stream other than the mill rate, your Administration is requesting that this amount be increased to accommodate our borrowing plan.

The following provides a summary of the borrowing decisions to date, together with the planned repayment stream.

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Gas Tax Fund

In order to maximize the use of the gas tax funds, your Administration will be recommending that Council move back to the original plan of borrowing funds for specific transportation projects. Prior to the recent announcement of permanency of the gas tax funding, your Administration had recommended using gas tax on a cash basis only. Borrowing identified within the next five years approximates \$100 million (10-year debenture) and will be repaid through the use of actual gas tax receipts.

Major Cultural and Recreational Projects – Assessment Growth Borrowing Plan

A number of large cultural and recreational projects require funding. These projects include Phase I of River Landing and the riverbank park, the new competitive pool, the Mendel Art Gallery renovation and expansion, and a destination centre within River Landing. Total borrowing approved to date totals \$33 million (15-year debenture). The repayment consists of the dedication of \$400,000 of assessment growth in 2005, and \$500,000 of assessment growth each year from 2006 up to and including 2010. Borrowing for the Mendel Art Gallery and destination centre projects are approved in principle only as a total funding package is still outstanding.

GST Rebate

Borrowing for the City's share of River Landing Phase II totalling approximately \$11 million will be repaid through the use of the City's GST rebate (15-year debenture).

Water/Wastewater Borrowing Plan

The Water and Wastewater Utilities have a number of capital projects planned to address such issues as regulatory changes, water quality/public safety, capacity, reliability and security. The original long-term capital plan required borrowing of approximately \$94 million. Due to increased costs and major scope changes, the most recent plan (reflected in the 2008 Capital Budget/2009-2012 Capital Plan) requires \$240 million in borrowing. A further report will be tabled with Executive Committee within the next few months outlining in more detail the required projects and the funding plans, including the impact on rates.

Mill Rate Supported Debt

City Council has recently approved, or approved in principle, borrowing for a number of projects with mill rate funded debt repayment. These projects include:

- Shaw Centre Phase I (\$4.153 million; 15-year debenture)
- Shaw Centre – Competitive Pool over expenditure (\$5 million; 15-year debenture)
- New police facility (\$80 million; 20-year debenture)

Saskatchewan Infrastructure Growth Initiative (SIGI)

The City will be applying for a \$15 million, five-year debenture under this interest-free program for the sole purpose of providing additional interest earnings.

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Library

While there have been no recent discussions on funding a new main library building, previous cost estimates totalled \$40 million. The financing plan at this time is to borrow the funds.

In summary, while the total amount of borrowing appears high, a repayment stream has been identified for each project. The list of projects is summarized in Attachment 1.

POLICY IMPLICATIONS

Policy No. C03-027, Borrowing for Capital Projects, states, in part, that “all decisions with respect to incurring additional internal and external debt shall be evaluated from the perspective of not adversely affecting the City of Saskatoon’s overall credit worthiness (as measured by its external credit rating)”. Your Administration is prepared to have a discussion with the City’s credit rating agency to determine the impact, if any, of the planned borrowing on the City’s current credit rating.

PUBLIC NOTICE

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

Borrowing funds, however, requires public notice. Attachment 1 identifies the status of public notice for each planned borrowing.

ATTACHMENT

1. City of Saskatoon Projected Borrowing.”

His Worship the Mayor assumed the Chair.

Moved by Councillor Clark, Seconded by Councillor Lorje,

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

CARRIED.

HEARINGS

- 4a) Proposed Rezoning from R2 District to RM3 District by Agreement
Block A, Plan No. 80S38406 (ISC Parcel 118161851)
3315 Centennial Drive – Pacific Heights Neighbourhood
Applicant: The Canadian Midwest District of the Christian and Missionary Alliance
Proposed Bylaw No. 8684
(File No. CK. 4351-08-9)**
-

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8684.

Attached are copies of the following:

- Proposed Bylaw No. 8684;
- Report of the General Manager, Community Services Department, dated April 22, 2008, recommending that the proposal to rezone Block A, Plan No. 80S38406 (3315 Centennial Drive) from an R2 District to an RM3 District by Agreement be approved;
- Letter dated May 20, 2008 from the Municipal Planning Commission advising that the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of May 24 and 31, 2008.”

The City Clerk distributed copies of a handout from Westgate Alliance Church – Westgate Village Attainable Housing Project.

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Development Services Manager, Community Services Department, reviewed the proposed rezoning and expressed the Department’s support.

Mr. Kurt Soucy, Vice Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed rezoning.

Mr. Frank Jesse, proponent, provided information on the proposed development and asked for Council’s support.

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

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Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the submitted report be received.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT Council consider Bylaw. No. 8684.

CARRIED.

**4b) Zoning Bylaw Text Amendment
Proposed New B4A Zoning District
Proposed Bylaw No. 8686
(File No. CK. 4350-08-1)**

REPORT OF THE CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8686.

Attached are copies of the following:

- Proposed Bylaw No. 8686;
- Clause 2, Report No. 3-2008 of the Municipal Planning Commission which was adopted by City Council at its meeting held on April 21, 2008;
- Notice that appeared in the local press under dates of May 24 and 31, 2008; and
- Letters from the following people:
 - Wilf Runge, dated May 21, 2008, requesting permission to address Council;
 - Jason Homstol, dated June 2, 2008, requesting permission to address Council; and
 - Joe Rubin, dated June 3, 2008, submitting comments.”

His Worship the Mayor opened the hearing.

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Mr. Randy Grauer, Development Services Manager, Community Services Department, reviewed the proposed zoning bylaw amendment and expressed the Department's support.

Mr. Kurt Soucey, Vice-Chair, Municipal Planning Commission, expressed the Commission's support of the proposed zoning bylaw amendment.

Mr. Tom Hutchinson, President and Owner, Magic Lantern Theatres and Rainbow Cinemas, spoke against the proposed zoning bylaw amendment indicating that passing this amendment disallows the construction of movie theatres in new neighbourhoods. He provided Council copies of his presentation.

Mr. Wilf Runge, President, Motion Picture Theatre Association of Saskatchewan, spoke against the proposed zoning bylaw amendment expressing that it is unfair to exclude theatres in a new development. He provided Council copies of his presentation.

Mr. Jason Homstol, General Manager, Rainbow Cinemas and The Roxy Theatre, spoke against the proposed zoning bylaw amendment expressing that it is unfair to exclude theatres in a new development. He provided Council copies of his presentation.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the submitted report and correspondence be received.

CARRIED.

Moved by Councillor Hill, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT Council consider Bylaw. No. 8686.

THE MOTION LOST ON A TIE VOTE.

ADMINISTRATIVE REPORT NO. 10-2008 - continued

**A8) Application for Condominium Conversion
601 Lansdowne Avenue – Meridian Development for Lansdowne Development Corp.
(File No. PL. 4132 – 03/08 CK. 4132-1)**

- RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Meridian Development for Lansdowne Development Corp., to convert the existing apartment at 601 Lansdowne Avenue to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process; and
 - b) that final approval be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Meridian Development for Lansdowne Development Corp., requesting approval for a condominium conversion involving an apartment building containing 18 residential units. This building is located at 601 Lansdowne Avenue in the Nutana neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and

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- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 6) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM3 District in the City of Saskatoon Zoning Bylaw. Based on a surveyed condominium plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to parking, amenity space, side yards, site area per unit, and landscaping. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking, amenity space, side yards, site area per unit, and landscaping arrangements are considered to be legal Non-Conforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 0.2 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 1.2 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 7,980 units in the area where this apartment building is located. The above-noted CMHC Report identifies a primary rental market of 13,474 units, including 3,365 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 18 units. Since January 1, 2007, 1,318 units have been approved for conversion city wide and 389 units have been approved in the area where this apartment building is located.

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Tenant Hardship

This application has been made in accordance with City of Saskatoon Policy C09-004 (Condominium Approvals), and is subject to the recent amendments to the Policy made on November 19, 2007. The applicant provided six months written notice to tenants on January 30, 2008, at which time the tenants were advised of their rights under the Policy to continue in occupancy for six months with no rent increases or construction being undertaken, which is disruptive to the tenants.

Each tenant in occupancy as of the date of application for conversion will have the right to purchase the unit they occupy through a 30-day Option to Purchase presented to them by the owner. The price of the unit in the Option to Purchase is not to exceed the price of the unit when the unit is offered publicly. Each tenant has been provided with this Option to Purchase which involved a \$2,500 discount off the opening list purchase price.

All of the 18 suites were occupied at the time the tenants were presented with their six month written notice and Option to Purchase. Currently six of the units are occupied. Five tenants from the units have given notice that they will be vacating. Under the provisions of the Policy, the last remaining tenant will remain protected under the current Policy until July 30, 2008.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions or denying the application.

POLICY IMPLICATIONS

None.

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FINANCIAL IMPACT

None.

COMMUNICATIONS PLAN

Notice that City Council will be considering this application on June 9, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008

The City Clerk distributed copies of a letter from Mr. Karl Miller, Meridian Development Corp., dated June 5, 2008, requesting permission to address Council.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT Mr. Karl Miller be heard.

CARRIED.

Mr. Karl Miller, Meridian Development Corp., provided information on the proposed condominium conversion and asked for Council's support.

Moved by Councillor Wyant, Seconded by Councillor Hill,

THAT the application submitted by Meridian Development for Lansdowne Development Corp., to convert the existing apartment at 601 Lansdowne Avenue to a condominium, be approved subject to the following conditions:

- 1) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent*

repairs/modifications that may be identified during the building permit plan review and building inspection process; and

- 2) *that final approval be granted to the applicant once condition a) is fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

UNFINISHED BUSINESS

- 9a) **Application for Condominium Conversion**
1919 – 22nd Street West – Mike McNinch for ABC RE Investments Inc.
(File No. CK. 4132-1)

REPORT OF THE CITY CLERK:

“City Council, at its meeting held on May 20, 2008, deferred consideration of the following report of the General Manager, Community Services Department, to this meeting:

- ‘RECOMMENDATION:**
- 1) that the direction of City Council issue, with respect to the application submitted by Mike McNinch for ABC RE Investments Inc., to convert the existing apartment at 1919 22nd Street West to a condominium; and
 - 2) that in the event that City Council approves the application for conversion, it be approved subject to the following conditions:
 - a) completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;
 - b) confirmation that enforceable Lease Agreements have been offered to all tenants who, as of May 20, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:

- i) tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion), with the tenant to have the right to terminate the lease after 30 days notice;
 - ii) the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located;
 - iii) any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under *The Arbitration Act*; and
- c) that final approval be granted to the applicant once conditions a), and b), are fulfilled to the satisfaction of the General Manager, Community Services Department.

BACKGROUND

An application has been submitted by Mike McNinch for ABC RE Investments Inc., requesting approval for a condominium conversion involving an apartment building containing 27 residential units. This building is located at 1919 22nd Street West in the Pleasant Hill neighbourhood.

The Legislative framework for condominium conversions is contained in *The Condominium Property Act, 1993*, which provides that the local authority may approve an application for a condominium conversion if it is satisfied that:

- “1) the proposal complies with the requirements of the Zoning Bylaw;
- 2) the conversion will not significantly reduce the availability of rental accommodation in the area;
- 3) the conversion will not create significant hardship for any or all of the tenants of the existing premises; and
- 4) the building and the parcel have the physical characteristics considered necessary by the local authority to make the premises suitable for conversion.”

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The following information, which is attached, is also relevant to City Council in the consideration of this matter:

- 1) Background Information Common to Condominium Conversion Applications;
- 2) City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000;
- 3) City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007;
- 4) CMHC (Canada Mortgage and Housing Corporation) – Saskatoon CMA (Saskatoon Census Metropolitan) Rental Market Report – 2007;
- 5) Clause A4 – Administrative Report No. 1-2008 – Rental Units; and
- 6) City of Saskatoon – Housing Business Plan – 2008.

REPORT

Compliance with the Zoning Bylaw

The site is zoned RM4 District in the City of Saskatoon Zoning Bylaw. Based on a surveyed condominium plan submitted by the applicant, it appears that the zoning requirements are satisfied with the exception of the current requirements pertaining to parking, amenity space, and landscaping. However, because the apartment building met the Zoning Bylaw requirements at the time it was constructed, the current parking, amenity space, and landscaping arrangements are considered to be legal Non-Conforming.

Availability of Rental Accommodation

The most recent CMHC Rental Market Report for Saskatoon identifies a city-wide vacancy rate of 0.6 percent and a vacancy rate in the area where this apartment building is located of 2.1 percent. In addition, this Report identifies a city-wide availability rate of 1.8 percent and an availability rate in the area where this apartment building is located of 3.2 percent. (A rental unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. A rental unit is considered available if the existing tenant has given or received notice to move, and a new tenant has not signed a lease, or the unit is vacant.)

The 2006 Census reported that there were 30,405 rental units, of all types, in Saskatoon including 4,010 units in the area where this apartment building is located. The above noted CMHC Report identifies a primary rental market of 13,474 units including 1,615 units in the area where this apartment building is located. (The primary rental market is defined as privately initiated structures with at least three rental units, which have been on the market for at least three months.)

This application involves the conversion of 27 units. Since January 1, 2007, 1,407 units have been approved for conversion city wide and 43 units have been approved in the area where this apartment building is located.

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Tenant Hardship

This application has been made in accordance with City Council Policy C09-004 (Condominium Approvals), prior to the recent amendments to the Policy made on November 19, 2007. The applicant provided three months written notice to tenants on October 10, 2007, at which time the tenants were advised of their right under the Policy to continue in occupancy of the premises occupied on the date of application for conversion for a period of two years after the date of the application. The building was fully occupied as of April 22, 2008.

Each tenant in occupancy as of the date of the application for conversion will have the first right to purchase the unit they occupy through a 30-day Option to Purchase presented to them by the owner. The price of the unit in the Option to Purchase is not to exceed the price of the unit when the unit is offered publicly. Each tenant has been provided with this Option to Purchase. The units were offered in an "as is condition", with prices ranging from \$80,000 for a bachelor suite to \$150,000 for a two bedroom suite.

National Building Code and Professional Review of Building

The applicant has submitted a Professional Review Report addressing the critical life safety conditions for the building. The Building Standards Branch has reviewed the report and has no objections to the application subject to the critical life safety deficiencies noted in the Report being addressed, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process.

OPTIONS

City Council has the options of approving this application subject to the conditions noted in this report, approving the application subject to additional conditions, or denying the application.

POLICY IMPLICATIONS

None.

FINANCIAL IMPACT

None.

STAKEHOLDER INVOLVEMENT

Please refer to Public Communications Plan.

PUBLIC COMMUNICATION PLAN

Notice that City Council will be considering this application on May 20, 2008, has been posted in the subject building.

PUBLIC NOTICE

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

ATTACHMENTS

1. Background Information Common to Condominium Conversion Applications
2. City of Saskatoon Council Policy C09-004 (Condominium Approvals) September 5, 2000
3. City of Saskatoon Council Policy C09-004 (Condominium Approvals) November 19, 2007
4. CMHC – Saskatoon CMA Rental Market Report – 2007
5. Clause A4 – Administrative Report No. 1-2008 – Rental Units
6. City of Saskatoon – Housing Business Plan – 2008'

Attached is a letter from Alla Loukian, undated, submitting comments and requesting permission to address Council regarding the proposed condominium conversion.”

Moved by Councillor Heidt, Seconded by Councillor Neault,

THAT Alla Loukian be heard.

CARRIED.

Ms. Alla Loukian, proponent, spoke regarding the condominium application and requested that Council approve the application on the basis that it is her plan to maintain ownership of a majority of the units in the building, while selling a number of the units to investors only in order to keep the existing tenants in this building with minimal disruption. She also advised Council, as noted in her letter, that she is prepared to offer 36 month enforceable leases at market price to the tenants who have lived in the building for ten years or more. The balance of the tenants will be offered 24 month enforceable leases at market price, as per the requirements of the City.

Moved by Councillor Heidt, Seconded by Councillor Neault,

THAT the application submitted by Mike McNinch for ABC RE Investments Inc., to convert the existing apartment at 1919 22nd Street West to a condominium be approved subject to the following conditions:

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- a) *completion of the necessary building repairs/modifications as required by City of Saskatoon Policy C09-004 (Condominium Approvals), and as noted in the professional review reports submitted, including any other pertinent repairs/modifications that may be identified during the building permit plan review and building inspection process;*
- b) *confirmation that enforceable Lease Agreements have been offered to all tenants who, as of May 20, 2008, are residents and have not given notice, and that the Lease Agreements contain the following terms:*
 - i) *tenant to have right to a lease for two years from the effective date of the application (three months after written notice to the tenant of proposed conversion), with the tenant to have the right to terminate the lease after 30 days notice;*
 - ii) *the rent charged under the lease to not exceed the rent charged for comparable residential premises in the same general area in which the converted property is located;*
 - iii) *any dispute between the landlord and the tenant as to the rent charged under the lease to be resolved through arbitration under The Arbitration Act;*
- c) *confirmation that enforceable lease agreements have been offered to existing tenants as outlined in the letter from Alla Loukian; and*
- d) *that final approval be granted to the applicant once conditions a), b), and c) are fulfilled to the satisfaction of the General Manager, Community Services Department.*

CARRIED.

COMMUNICATIONS TO COUNCIL

The following communications have been submitted and dealt with as stated.

A. REQUESTS TO SPEAK TO COUNCIL

1) Monty Heiser, dated April 3

Requesting permission to address City Council with respect to paving 1100 block of Avenue Q South. (File No. CK. 6315-1)

RECOMMENDATION: that Monty Heiser be heard.

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Moved by Councillor Penner, Seconded by Councillor Wyant,

THAT Monty Heiser be heard.

CARRIED.

Mr. Monty Heiser, owner, Superior Auto Body, Avenue Q South, requested that the 1100 block of Avenue Q South be paved.

Moved by Councillor Penner, Seconded by Councillor Wyant,

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

CARRIED.

2) Steve Fraser, dated June 2

Requesting permission to address City Council with respect to the property located at 720 Avenue O South. (File No. CK. 750-4)

RECOMMENDATION: that Steve Fraser be heard.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT Steve Fraser be heard.

CARRIED.

It was noted that Mr. Fraser was not present in the gallery.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Michael Hill, Ducks Unlimited Canada, dated May 13

Requesting an update on the status of the Saskatoon Wetland Policy. (File No. CK. 4110-38)

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

Move by Councillor Penner, Seconded by Councillor Paulsen,

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

CARRIED.

2) John L. Bradley, North Saskatchewan Chapter of the Canadian Association of Veterans in United Nations Peacekeeping, dated May 15

Requesting permission for a flag raising on August 9, 2008, (Peacekeepers Day) and on all future Peacekeeper events.

RECOMMENDATION: that the request for a flag raising on Peacekeepers Day, August 9, 2008, and on all future Peacekeeper events, be approved, subject to administrative conditions.

Move by Councillor Penner, Seconded by Councillor Paulsen,

THAT the request for a flag raising on Peacekeepers Day, August 9, 2008, and on all future Peacekeeper events, be approved, subject to administrative conditions.

CARRIED.

3) Carl Heinbigner, President/CEO, Saskatoon Thule Society, undated

Submitting proposal for recycling of batteries. (File No. CK. 7830-5)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the letter be forwarded to the Administration.

CARRIED.

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4) Shellie Mitchener, Civic Pancake Breakfast Organizing Committee, dated May 22

Requesting permission to extend the hours under the Noise Bylaw to accommodate the amplified music from live entertainment in conjunction with the 34th Annual Civic Pancake Breakfast to be held on Thursday, June 19, 2008, on 23rd Street, between 3rd and 4th Avenues. (File No. CK. 205-1)

RECOMMENDATION: that permission be granted to extend the hours under the Noise Bylaw to accommodate the amplified music from live entertainment in conjunction with the 34th Annual Civic Pancake Breakfast to be held on Thursday, June 19, 2008, on 23rd Street, between 3rd and 4th Avenues.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT permission be granted to extend the hours under the Noise Bylaw to accommodate the amplified music from live entertainment in conjunction with the 34th Annual Civic Pancake Breakfast to be held on Thursday, June 19, 2008, on 23rd Street, between 3rd and 4th Avenues.

CARRIED.

5) Federation of Canadian Municipalities, dated May 23

Submitting an invoice with respect to the 2008 Municipal Membership to the Federation of Canadian Municipalities. (File No. CK. 155-2)

RECOMMENDATION:

- 1) that the 2008 membership fee for the Federation of Canadian Municipalities be paid in the amount of \$23,976.12; and
- 2) that the request from the Federation of Canadian Municipalities for an optional payment of \$10,117.00 to contribute towards Saskatchewan's Travel Fund be denied.

Moved by Councillor Penner, Seconded by Councillor Heidt,

- 1) *that the 2008 membership fee for the Federation of Canadian Municipalities be paid in the amount of \$23,976.12; and*
- 2) *that the request from the Federation of Canadian Municipalities for an optional payment of \$10,117.00 to contribute towards Saskatchewan's Travel Fund be denied.*

CARRIED.

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6) **Susan Ailsby, Bernese Mountain Dog Club of Canada, dated May 28**

Requesting permission to have dogs off-leash in Diefenbaker Park for a Canadian Kennel Club event on Friday, August 29. (File No. CK. 205-1)

RECOMMENDATION: that the request for permission to have dogs off-leash in Diefenbaker Park for a Canadian Kennel Club event on Friday, August 29, be approved, subject to any administrative conditions.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT the request for permission to have dogs off-leash in Diefenbaker Park for a Canadian Kennel Club event on Friday, August 29, 2008, be approved, subject to any administrative conditions.

CARRIED.

7) **Lolamae Lubiniecki, dated May 26**

Requesting Zoo passes to participants in a Life Enrichment Program offered through the Saskatchewan Abilities Council. (File No. CK. 1720-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT the matter be referred to the Administration.

CARRIED.

8) **Joe Moser, Crown Enterprises Ltd., undated**

Expressing concern that an impound lot is operating in Holiday Park in contravention of the Zoning Bylaw. (File No. CK. 4350-1)

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

Moved by Councillor Penner, Seconded by Councillor Heidt,

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

CARRIED.

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9) Debbie Murphy, The Partnership, dated June 3

Requesting sole concessionaire rights with respect to the 32nd Annual Second Avenue Sidewalk Sale, being held on July 10 to 12, 2008. (File No. CK. 205-1)

RECOMMENDATION: that The Partnership be granted sole concessionaire rights with respect to the 32nd Annual Second Avenue Sidewalk Sale, being held on July 10 to 12, 2008, subject to administrative conditions.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT The Partnership be granted sole concessionaire rights with respect to the 32nd Annual Second Avenue Sidewalk Sale, being held on July 10 to 12, 2008, subject to administrative conditions.

CARRIED.

10) Debbie Murphy, The Partnership, dated June 3

Requesting sole concessionaire rights with respect to Cruise Sunday Downtown, being held on Sunday, August 24, 2008. (File No. CK. 205-1)

RECOMMENDATION: that The Partnership be granted sole concessionaire rights with respect to Cruise Sunday Downtown, being held on Sunday, August 24, 2008, subject to administrative conditions.

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT The Partnership be granted sole concessionaire rights with respect to Cruise Sunday Downtown, being held on Sunday, August 24, 2008, subject to administrative conditions.

CARRIED.

11) Elizabeth Freire, Saskatoon Sexual Assault & Information Centre, dated May 30

Commenting on a decrease in funding with respect to 2008 Assistance to Community Groups Cash Grants Program, Social Services Component. (File No. CK. 1871-3-1)

12) Keith Jorgenson, Computers for Kids, undated

Commenting on denial of funding under the 2008 Assistance to Community Groups Cash Grants Program. (File No. CK. 1871-3-1)

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RECOMMENDATION: that the items be considered with Clause 5, Report No. 10-2008 of the Planning and Operations Committee.

Moved by Councillor Penner, Seconded by Councillor Heidt,

- 1) *that the items be considered with Clause 5, Report No. 10-2008 of the Planning and Operations Committee; and*
- 2) *that the Administration respond to the writers regarding their enquiries.*

CARRIED.

C. INFORMATION ITEMS

1) Jim Earle, President, Montgomery Place Community Association, dated May 13

Providing information about the Montgomery Place neighbourhood and inviting Council to tour the neighbourhood to learn some of the history of the community. (File No. CK. 4110-39)

2) Valerie Veillard, dated April 17

Expressing concern about a proposal to give a soft-drink company pouring rights at civic facilities. (File No. CK. 4110-32)

3) Kelly Caplette, dated May 15

Expressing concern about proposed demolition of St. Mary's school. (File No. CK. 4131-31)

4) Gord Steeves, President, Federation of Canadian Municipalities, dated May 9

Providing a certificate of participation with respect to Sustainable Community Awards. (File No. CK. 155-2)

5) Barb Macpherson, Executive Director, YWCA, dated May 21

Thanking City Council for their position regarding the My Home program. (File No. CK. 750-4)

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6) Susan Cross, dated May 21

Retracting inaccurate portions of an earlier letter to City Council with respect to the My Home program. (File No. CK. 750-4)

7) Shirley Epp, dated May 21

Commenting on traffic flow in and out of Fairhaven. (File No. CK. 6320-1)

8) Brian Kraft, dated May 21

Suggesting that the sound attenuation walls in Briarwood be built up higher. (File No. CK. 375-2)

9) Kevin Norlin, dated May 17 & 18

Submitting three letters commenting on the rental situation and condominium conversions in Saskatoon. (File No. CK. 750-1)

10) Margi Corbett, dated May 18

Commenting on proposed developments at River Landing. (File No. CK. 4129-3)

11) Emmanuel Bertsch, undated

Commenting on taxation and other civic concerns. (File No. CK. 1930-1)

12) Doreen Wilson, dated May 25 and June 1

Submitting two letters, commenting on posters on light standards and other poles in the City, dandelion problems and the recent request by the City to have residents water City trees. (File Nos. 185-6 & 4139-4)

13) Kelly Caplette, dated May 28

Suggesting the stretch of the Yellowhead Highway through Saskatoon be revitalized. (File No. CK. 6000-1)

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14) Cindy Tiegen, dated May 28

Submitting two letters commenting on difficulties a family member is encountering with the rental situation in Saskatoon. (File No. CK. 750-4)

15) Rick Hamilton, dated May 29

Commenting on long line-ups at the City's landfill. (File No. CK. 7830-4)

16) Barry Shawaga, undated

Thanking City Council for its recent decision to close the walkway on Peberdy Crescent in Silverwood. (File No. CK. 6295-1-07-2)

17) Joanne Sproule, Deputy City Clerk, dated May 22

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 648 University Drive. (File No. CK. 4352-1)

18) Joanne Sproule, Deputy City Clerk, dated May 22

Submitting Notice of Hearing of the Development Appeals Board with respect to the property located at 2737 Melrose Avenue. (File No. CK. 4352-1)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Allan Regehr, dated May 15

Commenting on the need for proposed bridges to be built. (File No. CK. 6000-1) **(Referred to Administration to respond to the writer.)**

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2) Janelle Snoddy, dated May 15

Suggesting changes to traffic control at the intersection of 38th Street and Avenue C. (File No. CK. 6280-1) **(Referred to Administration for appropriate action.)**

3) Brian Kraft, dated May 15

Expressing concern about the road conditions on 8th Street, between McKercher and Boychuk Drives. (File No. CK. 6315-1) **(Referred to Administration to respond to the writer.)**

4) V. Romancia, dated May 17

Expressing support towards Saskatoon City Police using Tasers. (File No. CK. 5000-1) **(Referred to the Board of Police Commissioners for further handling.)**

5) Waneta Goldstein, dated May 20

Commenting on parking problems with respect to street sweeping. (File No. CK. 6315-1) **(Referred to Administration for consideration.)**

6) Anne-Marie DeWeert, dated May 20

Commenting on recycling in Saskatoon. (File No. CK. 7830-5) **(Referred to Administration to respond to the writer.)**

7) Pat Borchardt, dated May 21

Commenting on a sunken portion of sidewalk on Broadway Avenue. (File No. CK. 6220-1) **(Referred to Administration for appropriate action.)**

8) Robert Doell, dated May 21

Requesting information about purchase and lease of City-owned land. (File No. CK. 4020-1) **(Referred to Administration for appropriate action.)**

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9) Shelley Heuchert, dated May 21

Expressing concerns about pedestrian safety crossing McOrmond Drive and Stensrud Road. (File No. CK. 6250-1) **(Referred to the Administration for consideration.)**

10) Tess Laidlaw, dated May 22

Expressing concern about traffic signals at Avenue D North and 33rd Street. (File No. CK. 6250-1) **(Referred to Administration for consideration.)**

11) Roger Ganes, dated May 25

Commenting on the condition of cycling lanes on Preston Avenue. (File No. CK. 6315-1) **(Referred to Administration for appropriate action.)**

12) Larry Isaac, dated May 29

Requesting a change in a transit route. (File No. CK. 7310-1) **(Referred to the Administration for consideration.)**

13) Walter Katelnikoff, Holiday Park Community Association, dated May 28

Submitting proposals for 11th Street and Avenue W. (File No. CK. 4110-39) **(Referred to Administration for further handling.)**

14) Dale Schmidt, dated May 30

Commenting on how Saskatoon Police Service handles complaints. (File No. CK. 5000-1) **(Referred to Saskatoon Police Service for consideration.)**

15) Mike Whiting, dated May 30

Commenting on parking tickets issued for parking in an alley. (File No. CK. 5301-1) **(Referred to Administration for consideration.)**

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16) Ron Williams, dated May 30

Commenting on dandelions on Airport Drive. (File No. CK. 4200-2) **(Referred to Administration for further handling.)**

17) Debra Sentes, dated May 31

Commenting on the size of some enclosures at the Saskatoon Forestry Farm Park and Zoo. (File No. CK. 4205-8) **(Referred to Administration for consideration.)**

18) Doreen Wilson, dated June 1

Commenting on traffic issues in the alley behind Hoeschen Crescent. (File No. CK. 5300-1) **(Referred to the Administration for consideration.)**

19) Tammy Gebhardt, dated June 2

Expressing concern that proposed development at River Landing and the Meewasin Trail continue to be cyclist-friendly. (File No. CK. 5300-5) **(Referred to Administration to respond to the writer.)**

20) David Schneider, dated June 3

Commenting on a City vehicle left idling. (File No. CK. 6315-1) **(Referred to Administration for further handling.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the information be received.

CARRIED.

E. PROCLAMATIONS

1) Helen Smith-McIntyre, dated May 15

Requesting City Council proclaim June 2008 as Refugee Month in Saskatoon. (File No. CK. 205-5)

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**2) R. Gary Dickson, on behalf of Saskatchewan Right to Know Committee,
dated May 13**

Requesting City Council proclaim September 28 to October 4, 2008 as Right to Know Week. (File No. CK. 205-5)

3) Gretel Rachor, St. John Ambulance, dated May 2008

Requesting City Council proclaim June 23 to 27, 2008 as St. John Ambulance Week and requesting their flag be flown.

4) Tammy Forrester, Building Saskatchewan, Green, dated May 27

Requesting City Council proclaim October 27 to November 2, 2008 as Green Week. (File No. CK. 205-5)

5) Martha Hollinger, Saskatchewan Waste Reduction Council, dated May 29

Requesting City Council proclaim October 19 to 25, 2008 as Waste Reduction Week. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that the flag raising be approved subject to administrative conditions;
 - 2) that City Council approve all proclamations as set out in Section E; and
 - 3) that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

- 1) that the flag raising be approved subject to administrative conditions;*
- 2) that City Council approve all proclamations as set out in Section E; and*
- 3) that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.*

CARRIED.

ENQUIRIES

**Councillor T. Paulsen
Compostable Paper Towels
(File No. CK. 7830-1)**

Could the Administration please report on the feasibility of utilizing compostable paper towels in all of our civic facilities.

**Councillor G. Wyant
Sidewalk Ramps – Silverwood Road
(File No. CK. 6220-1)**

Would the Administration please report on the feasibility of installing sidewalk ramps on the west side of Silverwood Road between Adilman Drive and Silverwood School. There are individuals with disabilities living to the north who can't access the park (and the school) because of a lack of ramps.

**Councillor B. Dubois
Red Light Camera Countdown Timers
(File No. CK. 5300-8)**

Edmonton has a number of red light cameras installed throughout its city, however there is one major difference. They have a countdown timer beside the walk light that indicates when the light is about to change to amber. Why did the City of Saskatoon decide not to install a countdown timer on the Avenue C and Circle Drive intersection and are there any plans to install them on the two new intersections that are slated to receive red light cameras.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw 8684

Moved by Councillor Clark, seconded by Councillor Lorje,

THAT permission be granted to introduce Bylaw No. 8684, being "The Zoning Amendment Bylaw, 2008 (No. 8)" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

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Moved by Councillor Clark, seconded by Councillor Heidt,

THAT Bylaw No. 8684 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Clark, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8684

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8684 was considered clause by clause and approved.

Moved by Councillor Clark, Seconded by Councillor Dubois,

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

CARRIED.

Moved by Councillor Clark, Seconded by Councillor Wyant,

THAT permission be granted to have Bylaw No. 8684 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Clark, Seconded by Councillor Penner,

THAT Bylaw No. 8684 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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Bylaw 8695

Moved by Councillor Clark, seconded by Councillor Lorje,

THAT permission be granted to introduce Bylaw No. 8695, being "The General Superannuation Plan Amendment Bylaw, 2008" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Clark, seconded by Councillor Heidt,

THAT Bylaw No. 8695 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Clark, Seconded by Councillor Hill,

THAT Council go into Committee of the Whole to consider Bylaw No. 8695

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8695 was considered clause by clause and approved.

Moved by Councillor Clark, Seconded by Councillor Dubois,

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

CARRIED.

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Moved by Councillor Clark, Seconded by Councillor Wyant,
THAT permission be granted to have Bylaw No. 8695 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Clark, Seconded by Councillor Penner,

THAT Bylaw No. 8695 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Moved by Councillor Clark,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 8:40 p.m.

Mayor

City Clerk