

## **ORDER OF BUSINESS**

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

**MONDAY, APRIL 4, 2011 AT 6:00 P.M.**

- 1. Approval of Minutes - Monday, March 21, 2011.**
  
- 2. Public Acknowledgements**
  
- 3. Hearings (6:00 p.m.)**
  - a) Proposed Official Community Plan Amendment  
From “Special Use Area” to “Direct Control District 3”  
Block P, Plan No. 101991427 and Block M, Plan No. 101850825  
1714 Preston Crossing, University of Saskatchewan Management Area  
Applicant: Harvard Developments Inc.  
Proposed Bylaw No. 8924  
(File No. CK. 4351-011-05)**

The purpose of this hearing is to consider proposed Bylaw No. 8924.

Attached is a copy of the following:

- Proposed Bylaw No. 8924;
- Report of the General Manager, Community Services Department dated February 17, 2011 recommending that the proposed amendment to the Official Community Plan Bylaw No. 8769, to redesignate the portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from “Special Use Area” to “Direct Control District 3”, be approved;
- Letter from the Secretary to the Municipal Planning Commission dated March 21, 2011, advising the Commission supports the above-noted recommendation;
- Notice that appeared in the local press under dates of March 19 and 26, 2011; and
- Letters from the following:
  - Blair Forster, Harvard Developments Inc., dated March 28, 2011, requesting to speak to Council; and

- Gary Rimington, Cabela's Inc., dated March 28, 2011, requesting to speak to Council.

**b) Proposed Rezoning from "AG – Agricultural District"  
to "DCD3 – Direct Control District 3"  
Block P, Plan No. 101991427 and Block M, Plan No. 101850825  
1714 Preston Crossing, University of Saskatchewan Management Area  
Applicant: Harvard Developments Inc.  
Proposed Bylaw No. 8925  
(File No. CK. 4351-011-05)**

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The purpose of this hearing is to consider proposed Bylaw No. 8925.

Attached is a copy of the following:

- Proposed Bylaw No. 8925;
- Report of the General Manager, Community Services Department dated February 17, 2011 recommending that the proposal to rezone a portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "AG – Agricultural District" to "DCD3 – Direct Control District 3", be approved (**See Attachment 3a**);
- Letter from the Secretary to the Municipal Planning Commission dated March 21, 2011, advising the Commission supports the above-noted recommendation (**See Attachment 3a**);
- Notice that appeared in the local press under dates of March 19 and 26, 2011.

**c) Proposed Zoning Bylaw Text Amendment  
Direct Control District 3 (Preston Crossing)  
Applicant: Harvard Developments Inc.  
Proposed Bylaw No. 8923  
(File No. CK. 4351-011-02)**

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The purpose of this hearing is to consider proposed Bylaw No. 8923.

Attached is a copy of the following:

- Proposed Bylaw No. 8923;

- Report of the General Manager, Community Services Department dated February 17, 2011 recommending that the proposal to amend Section 13.3 – Direct Control District 3 of the Zoning Bylaw No. 8770, as outlined in the report, be approved;
- 
- Letter from the Secretary to the Municipal Planning Commission dated March 21, 2011, advising the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of March 19 and 26, 2011.

**d) Discretionary Use Application – Parking Station  
Lots 1 to 4, Block 6, Plan No. G3978 and  
Lot 60, Block 6, Plan No. 101287571  
1719 20<sup>th</sup> Street West – Pleasant Hill Neighbourhood  
(File No. CK. 4355-011-3)**

The purpose of this hearing is to consider the above-noted discretionary use application.

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

Attached is a copy of the following:

- Report of the General Manager, Community Services Department dated March 1, 2011, recommending that the application submitted by St. Paul’s Hospital requesting permission to use 1719 20<sup>th</sup> Street West for the purpose of a parking station be approved, subject to the following conditions:
  - 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses;
  - 2) the applicant satisfying the following conditions of the Infrastructure Services Department:
    - a) as shown on the site plan, access to the site is via the rear lane only, and the lane is to be paved adjacent to the site. Please contact Cory Funk for City of Saskatoon lane construction standards for grades/design approval;
    - b) when the parking station is built, the following conditions must be met:
      - i) A Demolition Permit is required for the existing building on

the property;

- ii) The existing water and sanitary sewer connections must be cut-off at the mains;
- iii) All storm drainage must be contained on site and directed to the catch basin in the parking lot. A minimum 150 millimetre storm sewer pipe into the parking area is required; and
- iv) A final drawing with design elevations and catch basin rim elevations must be submitted to the Infrastructure Services Department, attention Karen Langen.

All costs associated with the above noted conditions are the responsibility of the applicant;

- 3) the final plans submitted, being substantially in accordance with the plans submitted in support of this Discretionary Use Application.; and
- Letter from the Secretary to the Municipal Planning Commission dated March 24, 2011, advising that the Commission supports the above-noted recommendation.

e) **Zoning Bylaw Amendments to Appendix A, Sign Regulations**  
**Addition of Digital Sign Regulations**  
**Applicant: City of Saskatoon**  
**Proposed Bylaw No. 8922**  
**(File No. CK. 4350-13)**

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The purpose of this hearing is to consider proposed Bylaw No. 8922.

Attached is a copy of the following:

- Proposed Bylaw No. 8922;
- Clause 1, Report No. 9-2010 of the Municipal Planning Commission, which was considered by City Council at its meeting held on December 6, 2010. City Council resolved:

- “1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Zoning Bylaw 8770, Appendix A, Sign Regulations, as outlined in the report of the General Manager, Community Services Department dated October 21, 2010;
  - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
  - 3) that the City Solicitor be requested to prepare the required bylaw;
  - 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission’s recommendation that the proposed amendments to City of Saskatoon Zoning Bylaw 8770 be approved; and
  - 5) that, prior to advertising, the Administration review the bylaw to ensure it clarifies the definitions of types of signage allowed with respect to legal non-conforming signs.”
- Notice that appeared in the local press under dates of March 19 and 26, 2011.

f) **Proposed Official Community Plan Text Amendments**  
**Capital Project No. 2167 – Review of Residential Care Homes**  
**Proposed Bylaw No. 8928**  
**(File No. CK. 4350-62)**

The purpose of this hearing is to consider proposed Bylaw No. 8928.

Attached is a copy of the following:

- Proposed Bylaw No. 8928;
- Clause 1, Report No. 10-2011 of the Planning and Operations Committee, which was adopted by City Council at its meeting held on January 17, 2011;
- Letter from the Secretary to the Municipal Planning Commission dated March 21, 2011, advising the Commission supports the recommendation of the Community Services Department that the proposed amendments to Official Community Plan Bylaw No. 8769, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved; and

- Notice that appeared in the local press under dates of March 19 and 26, 2011.

**g) Proposed Zoning Bylaw Text Amendments  
Capital Project No. 2167 – Review of Residential Care Homes  
Proposed Bylaw No. 8929  
(File No. CK. 4350-62)**

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The purpose of this hearing is to consider proposed Bylaw No. 8929.

Attached is a copy of the following:

- Proposed Bylaw No. 8929;
- Clause 1, Report No. 10-2011 of the Planning and Operations Committee, which was adopted by City Council at its meeting held on January 17, 2011 (**See attachment 3f**);
- Letter from the Secretary to the Municipal Planning Commission dated March 21, 2011, advising the Commission supports the recommendation of the Community Services Department that the proposed amendments to Zoning Bylaw No. 8770, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved (**See attachment 3f**); and
- Notice that appeared in the local press under dates of March 19 and 26, 2011.

**h) Proposed Rezoning from FUD to R1A and from FUD to RMTN  
Parcel Z, Blocks 40-49, Parcel A, Plan No. 101317474 and portion of  
N.W. ¼ SEC. 17 as shown on Plan of Proposed Subdivision of Part of  
N.W. ¼ SEC. 17 and part of Parcel A, Plan NO. 101317474 N.E. ¼ SEC. 17,  
TWP. 36, RGE. 4, W. 3<sup>rd</sup> MER., Saskatoon, SK by  
R.A. Webster, S.L.S. dated February 25, 2011  
Rosewood Neighbourhood  
Applicant: Arbutus Meadows Partnership  
Proposed Bylaw No. 8930  
(File No. CK. 4351-011-04)**

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The purpose of this hearing is to consider proposed Bylaw No. 8930.

Attached is a copy of the following:

- Proposed Bylaw No. 8930;
- Report of the General Manager, Community Services Department dated February 22, 2011, recommending that the proposal to rezone the lands shown on Attachment 2 of the report from FUD District to R1A District and FUD District to RMTN District, be approved;
- Letter from the Secretary to the Municipal Planning Commission dated March 22, 2011, advising the Commission supports the above-noted recommendation; and
- Notice that appeared in the local press under dates of March 19 and 26, 2011.

**4. Matters Requiring Public Notice**

**5. Unfinished Business**

**6. Reports of Administration and Committees:**

- a) Report No. 2-2011 of the Municipal Planning Commission;
- b) Administrative Report No. 6-2011;
- c) Report No. 5-2011 of the Planning and Operations Committee;
- d) Report No. 5-2011 of the Administration and Finance Committee;
- e) Report No. 2-2011 of the Land Bank Committee;
- f) Report No. 2-2011 of the Municipal Enterprise Zone Committee; and
- g) Report No. 5-2011 of the Executive Committee

**7. Communications to Council – (Requests to speak to Council regarding reports of Administration and Committees)**

**8. Communications to Council (Sections B, C, and D only)**

**9. Question and Answer Period**

**10. Matters of Particular Interest**

**11. Enquiries**

**12. Motions**

**13. Giving Notice**

**14. Introduction and Consideration of Bylaws**

Bylaw No. 8922 - The Zoning Amendment Bylaw, 2011 (No. 7)

Bylaw No. 8923 - The Zoning Amendment Bylaw, 2011 (No. 8)

Bylaw No. 8924 - The Official Community Plan Amendment Bylaw, 2011 (No. 2)

Bylaw No. 8925 - The Zoning Amendment Bylaw, 2011 (No. 9)

Bylaw No. 8928 - The Official Community Plan Amendment Bylaw, 2011 (No. 3)



Bylaw No. 8929 - The Zoning Amendment Bylaw, 2011 (No. 10)

Bylaw No. 8930 - The Zoning Amendment Bylaw, 2011 (No. 11)

**15. Communications to Council – (Section A - Requests to Speak to Council on new issues)**

BYLAW NO. 8924

301

The Official Community Plan Amendment Bylaw, 2011 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

- 1. This Bylaw may be cited as The Official Community Plan Amendment Bylaw, 2011 (No. 2).

Purpose

- 2. The purpose of this Bylaw is to amend the Official Community Plan to change the land use designation of the lands described in the Bylaw from Special Use Area to Direct Control District 3 (DCD3).

Official Community Plan Amended

- 3. The Official Community Plan, which is annexed as Schedule "A" to Bylaw No. 8769 and which forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Land Use Map Amended

- 4. The Land Use Map, which forms part of the Official Community Plan, is amended by changing the land use designation of the lands described in this Section and shown as [redacted] on Appendix "A" to this Bylaw from Special Use Area to Direct Control District 3 (DCD3):

- (a) Portion of Surface Parcel No. 164495661 Reference Land Description: Portion of Blk/Par P, Plan 101991427 Ext 0; and
(b) Surface Parcel No. 153813359 Reference Land Description: Blk/Par M, Plan 101850825 Ext 0.

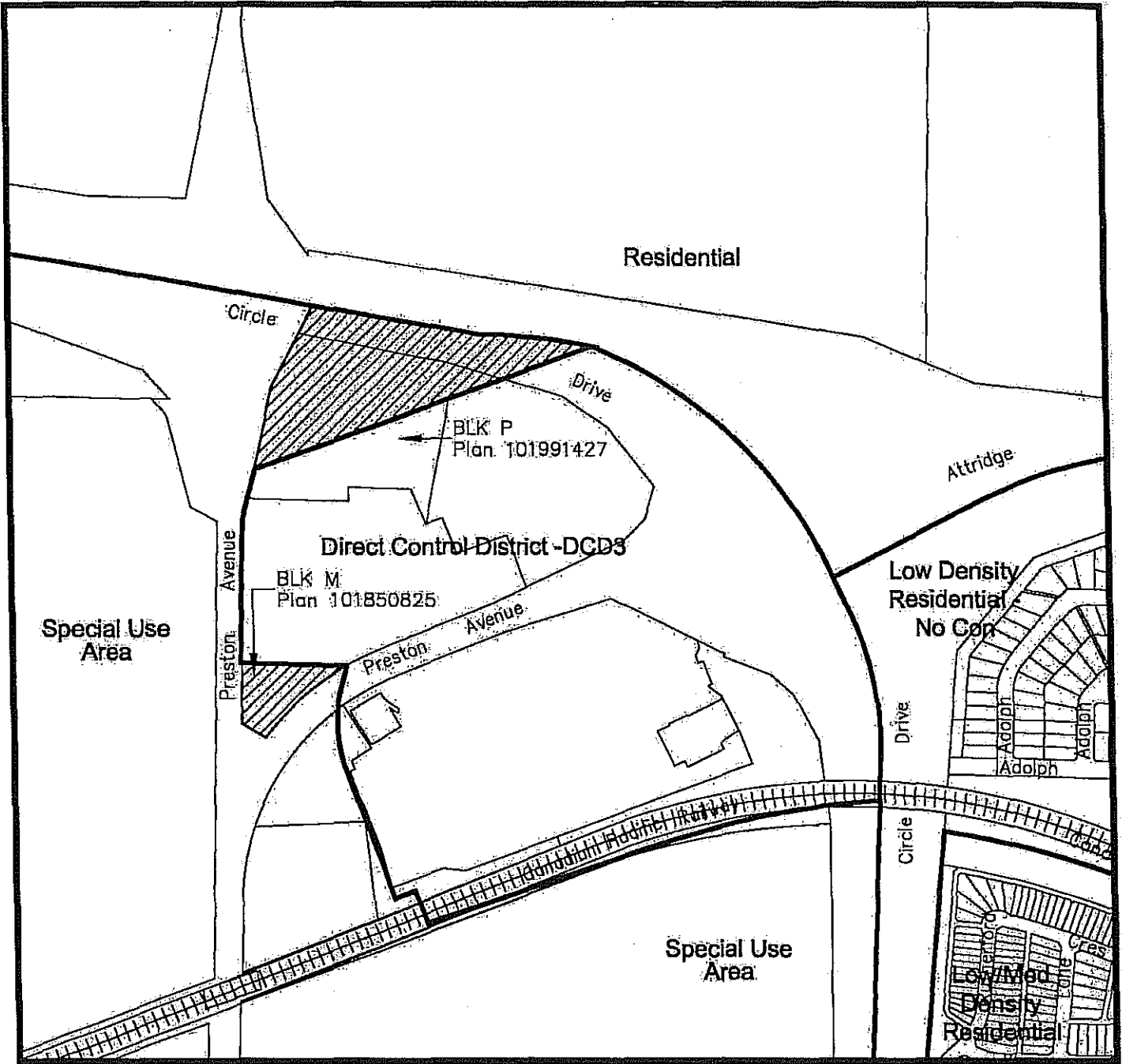
Coming Into Force

- 5. This Bylaw shall come into force upon receiving the approval of the Minister of Municipal Affairs.

Read a first time this day of , 2011.
Read a second time this day of , 2011.
Read a third time and passed this day of , 2011.

Mayor

City Clerk



# AMENDMENT TO THE OFFICIAL COMMUNITY PLAN - LAND USE MAP

## From Special Use Area to Direct Control District 3



**City of Saskatoon**

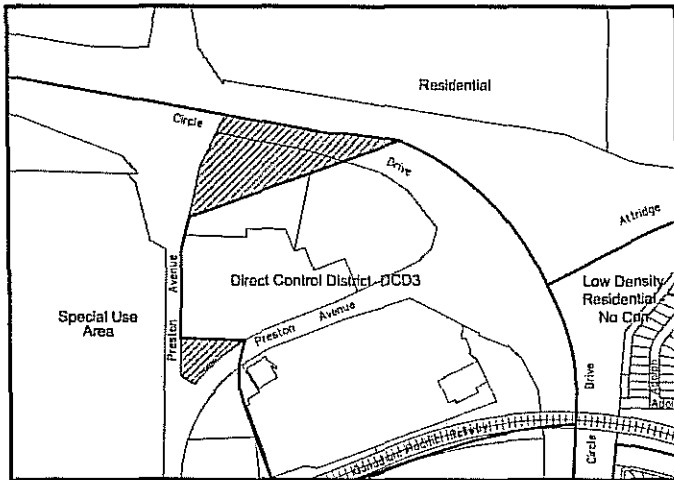
Planning & Development Branch

**REVISED REPORT**

**COMMUNITY SERVICES DEPARTMENT**

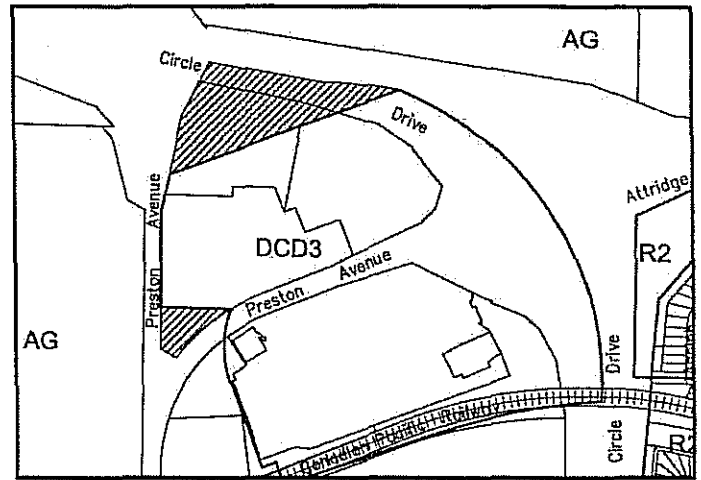
<b>APPLICATION NO.</b> OCP 19/10 Z20/10	<b>PROPOSAL</b> Proposed Official Community Plan Amendment from "Special Use Area" to "Direct Control District 3" and Proposed Rezoning from "AG - Agricultural District" to "DCD3 - Direct Control District 3"	<b>EXISTING ZONING</b> AG - Agricultural District
<b>LEGAL DESCRIPTION</b> Block P, Plan No. 101991427 Block M, Plan No. 101850825	<b>CIVIC ADDRESS</b> 1714 Preston Crossing	
	<b>NEIGHBOURHOOD</b> University of Saskatchewan, Management Area	
<b>DATE</b> February 17, 2011	<b>APPLICANT</b> Harvard Developments Inc. 2000 - 1874 Scarth Street Regina SK S4P 4B3	<b>OWNER</b> University of Saskatchewan Saskatoon SK S7N 5A2

**LOCATION PLAN**



**PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN - LAND USE MAP**  
 From Special Use to Direct Control District 3

City of Saskatoon  
 Planning & Development Branch



**PROPOSED REZONING**  
 From AG to DCD3

City of Saskatoon  
 Planning & Development Branch

**A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:**

that a report be forwarded to City Council recommending:

- 1) that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposed amendment to the Official Community Plan Bylaw No. 8769, to redesignate the portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "Special Use Area" to "Direct Control District 3", be approved; and
- 2) that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to rezone a portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "AG – Agricultural District" to "DCD3 – Direct Control District 3", be approved.

**B. PROPOSAL**

The Planning and Development Branch has received an application from Harvard Developments Inc. requesting that the Official Community Plan Bylaw No. 8769 be amended to redesignate a portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "Special Use Area" to "Direct Control District 3" and rezone a portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "AG – Agricultural District" to "DCD3 – Direct Control District 3". The proposed amendments are being requested to provide for the development of Phase IV of the Preston Crossing Regional Commercial Area and expansion of the existing large format retail store (WalMart) in previously approved Phase II of the development.

**C. REASON FOR PROPOSAL (by Applicant)**

The proposed amendments to the Official Community Plan Land Use Map and Zoning Map are required to accommodate Phase IV of Preston Crossing.

**D. BACKGROUND INFORMATION**

On October 16, 2000, City Council passed Bylaw No. 7972 [The Development Plan Amendment Bylaw, 2000 (No. 10)] to create the Direct Control District 3 (DCD3) Development Guidelines for Preston Crossing. The main objective of the DCD3 is to accommodate large format retail stores and accessory uses.

During its July 16, 2001 meeting, City Council approved, in principle, the overall three-phase concept plan for Preston Crossing. These three phases of development have been completed. Phase I consists of development located south of Preston Avenue North and includes a Large Format Anchor Store (Canadian Tire), seven Associate Large Format Stores (IGA Garden Market, Future Shop, Home Outfitters, Michaels, Mark's Work

Warehouse, Shopper's Drug Mart, and Pier One Imports), one restaurant (Burger King), and one gas bar and carwash (Co-op). Phase II consists of development located north and south of Preston Avenue North and includes a Large Format Anchor Store (WalMart), two Associate Large Format Stores (Pet Smart and Old Navy), and one restaurant (Chili's Grill and Bar). Phase III located north of Preston Avenue North consists of a Large Format Anchor Store (Rona).

The proposed fourth phase of Preston Crossing involves a 3.7 hectare (9.14 acre) area in the northwest corner of Preston Crossing and would include the development of an approximately 4,645 square metres (50,000 square feet) sporting goods retail store and an approximately 3,680 square metres (39,611 square feet) commercial rental unit (CRU). The tenants as well as the size and number of units within the CRU have not been determined at this time. The proposal also provides for a 3,074 square metre (33,088 square feet) future expansion of the WalMart store that was developed as part of Phase II of Preston Crossing. A preliminary site plan is included in Attachment No. 2.

## **E. JUSTIFICATION**

### **1. Community Services Department Comments**

#### **a) Official Community Plan Bylaw No. 8769**

Section 6.2 of the Official Community Plan Bylaw No. 8769 provides the policy framework for Regional Commercial Areas:

"6.2.1 a) Regional commercial areas provide space for large format or "big box" retail stores which serve a city-wide and regional market population. The land area allocated for Regional Commercial use shall be determined by:

- i) the needs of the City of Saskatoon and surrounding regional population;
- ii) the supply and demand for retail and commercial space on a city-wide basis; and
- iii) the potential effect on the viability of the Downtown and other established commercial areas.

6.2.1 b) The site area, location, and distribution of Regional Commercial Areas shall be regulated by the following principles:

- i) Regional Commercial Areas shall be located on or adjacent to a major roadway that connects to the provincial highway system;
- ii) The number of such areas permitted shall be related to the need for the particular mix of services and to the potential influence or effect upon the function of the Downtown and other established commercial areas; and
- iii) Compatibility with surrounding uses of land.

6.2.1 c) Each Regional Commercial Area shall be individually designed for local conditions. Individual project design, land use, phasing, and related servicing will be regulated through a Direct Control District (DCD).

Direct Control Districts are designed pursuant to Section 63 of *The Planning and Development Act, 2007*. No use or development of land or buildings is permitted except as directly regulated and controlled by the Council of the City of Saskatoon in accordance with Section 63 to Section 68 of *The Planning and Development Act, 2007*, and the guidelines set out in the Zoning Bylaw.”

It is the opinion within the Community Services Department that these proposed amendments are consistent with the policies contained within the Official Community Plan Bylaw No. 8769.

b) Development Review Section

A Retail Impact Assessment was conducted by MXD Development Strategists Ltd. for the proposed commercial developments in Phase IV. The Retail Impact Assessment indicates that Preston Crossing will continue to serve the needs of the city and surrounding region, and that the addition of the proposed sporting goods retail store and CRU will have minimal impact on commercial space.

The retail impact conclusions from the study are included on Attachment No. 3 and summarized as follows:

- For general merchandise stores, supermarkets, grocery stores, restaurant, food, and beverage categories, the impact on competing retailers will be minimal with stabilization/recovery occurring well under six months or less.
- Sales transfers from existing sporting goods retailers could be recovered and stabilized after approximately 2.5 years.
- There is reasonable and feasible demand for the 50,000 square feet outdoor recreation and sporting goods tenant. However, due to the relatively small nature of the sporting goods sector within Saskatoon (a city-wide inventory of just over 245,000 square feet of sporting goods and outdoor recreation retail development), the proposed 50,000 square foot outdoor recreation and sporting goods tenant will represent a noticeable addition to this sector.
- The proposed outdoor recreation and sporting goods tenant anticipates increased market penetration from the secondary trade area that extends 150 kilometres from Saskatoon's boundary, thereby expanding the overall trade area for this category.
- It is anticipated that the new sporting goods and outdoor recreation retailer could generate between 75 and 100 new jobs.

It is the view of your Administration that the market assessment demonstrates that the proposed development is a reasonable addition to the Saskatoon regional retail market place and that the proposed development meets the objectives of the DCD3.

c) Compatibility with Adjacent Land Uses

There are no land use conflicts envisaged as a result of the proposed development. All adjacent lands are owned by the University of Saskatchewan, and any plans for development on University lands will account for the location of the regional retail development.

d) Concept Plan Approval

Should the proposed amendments to the Land Use Map and Zoning Map be approved, as per Section 6.2.1c) of the Official Community Plan Bylaw No. 8769, City Council approval of the development of land or buildings will be required. This approval will be requested in a subsequent report that will outline details and recommendations for the proposed development.



e) Future Growth Section

Phase IV of Preston Crossing will consist of one outdoor sports retailer and a commercial rental unit. In addition, Phase II will see an expansion to the WalMart.

As stated in the Impact Analysis section of the retail study, the addition of the commercial rental unit and the expansion to the WalMart could alter shopping habits in Saskatoon for up to two months, and the introduction of the sports retailer could alter shopping habits up to two years for the outdoor sports retail market.

The proposal is acceptable based on:

- These developments will complete the final phase of the Regional Retail site;
- The sports retailer is a unique store to Saskatoon that fits the characteristics of a regional retail store and has the ability to draw from a large secondary trade area, similar to other Preston Crossing retail stores;
- The sports retailer offers choice for those on the east side of the city;
- The sports retailer is a new retail outlet rather than a relocation of an existing store in Saskatoon. The store could provide an additional 75 to 100 new jobs in Saskatoon; and
- The junior box store and restaurant developments could displace businesses from other locations in Saskatoon; however, the market should be able to rebound and fill any vacancies created.

The Future Growth Section is in support of amending the Official Community Plan Bylaw No. 8769 to accommodate Phase IV.

f) Building Standards Branch

The Building Standards Branch has no objection to the proposed amendments to the Official Community Plan Land Use Map and Zoning Map, provided building permits are obtained for the proposed construction prior to the start of any construction.

2. Comments by Others

a) Infrastructure Services Department

Infrastructure Services Department has reviewed the Traffic Impact Study and plans provided for the proposed Phase IV development and addition to the WalMart in Phase II for Preston Crossing. The proposed development is acceptable to the Infrastructure Services Department subject to the following:

- that infrastructure upgrades are required to ensure acceptable levels of service and traffic flow based on the increased traffic generated by the development of Phase IV of Preston Crossing, as well as increased traffic associated with the growth in the City of Saskatoon's (City's) University Heights Sector and future University developments. Infrastructure upgrades include:
  - modifications to the intersection of the Preston Avenue exit ramp from Circle Drive and Preston Avenue North/Attridge Drive and include a signalized all-movement intersection;
  - A properly designed entrance to the Preston Crossing Phase IV development be provided off of the Preston Avenue exit ramp from Circle Drive; and
  - All necessary modifications are to be charged, in their entirety, to the developer.

b) Transit Services Branch (Transit)

The nearest bus stop to the property in question is on Preston Avenue North at the commercial access road intersection. This stop is a distance of 180 metres from the property line. Transit service standards do not specify whether the distance is to be measured with respect to the property line or the building itself. The distance from the bus stop to the proposed commercial building for the sporting goods retailer shown on the Site Plan is 340 metres. Transit service standards relating to this type of development require a bus stop within 150 metres.

Notwithstanding the above, no requests for modifications to Transit service will be entertained as a result of any development associated with this application. It would not be reasonably possible to modify Transit service to achieve the above noted service standards.

**F. ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

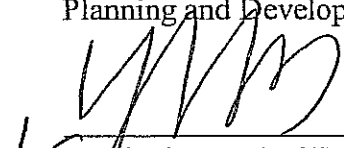
**G. COMMUNICATION PLAN**

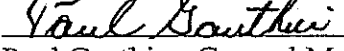
Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. A notice will be placed in The StarPhoenix once a week for two consecutive weeks. The property owner, being the University of Saskatchewan, will also be notified in writing.

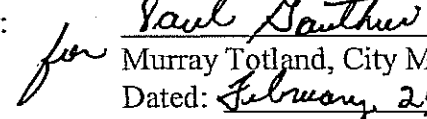
**H. ATTACHMENTS**

1. Fact Summary Sheet
2. Preliminary Site Plan
3. Retail Impact Assessment Conclusions

Written by: Darryl Dawson, MCIP, Senior Planner II  
Planning and Development Branch

Reviewed by:   
Randy Grauer, MCIP, Manager  
Planning and Development Branch

Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: February 25, 2011

Approved by:   
Murray Totland, City Manager  
Dated: February 25, 2011

## ATTACHMENT 1

### FACT SUMMARY SHEET

FACT SUMMARY SHEET	
<b>A. Location Facts</b>	
1. Municipal Address	1714 Preston Crossing
2. Legal Description	Block P, Plan No. 101991427
3. Neighbourhood	University of Saskatchewan Management Area
4. Ward	1
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Vacant
2. Proposed Use of Property	Retail – Regional Commercial Area
3. Adjacent Land Uses and Zoning	
North	Circle Drive - AG
South	Preston Crossing - DCD3
East	Preston Crossing - AG
West	University - AG
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	570 (for Phase IV and WalMart expansion) (Total of 3,258 for Preston Crossing)
6. No. of Off-Street Parking Spaces Provided	679 (for Phase IV and WalMart expansion) (Total of 3,431 for Preston Crossing)
7. Site Frontage	N/A
8. Site Area	3.7 hectares (Phase IV) 23.31 hectares (Preston Crossing)
9. Street Classification	Circle Drive East – Expressway Preston Ave N – Major Arterial Controlled Access
<b>C. Official Community Plan Policy</b>	
1. Existing Official Community Plan Designation	Special Use Area
2. Proposed Official Community Plan Designation	Direct Control District 3
3. Existing Zoning District	AG
4. Proposed Zoning District	DCD3

**DCD3 INFORMATION**

LOCATION	ACRES	HECTARES
PHASE I - BLOCK F	8.43	3.41
- BLOCK C	7.18	2.91
- BLOCK D	6.15	2.49
	21.77	8.81
PHASE II - BLOCK O	2.75	1.11
- BLOCK J	12.04	4.87
	14.79	5.88
PHASE III - BLOCK N	10.42	4.22
TOTAL PHASES I, II, III	45.08	19.01
PHASE IV - BLOCK P	9.15	3.70
- BLOCK 77	1.49	.60
TOTAL PHASES I, II, III, IV	57.61	23.31

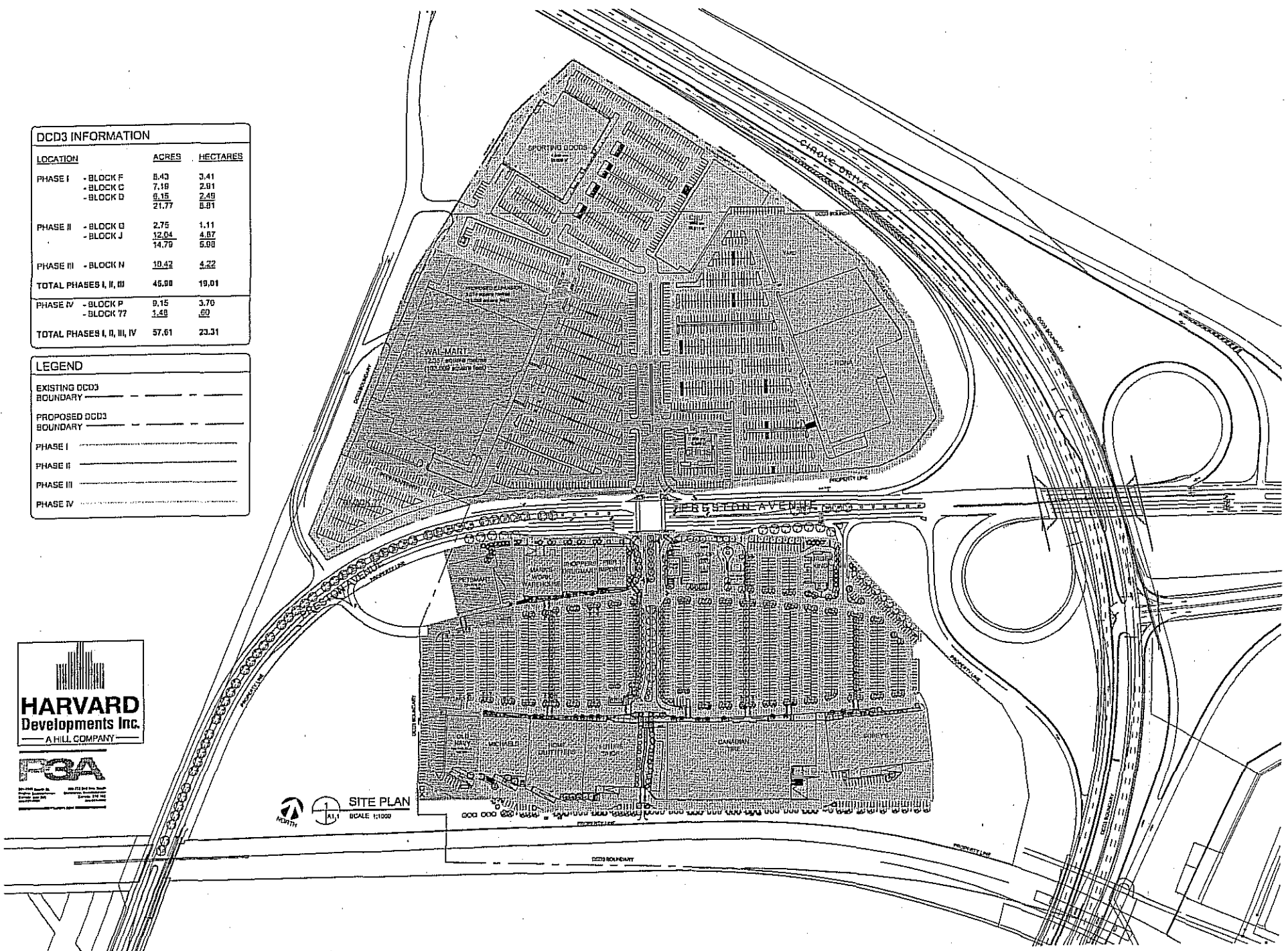
**LEGEND**

EXISTING DCD3 BOUNDARY	---
PROPOSED DCD3 BOUNDARY	---
PHASE I	---
PHASE II	---
PHASE III	---
PHASE IV	---



**SITE PLAN**

SCALE 1:1000



## 4.0 Retail Market Capture Impact Analysis

### 4.12 RETAIL IMPACT CONCLUSIONS

This retail impact assessment examined in detail the existing competitive retail infrastructure in the City of Saskatoon as it relates to the following categories:

*Sporting Goods & Outdoor Recreation;  
General Merchandise Stores;  
Supermarkets & Grocery Stores; and  
Restaurants and Food & Beverage .*

For the latter three categories, the market capture rates are all projected to be below 2% based on current inventory numbers supplied by the City of Saskatoon. These low capture rates suggest that the impact on competing retailers in the General Merchandise, Supermarket and Food & Beverage categories within the trade area will be minimal, with stabilization/recovery occurring in well under one half year or less.

**Specifically, with strong growth rates in the General Merchandise sector, retail sales will recover for the trade area in less than one month, while Grocery and Food & Beverage will recover within one to two months depending on their respective growth rates expected once construction is complete.**

The low market share of the Grocery, General Merchandise and Restaurant categories are clear indications that their impact on surrounding retailers would be minimal, particularly since each of these types of tenants are considered to have smaller trade areas from which the majority of their business is sourced.

With current retail sales forecasts for the Sporting Goods & Hobbies sector expected to be approximately 8% per annum over the period 2011 to 2013, the resulting sales transference could realistically be recovered between the 3rd and 4th Quarters 2012, suggesting a period of approximately 2.5 years for retail sales to recover and stabilize after the introduction of the Preston Crossing's Phase 4 outdoor recreation and sporting goods tenant.

When the inventory for Sporting Goods and Hobbies categories was measured against future retail demand for the year end 2010, a residual demand analysis revealed that **the current market would be under-supplied by approximately 82,515 sf, thereby illustrating reasonable and feasible demand for the 50,000 sf Cabela's tenant.**

For Cabela's, there lies a different situation, due to the relatively small nature of the sporting goods sector within Saskatoon. With a Citywide inventory of just over 245,000 sf, Cabela's 50,000 sf store will represent a noticeable addition to the market, with a capture rate of 10.9% of Sporting Goods Spending. The resulting impact will be felt most by the five (5) local Hunting & Fishing retailers.

In many markets in which Cabela's has located there has undoubtedly been an impact felt by local retailers, particularly those in the Hunting & Fishing and Camping merchandise categories. However, as has been evidenced in other markets, some retailers are prepared to adapt to the addition of Cabela's recognizing that Cabela's is capable of generating a significant amount of new customers for whom a specialized tenant could target.

Although an impact will be felt most on the existing five (5) Specialty Hunting & Fishing retailers totaling 16,054 sf of space in the City, it is important to acknowledge that for these retailers, their current annual retail sales are sourced predominantly from the PTA, whereas **for Cabela's, its trade area scope would result in increased STA market penetration, thereby expanding the overall trade area for these categories.** This trading pattern has been proven in many markets in which Cabela's has located. **Additionally, Cabela's could deepen the existing Trade Area spending thereby inducing new demand in the market.**

Beyond the retail sales impact alone, the significance of having a Cabela's entering the Saskatoon Market would also be felt in the employment sector whereby a 50,000 sf Cabela's could generate **between 75 and 100 new jobs in the City of Saskatoon, along with its commensurate direct, indirect and induced impacts.**

## 4.0 Retail Market Capture Impact Analysis

An indirect benefit of introducing Cabela's to Preston Crossing is this particular tenant's proven ability to attract destination customers (>2 hours drive time) for whom ancillary and adjacent restaurants often benefit.

Even though Cabela's is forecast to capture a larger market share, Cabela's offers a unique destination experience, environment and merchandise selection that is not offered at competitors within the trade area, nor Province.

With forecasted continued growth in the outdoor recreation and sporting goods market according to Statistics Canada, Cabela's will be in a strong position to increase the retail spending, increase employment opportunities, increase employment income and increase the participation level in outdoor activities throughout the City of Saskatoon and its surrounding Communities.

For Canadian Tire and Wal-Mart, both of whom also carry Hunting & Fishing and Camping products, the impact of a Cabela's would be minimal for the following reasons.

**Firstly**, these two retailers typically cater to a more value conscious and more localized consumer segment for whom the price point is most compatible.

**Secondly**, each of these retailers is already a tenant within Preston Crossing and therefore in a strong locational position to benefit from the increased customer patronage and foot traffic that a Cabela's is proven to generate.

**Finally**, because the merchandise depth within each of these stores is relatively small compared to the other merchandise categories they sell (as General Merchandise Stores), any impact would be more easily diluted and absorbed within their overall store general merchandise sales.

A 50,000 sf Cabela's would stimulate, induce and retain greater levels of expenditure than currently exist and while the impact would be most felt on the five (5) local Hunting & Fishing tenants, the overall net benefit in increased new spending and retail sales would be beneficial to the City of Saskatoon.

Smaller shops will be impacted, but they may choose to adapt and become even more specialized in targeting their existing customer base or as in the case of other cities (e.g. Billings, Montana), choose to target and market to the increased customer base drawn to the Cabela's.

Cabela's likely views the Saskatoon Regional Market as a \$1.242 Billion market in which they are seeking to garner \$15.75 Million annually or only 1.3% of the Total Trade Area spending.

On a Category-by-Category basis, Sporting Goods would require a Market Capture of 10.9%, General Merchandise 0.2% and Apparel & Footwear 1.6%. These capture rates confirm and suggest limited impact on the categories of General Merchandise and Apparel & Footwear, while further reducing the magnitude of impact on General Sporting Goods.

The total retail market expenditure in the combined four merchandise categories (Sporting Goods, General Merchandise, Grocery and Food & Beverage) is anticipated to grow at an average estimated rate of 6% per annum over the 2010-2013 period.

On this basis, retail sales at competing retail destinations could return to their pre-Preston Crossing Phase 4 levels within the first few months largely due to strong growth in spending within the General Merchandise, Grocery and Food & Beverage sectors.

Saskatoon should continue to ensure that the quality and variety of its retail offering is not only maintained, but enhanced whenever the opportunity arises to retain and increase sales inflow from the region, while at the same time capturing sales that otherwise may be still be 'outflowing' away from Saskatoon.



*City of*  
**Saskatoon**  
Office of the City Clerk

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222 - 3rd Avenue North    ph 306•975•3240  
Saskatoon, SK S7K 0J5    fx 306•975•2784

March 21, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing  
Proposed Official Community Plan Amendment  
From "Special Use Area" to "Direct Control District 3"  
and Proposed Rezoning from "AG – Agricultural District"  
to "DCD3 – Direct Control District 3"  
Block P, Plan No. 101991427 and Block M, Plan No. 101850825  
1714 Preston Crossing, University of Saskatchewan Management Area  
Applicant: Harvard Developments Inc.  
(Files CK. 4351-011-05 and PL. 4115-OCP 19/10 and PL. 4350-Z20/10)**

The Municipal Planning Commission has considered a report of the General Manager, Community Services dated February 17, 2011, with respect to proposed amendments to the Official Community Plan and proposed rezoning to accommodate Phase IV of Preston Crossing.

The Commission has reviewed the report with the Administration and representatives of the Applicants and Owners, and supports the following recommendations of the Community Services Department:

- "1) that the proposed amendment to the Official Community Plan Bylaw No. 8769, to redesignate the portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "Special Use Area" to "Direct Control District 3", be approved; and
- 2) that the proposal to rezone a portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "AG – Agricultural District" to "DCD3 – Direct Control District 3", be approved."

The Commission respectfully requests that the above recommendations be considered by City Council at the time of the public hearing with respect to the above.

Yours truly,

**Diane Kanak, Deputy City Clerk**  
Municipal Planning Commission

:dk





## Official Community Plan Notice

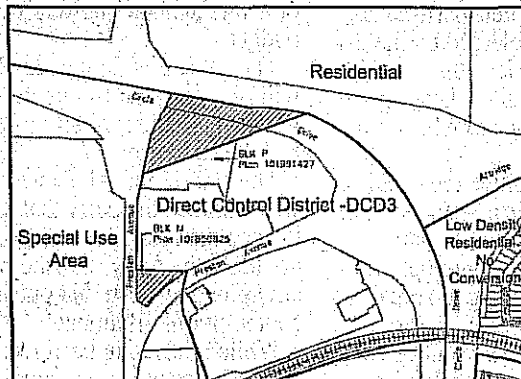
### PRESTON CROSSING REGIONAL COMMERCIAL AREA

#### PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT - BYLAW NO. 8924

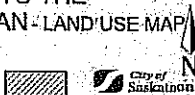
Saskatoon City Council will consider an amendment to the City's Official Community Plan Bylaw (No. 8769). The amendment referred to is contained in Bylaw No. 8924 and will redesignate the properties highlighted in the Map below from "Special Use Area" to "Direct Control District 3" on the Official Community Plan Land Use Policy Map.

**LEGAL DESCRIPTION** – Portion of Block P, Plan No. 101991427; and  
Block M, Plan No. 101850825

**CIVIC ADDRESS** – 1706 & 1714 Preston Ave N



**PROPOSED AMENDMENT TO THE  
OFFICIAL COMMUNITY PLAN - LAND USE MAP**  
From Special Use Area to  
Direct Control District 3



**REASON FOR THE AMENDMENT** – The amendment to the Land Use Map will provide for further development of the Preston Crossing Regional Commercial Area. Proposed Phase IV of Preston Crossing will include a 4,645 square metre (50,000 square feet) outdoor sporting goods retail store and a 3,680 square metre (39,611 square feet) building for future commercial rental units.

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, April 4, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

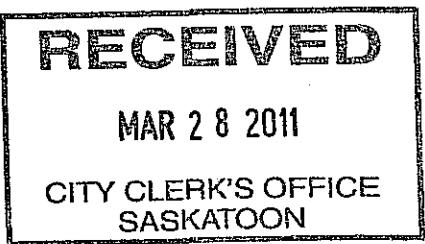
All submissions received by the City Clerk by 10:00 a.m. on Monday, April 4, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

**Community Services Department  
Planning and Development Branch  
City Hall, 222- 3rd Avenue North  
Saskatoon, SK  
8:00 a.m. – 5:00 p.m.  
Monday to Friday (except holidays)  
Phone: 975-7621 (Darryl Dawson)**

X 4351-011-05  
X 4350-011-0  
4125-11

**From:** CityCouncilWebForm  
**Sent:** March 28, 2011 2:47 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Blair Forster  
2000 - 1874 Scarth Street  
Regina  
Saskatchewan  
S4P 4B3

EMAIL ADDRESS:

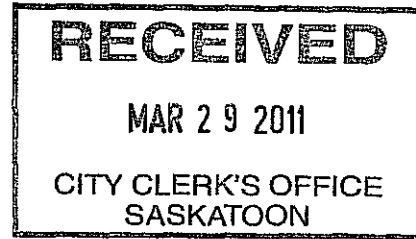
[dmeier@harvard.ca](mailto:dmeier@harvard.ca)

COMMENTS:

Please place Harvard Developments Inc.'s name on the speakers list for the April 4/11 Council meeting for the three Preston Crossing applications.

4125-11  
X 4350-011-2  
X 4351-011-05

**From:** CityCouncilWebForm  
**Sent:** March 28, 2011 4:02 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Gary Rimington  
Cabela's Inc.  
One Cabela Drive  
Sidney  
Other  
69160

EMAIL ADDRESS:

[gary.rimington@cabelas.com](mailto:gary.rimington@cabelas.com)

COMMENTS:

To Whom It May Concern:

This letter is to inform you that Cabela's wishes to speak at the Saskatoon City Council meeting being held on April 4, 2011. Dennis Armstrong, Cabela's Corporate Architect, and I will be in attendance to address the Preston Crossing Phase IV Zoning application.

Sincerely,

Gary Rimington  
Cabela's Real Estate Manager

3b)

**BYLAW NO. 8925**

**The Zoning Amendment Bylaw, 2011 (No. 9)**

The Council of The City of Saskatoon enacts:

**Short Title**

- 1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 9).


**Purpose**

- 2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an AG District to Direct Control District 3 (DCD3).

**Zoning Bylaw Amended**

- 3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

**Zoning Map Amended**

- 4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an AG District to Direct Control District 3 (DCD3):

- (a) Portion of Surface Parcel No. 164495661  
Reference Land Description: Portion of Blk/Par P, Plan 101991427 Ext 0; and
- (b) Surface Parcel No. 153813359  
Reference Land Description: Blk/Par M, Plan 101850825 Ext 0.

**Coming Into Force**

- 5. This Bylaw shall come into force upon the approval of Bylaw No. 8924, The Official Community Plan Amendment Bylaw, 2011 (No. 2) by the Minister of Municipal Affairs.

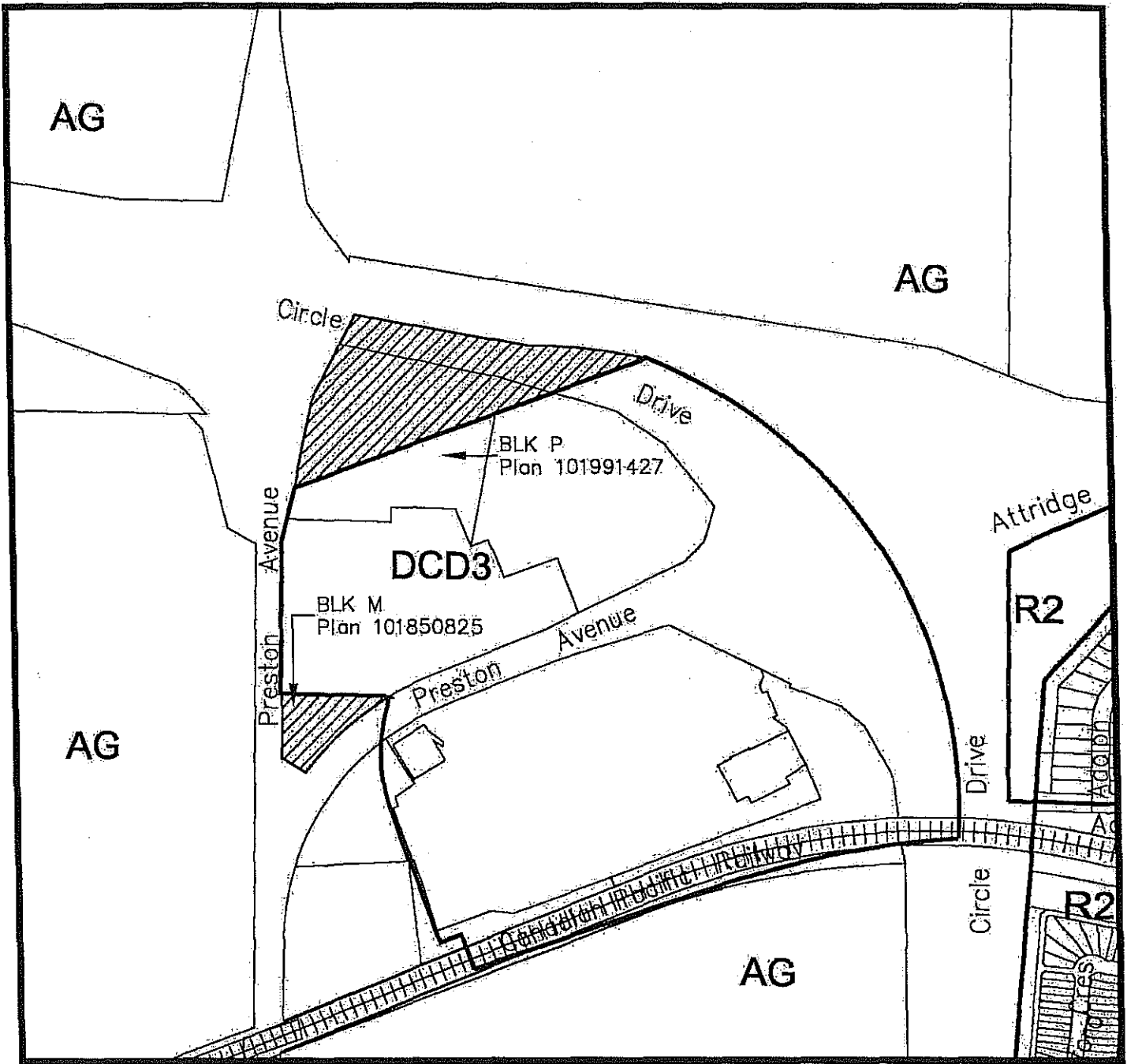
Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

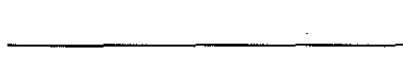
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# REZONING

From AG to DCD3



**City of  
Saskatoon**

Planning & Development Branch



## Zoning Notice

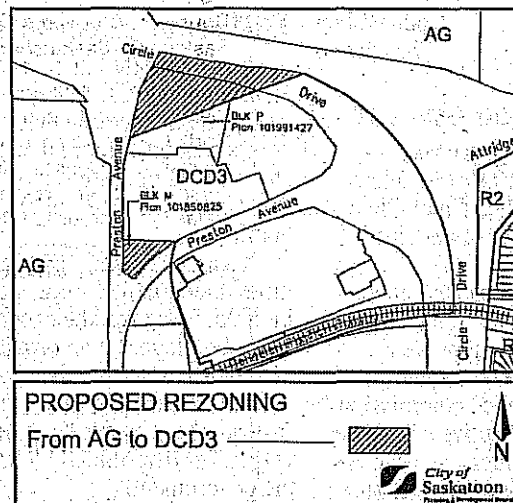
### PRESTON CROSSING REGIONAL COMMERCIAL AREA

### PROPOSED ZONING BYLAW AMENDMENT - BYLAW NO. 8925

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). Through Bylaw No. 8925, the properties in the Preston Crossing Regional Commercial Area as shown on the map below will be rezoned from AG District to DCD3 District.

**LEGAL DESCRIPTION** - Portion of Block P, Plan No. 101991427; and Block M, Plan No. 101850825

**CIVIC ADDRESS** - 1706 & 1714 Preston Ave N



**REASON FOR THE AMENDMENT** - The proposed rezoning of the properties to DCD3 will provide for further development of the Preston Crossing Regional Commercial Area. Proposed Phase IV of Preston Crossing will include a 4,645 square metre (50,000 square feet) outdoor sporting goods retail store and a 3,680 square metre (39,611 square feet) building for future commercial rental units.

**PUBLIC HEARING** - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, April 4, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by 10:00 a.m. on Monday, April 4, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

**INFORMATION** - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

**Community Services Department  
Planning and Development Branch  
City Hall, 222- 3rd Avenue North  
Saskatoon, SK  
8:00 a.m. - 5:00 p.m.  
Monday to Friday (except holidays)  
Phone: 975-7621 (Darryl Dawson)**

3c)

## BYLAW NO. 8923

### The Zoning Amendment Bylaw, 2011 (No. 8)

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 8).

#### Purpose

2. The purpose of this Bylaw is to make certain amendments to the regulations in the Zoning Bylaw governing Direct Control District 3 (DCD3).

#### Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

#### Clause 13.3.5(a) Amended

4. Clause 13.3.5(a) is amended:
  - (a) by striking out "not exceeding 300 m<sup>2</sup> in gross floor area" in Subclause (i);
  - (b) by repealing Subclause (ii) and substituting:

"ii) personal service trades;" and,
  - (c) by adding the following after Subclause (vi):

"vii) health clubs;  
vii) medical, dental and optical laboratories and clinics;  
ix) duplicating and copying centres;  
x) veterinary clinics;  
xi) photography studios."

#### Section 13.3.6 Amended

5. Section 13.3.6 is amended:
  - (a) by repealing Subclause (a)(iii);

(b) by adding the following after Subclause (a)(iv):

- “v) freestanding financial institutions;
- vi) freestanding insurance institutions;
- vii) freestanding medical, dental and optical clinics and laboratories.”;

(c) by striking out the first sentence of Clause (c) and substituting:

“No more than two freestanding gas bars with or without convenience stores are allowed.”;

(d) by repealing Clause (d); and

(e) by adding the following after Clause (c):

- “d) No more than two financial institutions are allowed.
- e) No more than two insurance institutions are allowed.
- f) Only one medical clinic and one medical laboratory are allowed.
- g) Only one dental clinic and one dental laboratory are allowed.
- h) Only one optical clinic and one optical laboratory are allowed.”

### **Sections 13.3.6.1, 13.3.6.2 and 13.3.6.3 Added**

6. The following sections are added after Section 13.3.6:

#### **“13.3.6.1 Accessory Uses – Group 3 – Freestanding**

- a) Accessory Uses – Group 3 - Freestanding in the DCD3 are the following:
  - i) personal service trades;
  - ii) pharmacies;
  - iii) retail stores;
  - iv) duplicating and copying;
  - v) veterinary clinics;
  - vi) health clubs.



- b) The total combined gross floor area of all Accessory Uses – Group 3 – Freestanding shall not exceed 2790 m<sup>2</sup>.
- c) No more than 9 retail stores having a gross floor area less than 930 m<sup>2</sup> are allowed in the DCD3, of which 5 may have a gross floor area less than 186 m<sup>2</sup>.”

**13.3.6.2 Accessory Uses – Group 4 – Restaurants**

- a) Accessory Uses – Group 4 – Restaurants in the DCD3 are limited to the following:
  - i) restaurants, with or without a lounge.
- b) No more than 6 restaurants are allowed in the DCD3 of which no more than 3 can be freestanding.
- c) No restaurant shall exceed 557 m<sup>2</sup> in gross floor area.
- d) The total combined gross floor area of restaurants in the DCD3 shall not exceed 1860 m<sup>2</sup>.

**13.3.6.3 Multi – Tenant Buildings**

Accessory uses as described in 13.3.6, 13.3.6.1 and 13.3.6.2 may be combined in Freestanding Multi-Tenant buildings but they shall be subject to the specific conditions set out in 13.3.6, 13.3.6.1 and 13.3.6.2 and the general conditions of the DCD3.”

**Clause 13.3.7(iv) Repealed**

7. Clause 13.3.7(iv) is repealed.

**Clause 13.3.8(iii) Repealed**

8. Clause 13.3.8(iii) is repealed and the following substituted:

“iii) the parking and loading space requirements are one space for every 20 m<sup>2</sup> of gross floor for all permitted and accessory uses;”

**Section 13.3.9 Repealed**

9. Section 13.3.9 is repealed and the following substituted:

**“13.3.9 Anchor Requirement**

Large Format Anchor Stores must comprise at least 50% of the developable floor area of the DCD3 when fully developed.”

**Section 13.3.10 Amended**

10. Section 13.3.10 is amended:

- (a) by striking out “three” in Clause (a) and substituting “four”;
- (b) by adding “● Phase 4 = Site 4” at the end of Clause (a);
- (c) by striking out “4” in Clause (b) and substituting “3”;
- (d) by striking out “19” in Clause (c) and substituting “23.31”; and
- (e) by striking out “Phase 2 and Phase 3” in Clause (f) and substituting “Phase 2, Phase 3 and Phase 4”.

**Coming Into Force**

11. This Bylaw shall come into force on the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**REVISED REPORT**

**COMMUNITY SERVICES DEPARTMENT**

<b>APPLICATION NO.</b> Z20/10	<b>PROPOSAL</b> Zoning Bylaw Text Amendment – Direct Control District 3 (Preston Crossing)	<b>EXISTING ZONING</b> Direct Control District 3
<b>LEGAL DESCRIPTION</b>		<b>CIVIC ADDRESS</b>
		<b>NEIGHBOURHOOD</b>
<b>DATE</b> February 17, 2011	<b>APPLICANT</b> Harvard Developments Inc. 2000 - 1874 Scarth Street Regina SK S4P 4B3	<b>OWNER</b> University of Saskatchewan Saskatoon SK S7N 5A2

**A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:**

that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to amend Section 13.3 – Direct Control District 3 of the Zoning Bylaw No. 8770, as outlined in the report, be approved.

**B. PROPOSAL**

The Planning and Development Branch has received an application from Harvard Developments Inc. to amend Section 13.3 - Direct Control District 3 (DCD3) of Zoning Bylaw No. 8770. The proposed text amendments will result in the DCD3 regulations for the Preston Crossing Regional Commercial Area being similar to the DCD5 (Stonegate) and DCD6 (Blairmore) Regional Commercial Area regulations. The amendments are being requested to provide for development of Phase IV of Preston Crossing.

**C. REASON FOR PROPOSAL (by Applicant)**

The proposed amendments to Zoning Bylaw No. 8770 are required to accommodate Phase IV of Preston Crossing.

**D. BACKGROUND INFORMATION**

On October 16, 2000, City Council passed Bylaw No. 7972 [The Development Plan Amendment Bylaw, 2000 (No. 10)] to create the DCD3 Development Guidelines for Preston Crossing. The main objective of the DCD3 is to accommodate large format retail stores and accessory uses. In general, the DCD3 prohibits any stores under 930 square metres (10,000 square feet), requires each phase of development to be between 4 and 9 net hectares (9.88 and 22.24 net acres) in size, and requires each phase to include at least one Large Format Anchor Store that is a minimum of 9,300 square metres (100,000 square feet).

During its July 16, 2001 meeting, City Council approved, in principle, the overall three-phase concept plan for Preston Crossing. These three phases of development have been completed. Phase I consists of development located south of Preston Avenue and includes a Large Format Anchor Store (Canadian Tire), seven Associate Large Format Stores (IGA Garden Market, Future Shop, Home Outfitters, Michaels, Mark's Work Warehouse, Shopper's Drug Mart, and Pier One Imports), one restaurant (Burger King), and one gas bar and carwash (Co-op). Phase II consists of development located north and south of Preston Avenue and includes a Large Format Anchor Store (WalMart), two Associate Large Format Stores (Pet Smart and Old Navy), and one restaurant (Chili's Grill and Bar). Phase III, located north of Preston Avenue, consists of a Large Format Anchor Store (Rona).

The proposed fourth phase of Preston Crossing involves a 3.7 hectare (9.14 acre) area in the northwest corner of Preston Crossing and would include the development of an approximately 4,645 square metres (50,000 square feet) sporting goods retail store and an approximately 3,680 square metres (39,611 square feet) commercial rental unit (CRU). The tenants as well as the size and number of units within the CRU have not been determined at this time. The proposal also provides for a 3,074 square metre (33,088 square feet) future expansion of the WalMart store that was developed as part of Phase II of Preston Crossing. A preliminary site plan is included in Attachment No. 1.

The proposed text amendments to the DCD3 will provide for regulations similar to the DCD5 (Stonegate) and DCD6 (Blairmore). The DCD5 (Stonegate) and DCD6 (Blairmore) have been established as Regional Commercial Areas; however, the DCD5 and DCD6 differ from the DCD3 in the following respects:

- a limited number of small retail stores and other accessory uses under 930 square metres (10,000 square feet) is permitted in the DCD5 and DCD6;
- the anchor store ratio is reduced from 62.5 percent to 50 percent in the DCD5 and DCD6; and
- the minimum size for anchor stores is reduced from 9,300 square metres (100,000 square feet) to 6,970 square metres (75,000 square feet) in the DCD5 and DCD6.

The differences appear to be due to the specifics of the DCD5 and DCD6 development proposals and the discussions between the City of Saskatoon (City) and the proponents at the time. A complete list of comparisons between the DCD3 and the DCD5 is included in Attachment No. 2.

## E. JUSTIFICATION

### 1. Community Services Department Comments

#### a) Official Community Plan Bylaw No. 8769

Section 6.2 of the Official Community Plan Bylaw No. 8769 provides the policy framework for Regional Commercial Areas:

“6.2.1 a) Regional commercial areas provide space for large format or “big box” retail stores which serve a city-wide and regional market population. The land area allocated for Regional Commercial use shall be determined by:

- i) the needs of the City of Saskatoon

- ii) and surrounding regional population;  
the supply and demand for retail and commercial space on a City-wide basis; and
- iii) the potential effect on the viability of the Downtown and other established commercial areas.

6.2.1 b) The site area, location and distribution of Regional Commercial Areas shall be regulated by the following principles:

- i) Regional Commercial Areas shall be located on or adjacent to a major roadway that connects to the provincial highway system;
- ii) The number of such areas permitted shall be related to the need for the particular mix of services and to the potential influence or effect upon the function of the Downtown and other established commercial areas; and
- iii) Compatibility with surrounding uses of land.

6.2.1 c) Each Regional Commercial Area shall be individually designed for local conditions. Individual project design, land use, phasing and related servicing will be regulated through a Direct Control District (DCD).

Direct Control Districts are designed pursuant to Section 63 of *The Planning and Development Act, 2007*. No use or development of land or buildings is permitted except as directly regulated and controlled by the Council of the City of Saskatoon in accordance with Section 63 to Section 68 of *The Planning and Development Act, 2007*, and the guidelines set out in the Zoning Bylaw.”

It is the opinion within the Community Services Department that the proposed text amendments to the DCD3 are consistent with the policies

contained within the Official Community Plan Bylaw No. 8769.

b) Proposed Zoning Bylaw No. 8770 Text Amendments

This application proposes to amend Section 13.3 DCD3 of the Zoning Bylaw No. 8770 as follows:

i) Amend Section 13.3.5 Accessory Uses – Group 1 (within Large Format Retail Stores) as follows:

- Add the following uses to Group 1:
  - personal service trades;
  - health clubs;
  - medical, dental, optical labs, and clinics;
  - duplicating and copy centres;
  - veterinary clinics; and
  - photography studios.
- Remove the 300 square metre limit maximum size on restaurants and lounges.

ii) Amend Section 13.3.6 Accessory Uses – Group 2 (Freestanding) as follows:

- Add the following uses to Group 2:
  - two freestanding gas bars with or without convenience store (less than 250 square metres/2,700 square feet). Currently only one is permitted per site;
  - two financial institutions;
  - two insurance institutions;
  - medical, dental, and optical clinic (one each); and
  - medical, dental, and optical lab (one each).
- Remove restaurants, with or without a lounge, from this group and place them in a new Accessory Uses – Group 4 (Restaurants).

iii) Add new Section as follows:

Accessory Uses – Group 3 (Freestanding)

- Accessory uses, which are less than 930 square metres (10,000 square feet):
  - personal service trades;
  - pharmacies;
  - retail stores (limited to no more than nine);

- duplicating and copying centres;
- veterinary clinics; and
- health clubs.
- All uses in this accessory group must not total more than 2,790 square metres (30,000 square feet).
- For retail stores, no more than nine stores, less than 930 square metres (10,000 square feet) of which five may be less than 180 square metres (2,000 square feet).

iv) Add new section as follows:

Accessory Uses – Group 4 (Restaurants)

- Provide for no more than six restaurants, with or without a lounge, of which no more than three can be freestanding.
- No restaurant shall exceed 557 square metres (6,000 square feet), and the total combined area of restaurants shall not exceed 1,860 square metres (20,000 square feet).

v) Amend development standards as follows:

- Remove requirement for one stall for each 10 square metres (107.64 square feet) of public assembly space in a restaurant. All parking would be one stall for each 20 square metres (215.28 square feet) for all uses.

vi) Amend anchor requirements as follows:

- Amend requirement for Large Format Anchor Stores to comprise at least 62.5 percent of the developable area of the DCD3 to 50 percent;
- Remove requirement for at least one Large Format Anchor Store required in each phase; and
- Remove limitation of only one gas bar, with or without a convenience store, and one restaurant, with or without a lounge, permitted in each phase.

vii) Amend site size as follows:

- Increase total area that can be developed in the DCD3 from 19 hectares (47 acres) to 23.31 hectares (57.59 acres);
- Provide for development to occur in four phases;
- Revise “each phase must be between 4 to 9 net hectares in size” to “each phase must be between 3 to 9 net hectares in size”; and



- Require retail studies to be completed before approval of each of Phase II, III, and IV.

Without the requested text amendments to the DCD3 regulations, the proposed Phase IV would not comply for the following reasons:

- Proposal includes a request to accommodate retail stores under 930 square metres (10,000 square feet), if the opportunity arises, consistent with the DCD5 and DCD6;
- Phase IV would not have a Large Format Anchor Store as required for each phase of development in the DCD3. The proposed sporting goods store does not meet the 9,300 square metre (100,000 square feet) requirement for a Large Format Anchor Store;
- The ratio of Large Format Anchor Stores to other stores would be 57 percent, not 62.5 percent as currently required; and
- Proposal exceeds the current overall site size for the DCD3 and phasing requirements.

c) Development Review Section

The proposed amendments are reasonable and will accommodate development of Phase IV of Preston Crossing while placing appropriate limitations on the total number of small stores and accessory uses which can be developed at Preston Crossing.

d) Future Growth Section

The Future Growth Section is in support of amending Zoning Bylaw No. 8770 to change the DCD3 District to be similar to the DCD5 District.

2. Comments by Others

a) Infrastructure Services Department

The proposed Zoning Bylaw No. 8770 amendments, as noted above, are acceptable to the Infrastructure Services Department, on the condition that:

- modifications are undertaken to the intersection of the Preston Avenue exit ramp from Circle Drive and Preston Avenue North/Attridge Drive and include a signalized all-movement intersection;

- A properly designed entrance to the Preston Crossing Phase IV development be provided off of the Preston Avenue exit ramp from Circle Drive; and
- All necessary modifications are to be charged, in their entirety, to the developer.

The proposed infrastructure upgrades, as noted above, are required to ensure acceptable levels of service and traffic flow based on the increased traffic generated by the development of Phase IV of Preston Crossing, as well as increased traffic associated with the growth in the City's University Heights Sector and future University developments.

**F. ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

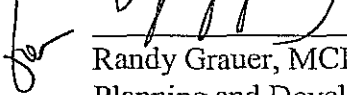
**G. COMMUNICATION PLAN**

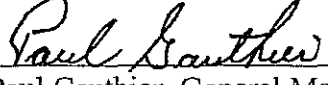
Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. A notice will be placed in The StarPhoenix once a week for two consecutive weeks.

**H. ATTACHMENTS**

1. Preliminary Site Plan
2. Comparisons between the DCD3 and DCD5

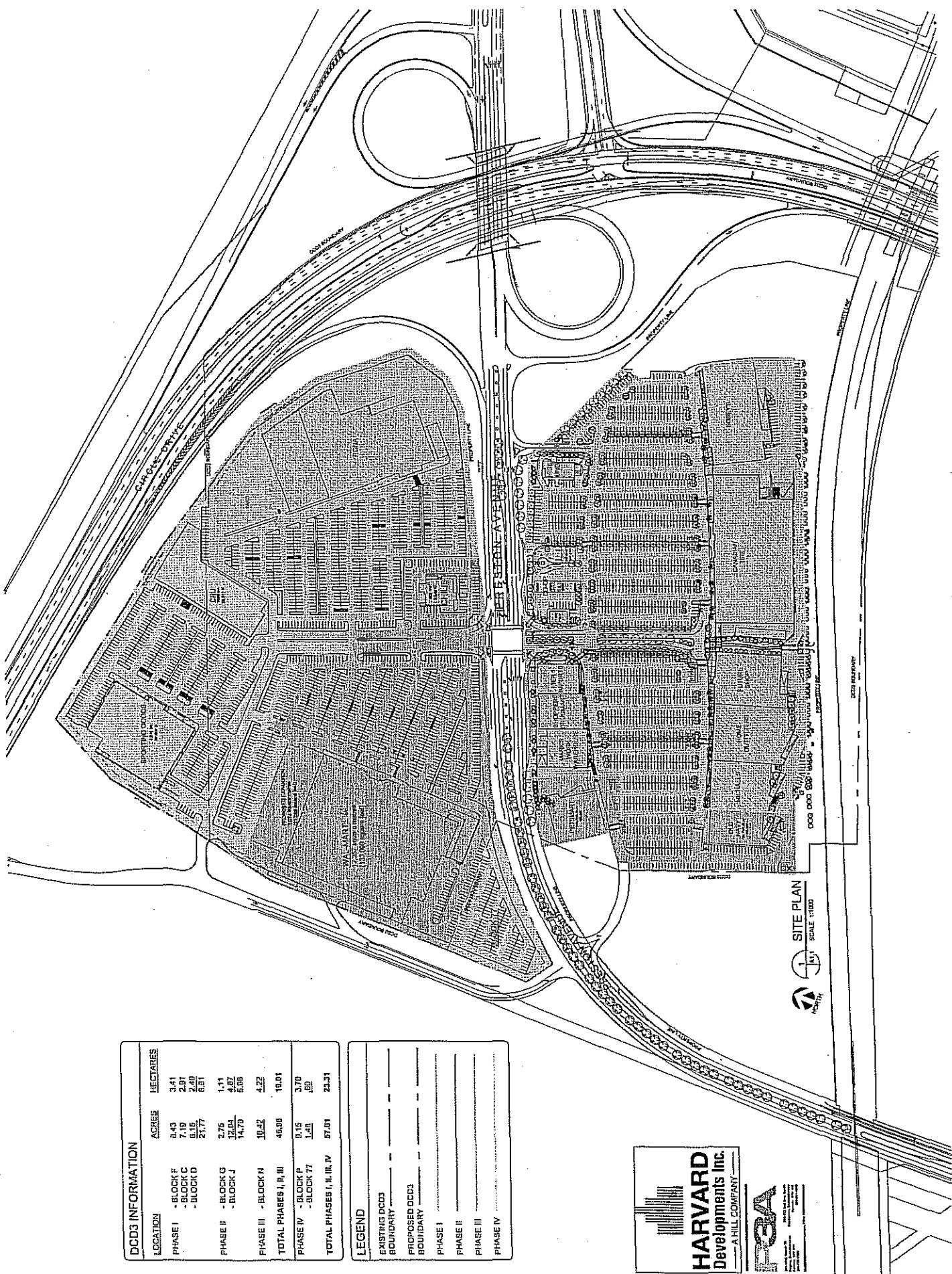
Written by: Darryl Dawson, MCIP, Senior Planner II  
Planning and Development Branch

Reviewed by:   
Randy Grauer, MCIP, Manager  
Planning and Development Branch

Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: February 25, 2011

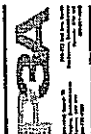
Approved by: *for* Paul Hawthorn  
Murray Totland, City Manager  
Dated: February 25, 2011

S/Report/DS/2011/Committee 2011/MPC – Z20/10 – Zoning Bylaw Amendment – Preston Crossing/ks



DC03 INFORMATION		
LOCATION	ACRES	HECTARES
PHASE I	8.43	3.41
- BLOCK F	7.19	2.91
- BLOCK C	1.24	0.50
- BLOCK D	0.17	0.07
PHASE II	2.75	1.11
- BLOCK G	12.04	4.87
- BLOCK J	14.70	5.88
PHASE III - BLOCK N	10.42	4.22
TOTAL PHASES I, II, III	46.08	18.01
PHASE IV - BLOCK P	0.15	0.06
- BLOCK T	1.48	0.59
TOTAL PHASES I, II, III, IV	57.01	22.31

LEGEND	
EXISTING DC03 BOUNDARY	---
PROPOSED DC03 BOUNDARY	---
PHASE I	---
PHASE II	---
PHASE III	---
PHASE IV	---



PRESTON CROSSING  
COMPARISON OF DCD 3 AND DCD 5 & PROPOSED DCD3 AMENDMENTS

	<u>DCD 3</u>	<u>DCD 5</u>	<u>Proposed DCD 3 Amendments</u>
<b>Definitions:</b>			
"Associate Large Format Store"	gross floor area < 9,300 sm (100,000 sf)	gross floor area < 6,970 sm (75,000 sf)	
"Large Format Anchor Store"	gross floor area > 9,300 sm (100,000 sf)	gross floor area > 6,970 sm (75,000 sf)	
"Large Format Retail Store"	minimum 930 sm gross floor area (10,000 sf)	minimum 930 sm gross floor area (10,000 sf)	
<b>Accessory Uses in Large Format Retail Stores: (Accessory Uses - Group 1) (not to exceed 10% of floor area)</b>	restaurants & lounges < 300 sm (3,200 sf)  beauty parlours & barber shops pharmacies dry cleaning travel & financial services offices related to Large Format Retail Stores	restaurants & lounges  personal service trades pharmacies dry cleaning travel & financial services offices related to Large Format Retail Stores health clubs medical, dental, optical labs & clinics duplicating & copy centres veterinary clinics photography studios	remove < 300 sm (3,200 sf) size restriction on restaurants & lounges change to personal service trades  add health clubs add medical, dental, optical labs & clinics add duplicating & copy centres add veterinary clinics add photography studios
<b>Accessory Uses - Group 2 (Freestanding):</b>	adjacent outdoor / partially enclosed areas related to Large Format Retail Stores freestanding gas bar (1) with or without convenience store (< 250 sm / 2,700 sf) freestanding restaurant with or without lounge (< 550 sm / 5,900 sf, only 1 per site) attached or detached car washes	outdoor sales areas (1 per Large Format Retail Store) freestanding gas bar (2) with or without convenience store (< 250 sm / 2,700 sf) restaurants are in Accessory Uses - Group 4  car washes (2) service stations (2) financial institutions (2) insurance institutions (2) medical laboratories & clinics (1 clinic, 1 lab) dental laboratories & clinics (1 clinic, 1 lab) optical laboratories & clinics (1 clinic, 1 lab)	change to freestanding gas bar (2) with or without convenience store (< 250 sm / 2,700 sf) restaurants are in Accessory Uses - Group 4  add financial institutions (2) add insurance institutions (2) add medical laboratories & clinics (1 clinic, 1 lab) add dental laboratories & clinics (1 clinic, 1 lab) add optical laboratories & clinics (1 clinic, 1 lab)
<b>Prohibited Uses:</b>	hotels and motels enclosed shopping malls entertainment complexes & theatres retail stores < 930 sm (10,000 sf) vehicle and equipment sales residential uses offices unrelated to Large Format Retail Stores outdoor storage of materials	hotels and motels enclosed shopping malls entertainment complexes & theatres  vehicle sales residential uses offices unrelated to Large Format Retail Stores outdoor storage of materials night clubs	allow retail stores < 930 sm (10,000 sf)
<b>Accessory Uses - Group 3 (Freestanding):</b>	n/a	personal service trades pharmacies retail stores duplicating and copying veterinary clinics health clubs  total combined area of Grp 3 not to exceed 2,790 sm (30,000 sf) no more than 9 retail stores of area < 930 sm (10,000 sf) are allowed, 5 of which may be < 186 sm (2,000 sf)	add personal service trades add pharmacies add retail stores add duplicating and copying add veterinary clinics add health clubs  total combined area of Grp 3 not to exceed 2,790 sm (30,000 sf) no more than 9 retail stores of area < 930 sm (10,000 sf) are allowed, 5 of which may be < 186 sm (2,000 sf)
<b>Accessory Uses - Group 4 (Restaurants):</b>	n/a	restaurants with or without a lounge  no more than 6 allowed, of which no more than 2 can be freestanding no restaurant shall exceed 550 sm (5,900 sf) total combined area of restaurants not to exceed 1,860 sm (20,000 sf)	restaurants with or without a lounge  no more than 6 allowed, of which no more than 3 can be freestanding no restaurant shall exceed 557 sm (6,000 sf) total combined area of restaurants not to exceed 1,860 sm (20,000 sf)
<b>Development Standards:</b>	Large Format Retail Stores must be > 930 sm No interior access between Large Format Retail Stores parking = 1 stall per 20 sm for each Large Format Retail Store, 1 stall for each 10 sm of public assembly space in restaurants no building to exceed 12 metres in height maximum floor area ratio shall be .33:1 signage permitted as per Signage Group No. 5 in The Sign Regulations	Large Format Retail Stores must be > 930 sm No interior access between Large Format Retail Stores parking = 1 stall per 20 sm for all permitted and accessory uses  no building to exceed 12 metres in height maximum floor area ratio shall be .33:1 signage permitted as per Signage Group No. 5 in The Sign Regulations	change to parking = 1 stall per 20 sm for all permitted and accessory uses
<b>Anchor Requirement:</b>	Large Format Anchor Stores must comprise 62.5% of all area At least 1 Large Format Anchor Store to be on each site 1 gas bar with or without convenience store and 1 freestanding restaurant with or without a lounge is permitted on each site	Large Format Anchor Stores must comprise 50% of all area	change to Large Format Anchor Stores must comprise 50% of all area remove requirement for at least 1 Large Format Anchor Store to be on each site remove 1 gas bar with or without convenience store & 1 freestanding restaurant with or without lounge on each site
<b>Site Size:</b>	maximum 19 hectares total (46.95 acres)  development must occur in 3 phases (sites), each being between 4 and 9 hectares retail market impact study to be completed before approval of each of Ph. II and III	maximum 16.55 hectares (40.90 acres)	maximum 23 hectares total (56.83 acres)  change to development must occur in 4 phases (sites) each being between 3 and 9 hectares retail market impact study to be completed before approval of each of Ph. II, III, & IV



*City of*  
**Saskatoon**  
Office of the City Clerk

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222 - 3rd Avenue North    ph 306•975•3240  
Saskatoon, SK S7K 0J5    fx 306•975•2784

March 21, 2011

City Clerk

Dear City Clerk:

**Re:    Municipal Planning Commission Report for Public Hearing  
      Zoning Bylaw Text Amendment  
      Direct Control District 3 (Preston Crossing)  
      Applicant: Harvard Developments Inc.  
      (Files CK. 4350-011-2 and PL. 4350-Z20/10)**

The Municipal Planning Commission has considered a report of the General Manager, Community Services dated February 17, 2011, with respect to proposed amendments to the Zoning Bylaw regarding Direct Control District 3 (Preston Crossing).

The Commission has reviewed the report with the Administration and representatives of the Applicants and Owners, including issues relating to traffic, proposed changes to accessory uses, and the further revisions proposed to accommodate the fourth phase of Preston Crossing.

Following consideration of this matter, the Commission is supporting the following recommendation of the Community Services Department:

“that the proposal to amend Section 13.3 – Direct Control District 3 of Zoning Bylaw No. 8770, as outlined in the February 17, 2011 report of the General Manager, Community Service Department, be approved.”

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed Zoning Bylaw Text Amendment.

Yours truly,

A handwritten signature in black ink that reads "Diane Kanak".

**Diane Kanak, Deputy City Clerk**  
Municipal Planning Commission

:dk



## Zoning Notice

### PRESTON CROSSING REGIONAL COMMERCIAL AREA

#### PROPOSED ZONING BYLAW TEXT AMENDMENT - BYLAW NO. 8923

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Bylaw No. 8923 will amend Section 13.3 – Direct Control District 3 (DCD3) of the Zoning Bylaw.

The main objective of the DCD3 is to accommodate large format retail stores (big box retail stores) and accessory uses for the Preston Crossing Regional Commercial Area. The proposed text amendments to the DCD3 are summarized as follows:

- Add personal service trades, health clubs medical, dental, optical labs and clinics, duplicating and copy centres, veterinary clinics, and photography studios to the accessory uses that may be established within a Large Format Retail Store.
- Provide for two freestanding gas bars with or without a convenience store, two freestanding financial institutions and two freestanding insurance institutions.
- Provide for a freestanding medical, dental, and optical clinic or lab (one of each would be permitted).
- Provide for limited commercial development which is less than 930 square metres (10,000 square feet). This commercial development could include personal service trades, pharmacies, retail stores, duplicating and copying centres, veterinary clinics, and health clubs. All uses in this accessory group must not total more than 2,790 square metres (30,000 square feet). For retail stores, no more than nine stores less than 930 square metres (10,000 square feet) are permitted; of which only five may be less than 180 square metres (2,000 square feet).
- Provide for a maximum of six restaurants, with or without a lounge, of which no more than three can be freestanding. No restaurant shall exceed 557 square metres (6,000 square feet) and the total combined area of restaurants shall not exceed 1,860 square metres (20,000 square feet).
- Provide for a parking requirement of one stall for each 20 square metres (215 square feet) of gross floor area for all uses.
- Reduce the ratio of Large Format Anchor Stores to other stores from 62.5% to 50%.
- Remove requirement for at least one large format anchor store for each phase of development in the DCD3.
- Provide for each phase of development to be between three hectares (7.4 acres) and nine hectares (22.2 acres).
- Increase site area of Preston Crossing Regional Commercial Area (DCD3) from 19 hectares (46.95 acres) to 23.31 hectares (57.6 acres) and provide for a fourth phase of development.

**REASON FOR THE AMENDMENT** – The proposed text amendments will provide for further development of the Preston Crossing Regional Commercial Area. In particular, the proposed text amendments will facilitate the development of Phase IV of Preston Crossing which will include a 4,645 square metre (50,000 square feet) outdoor sporting goods retail store and a 3,680 square metre (39,611 square feet) building for future commercial rental units. The proposed amendments will also provide for a limited number of smaller accessory commercial uses that will be complimentary to the existing regional retail stores.

**PUBLIC HEARING** - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on Monday, April 4, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.

All submissions received by the City Clerk by 10:00 a.m. on Monday, April 4, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

**INFORMATION** - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

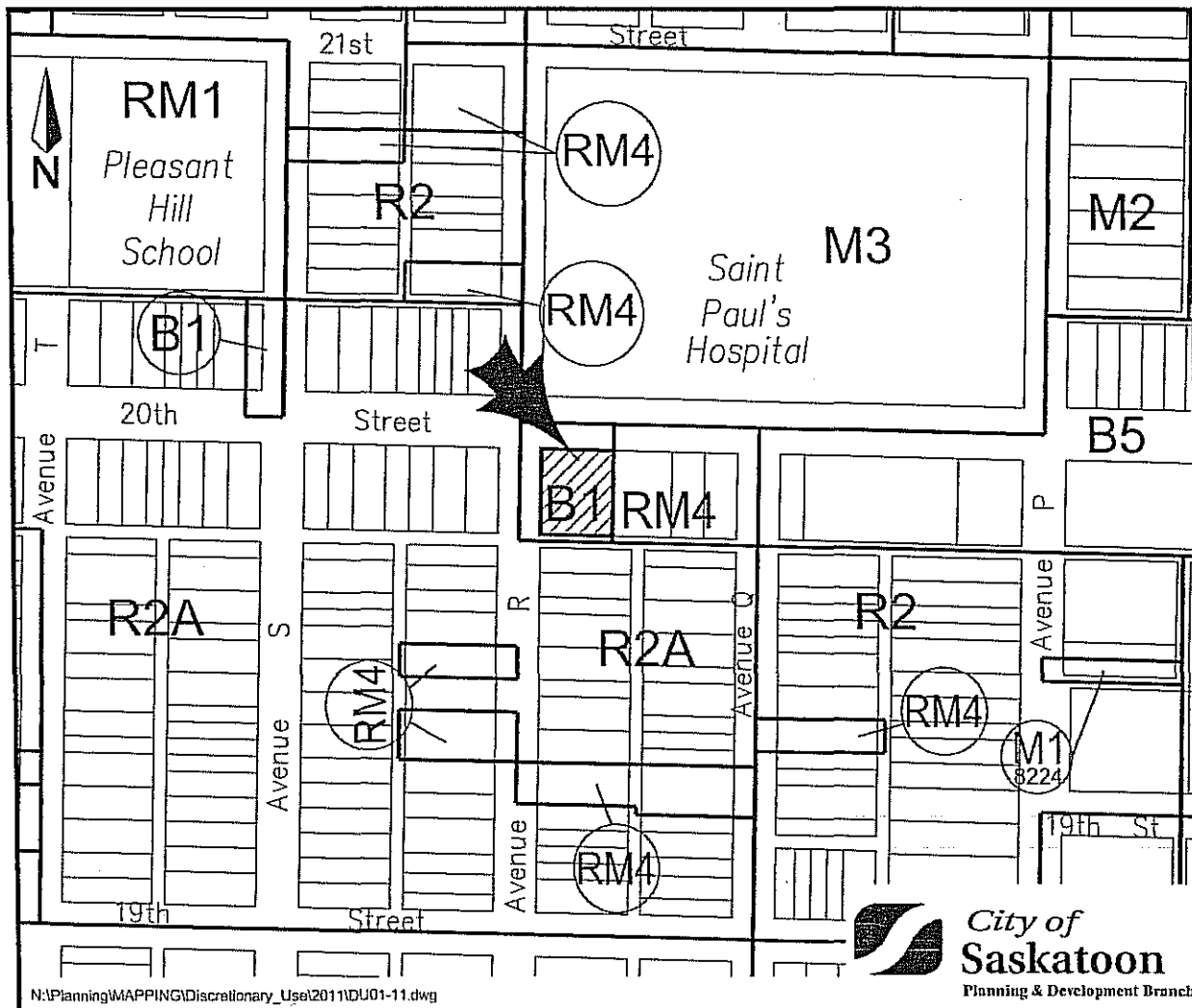
Community Services Department  
Planning and Development Branch  
City Hall, 222- 3rd Avenue North  
Saskatoon, SK  
8:00 a.m. – 5:00 p.m.  
Monday to Friday (except holidays)  
Phone: 975-7621 (Darryl Dawson)

4355-01-3  
31)

# COMMUNITY SERVICES DEPARTMENT

<b>APPLICATION NO.</b> D1/11	<b>PROPOSAL</b> Discretionary Use – Parking Station	<b>EXISTING ZONING</b> B1
<b>LEGAL DESCRIPTION</b> Lots 1 to 4, Block 6, Plan No. G3978 Lot 60, Block 6, Plan No. 101287571	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p><b>RECEIVED</b></p> <p>MAR 11 2011</p> <p>CITY CLERK'S OFFICE SASKATOON</p> </div>	<b>CIVIC ADDRESS</b> 1719 20 <sup>th</sup> Street West
		<b>NEIGHBOURHOOD</b> Pleasant Hill
<b>DATE</b> March 1, 2011	<b>APPLICANT</b> St. Paul's Hospital 1702 – 20 <sup>th</sup> Street West Saskatoon SK S7M 0Z9	<b>OWNER</b> Lagutrop Investments Ltd 703 6 <sup>th</sup> Avenue North Saskatoon SK S7K 2S8

## LOCATION PLAN



N:\Planning\MAPPING\Discretionary\_Use\2011\DU01-11.dwg



**A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:**

that a report be forwarded to City Council at the time of the Public Hearing recommending that the application submitted by St. Paul's Hospital requesting permission to use 1719 20<sup>th</sup> Street West for the purpose of a parking station be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses;
- 2) the applicant satisfying the following conditions of the Infrastructure Services Department:
  - a) As shown on the site plan, access to the site is via the rear lane only, and the lane is to be paved adjacent to the site. Please contact Cory Funk for City of Saskatoon lane construction standards for grades/design approval.
  - b) When the parking station is built, the following conditions must be met:
    - i) A Demolition Permit is required for the existing building on the property;
    - ii) The existing water and sanitary sewer connections must be cut-off at the mains;
    - iii) All storm drainage must be contained on site and directed to the catch basin in the parking lot. A minimum 150 millimetre storm sewer pipe into the parking area is required; and
    - iv) A final drawing with design elevations and catch basin rim elevations must be submitted to the Infrastructure Services Department, attention Karen Langen.

All costs associated with the above noted conditions are the responsibility of the applicant.

- 3) the final plans submitted, being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

**B. PROPOSAL**

An application has been submitted by St. Paul's Hospital requesting City Council's approval to use the property located at 1719 20<sup>th</sup> Street West for the purpose of a parking station. The proposed parking station would provide parking for St. Paul's Hospital staff. This property is zoned B1 District in the City's Zoning Bylaw No. 8770, and as a consequence, a parking station may only be permitted at the discretion of City Council.

**C. REASON FOR PROPOSAL (BY APPLICANT)**

There are currently 464 parking spaces provided in the existing St. Paul's Hospital parkade. Recent numbers show that there are more than 300 staff waiting for parking privileges at St. Paul's Hospital. Currently these staff must park on nearby side streets in the surrounding neighbourhood. Growing service levels could cause the wait list to grow significantly over the next few years.

The increase of parking spaces will improve staff satisfaction and will also assist in ensuring safe and appropriate access to the St. Paul's Hospital site. It is expected that the surrounding community would benefit from the proposal as it reduces traffic and parking congestion within the surrounding neighbourhood.

**D. JUSTIFICATION**

1. Community Services Department Comments

a) Introduction

A "parking station" means a site used for parking of private passenger vehicles when such parking is ancillary to a permitted principal use located on an adjacent or nearby site.

b) Official Community Plan Bylaw No. 8769

The Official Community Plan Bylaw No. 8769 permits a range of complementary uses within neighbourhoods provided that they are compatible with a residential environment. These activities shall provide a needed service to the area and shall appropriately address land use conflicts. Your Administration is of the view that the proposal is consistent with this policy.

c) Roadway Access

Access to the site is available via the rear lane. This proposal is not expected to have a significant impact on traffic flows in the area.

d) Zoning Bylaw Requirements

This proposal meets all relevant zoning requirements.

e) Compatibility with Adjacent Land Uses

The subject site is surrounded by medium/high-density residentially zoned properties to the east, and low-density residentially zoned properties to the west and south. The St. Paul's Hospital site is located directly north of the subject site.

Your Administration is of the belief that the proposal will help to alleviate street parking congestion in the area and that any land use impacts resulting from the proposed parking station will be negligible.

f) Crime Prevention Through Environmental Design (CPTED)

This proposal has been reviewed for compliance with the CPTED principles as outlined in Section 3.1 of the Official Community Plan Bylaw No. 8769. The Planning and Development Branch's comments are as follows:

- i) Natural Surveillance – This portion of 20<sup>th</sup> Street West is classified as a Minor Arterial. Surveillance of this site should not be an issue as there are many vehicles and pedestrians that travel along 20<sup>th</sup> Street West. Views from both streets will be more than adequate if a see-through type fence is used.
- ii) Access Control – The entry points to this parking station are provided by the west-east lane off of Avenue R. Two pedestrian entry points are along 20<sup>th</sup> Street West and connects with the sidewalk on 20<sup>th</sup> Street. All entry points will have visibility from 20<sup>th</sup> Street and Avenue R.
- iii) Image – Provided this site is well lit and kept clean, it will be positive for the neighbourhood. Proper signage will encourage

proper use as a parking station and not a hangout. Signage will also minimize land use conflicts with illegitimate users parking in this space.

g) Neighbourhood Planning Section

The Neighbourhood Planning Section has reviewed the proposed discretionary use and does have some concerns with the proposal. Demolition of the existing building to create a parking station is not consistent with goals of the Pleasant Hill Local Area Plan (LAP), the Pleasant Hill Safety Audit, and the Vacant Lot and Adaptive Reuse Strategy Report. However, it is recognized that there has been a number of enforcement issues pertaining to the site in the past and that there is a growing need for parking at St. Paul's Hospital.

In 2002, The Pleasant Hill LAP Final Report identified that a large number of vacant lots in the neighbourhood were associated with a deterioration in investor confidence, increased crime, and poor property maintenance.

The Pleasant Hill Safety Audit (2005) also noted that lack of maintenance and access control of vacant lots is an issue in Pleasant Hill. Many vacant sites are used as pedestrian thoroughfares, which results in residual litter and detracts from the overall appearance of the streetscape.

As a result of the concerns identified over vacant lots in the Pleasant Hill Safety Audit and LAP (as well as the Riversdale, West Industrial, and Warehouse District LAPs), City Administration developed the Vacant Lot and Adaptive Reuse Strategy which was approved by City Council on March 7, 2011.

The Neighbourhood Planning Section is recommending conditional approval of this application subject to the submission of a landscaping plan and lighting plan for the site that shows the following:

- i) Landscaping details;
- ii) Lighting with features which increase safety and security on site and adds to its overall appearance; and
- iii) Attractive and clear signage which identifies site use, access, and egress points.

It should be noted that the applicants have submitted a detailed site plan containing the requested elements (refer to Attachment 2).

h) Building Standards Branch

The Building Standards Branch has no objection to the proposal provided that the following condition is satisfied:

- i) A Demolition Permit is obtained for the demolition of the existing building located on the subject site.

Please note that the plans and documentation submitted in support of this application have not been reviewed for compliance with the requirements of the 2005 National Building Code of Canada.

2. Comments by Others

a) Infrastructure Services Department

The proposal is acceptable to the Infrastructure Services Department provided that the following conditions are satisfied:

- i) As shown on the site plan, access to the site is via the rear lane only, and the lane is to be paved adjacent to the site. Please contact Cory Funk for City of Saskatoon lane construction standards for grades/design approval.
- ii) When the parking station is built, the following conditions must be met:
  - a) A Demolition Permit is required for the existing building on the property;
  - b) The existing water and sanitary sewer connections must be cut-off at the mains;
  - c) All storm drainage must be contained on site and directed to the catch basin in the parking lot. A minimum 150 millimetre storm sewer pipe into the parking area is required; and
  - d) A final drawing with design elevations and catch basin rim

elevations must be submitted to the Infrastructure Services Department, attention Karen Langen.

All costs associated with the above noted conditions are the responsibility of the applicant.

b) Transit Services Branch

The Transit Services Branch has no concerns with the proposal.

**E. COMMUNICATION PLAN**

The President of the Pleasant Hill Community Association was notified of this application by letter, dated January 27, 2011. In addition, the Planning and Development Branch also sent out notification letters to assessed property owners within a 75 metre radius of the site to inform residents of the proposal and to request feedback regarding the proposed parking station. To date, three telephone calls have been received. All callers were of the belief that the proposal would help alleviate street parking congestion in the area and were supportive of the proposal.

Once the Municipal Planning Commission has considered this application, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a Public Hearing will be set. Advertising will consist of sending notices to all assessed property owners within a 75 metre radius of the site and to the President of the Pleasant Hill Community Association. The applicant will also place a notice sign on site as prepared by the Community Services Department.

**F. ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

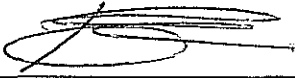
**G. ATTACHMENTS**

1. Location Facts
2. Site Plan

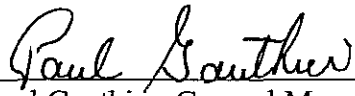
Written by: Matt Grazier, MCIP, Planner 13  
Planning and Development Branch

D1/11  
1719 20<sup>th</sup> Street West  
March 1, 2011

Reviewed by:

  
\_\_\_\_\_  
Randy Grauer, MCIP, Manager  
Planning and Development Branch

Approved by:

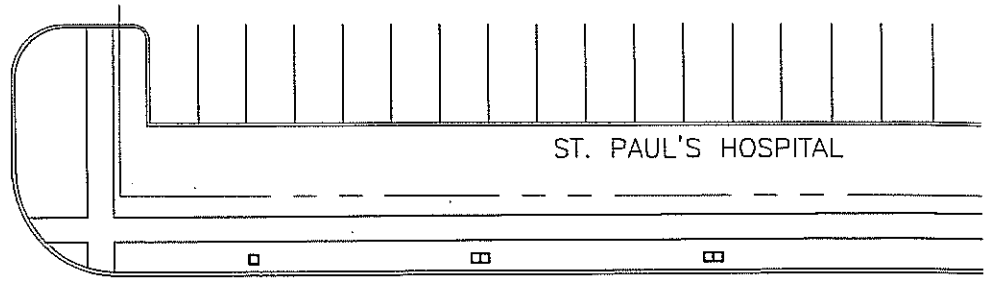
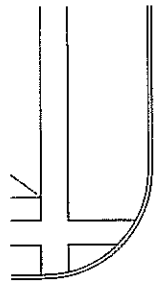
  
\_\_\_\_\_  
Paul Gauthier, General Manager  
Community Services Department  
Dated: March 11, 2011

cc: Murray Totland, City Manager

## ATTACHMENT 1

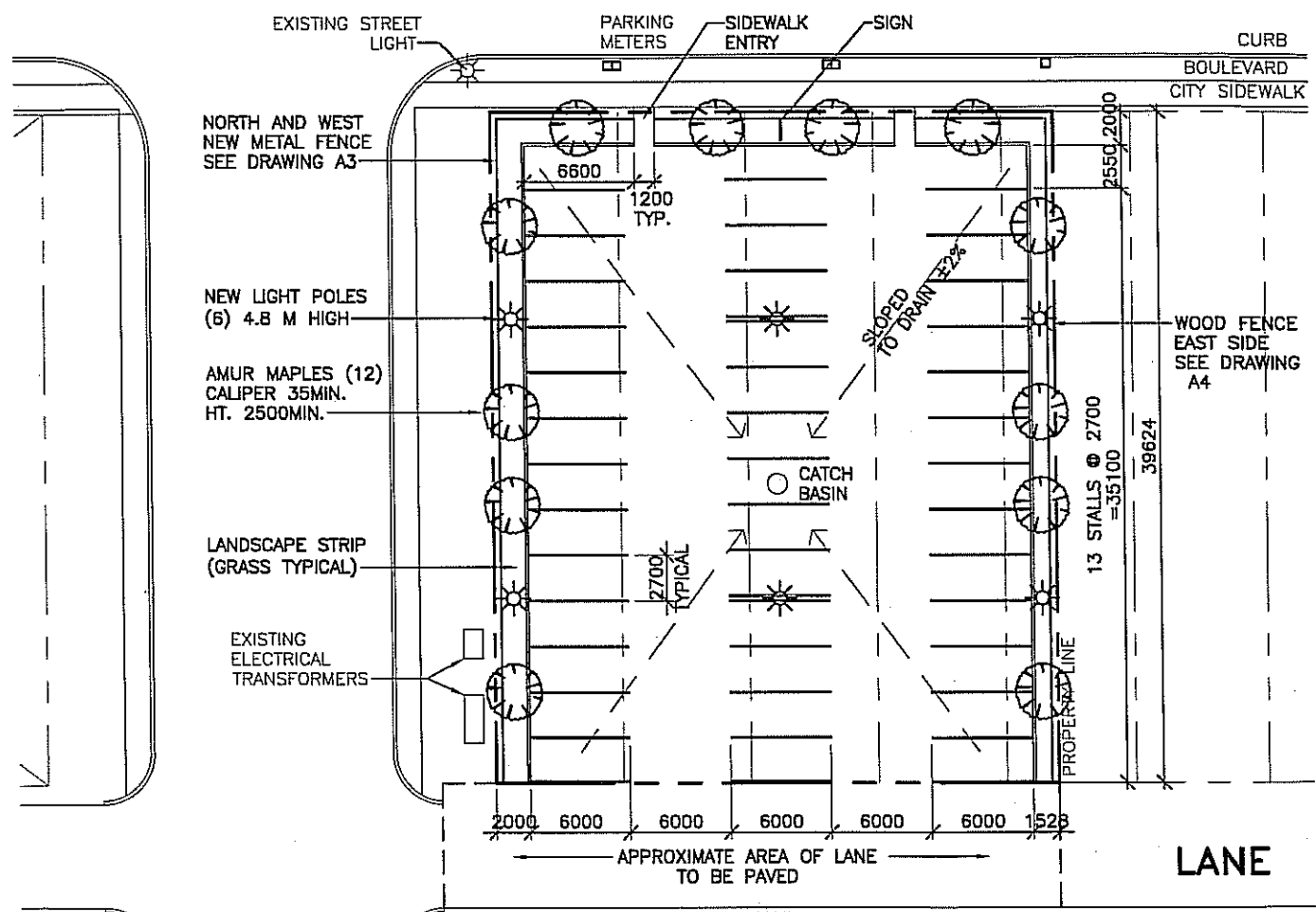
<b>FACT SUMMARY SHEET</b>	
<b>A. Location Facts</b>	
1. Municipal Address	1719 20 <sup>th</sup> Street West
2. Legal Description	Lots 1 to 4, Block 6, Plan No. G3978 Lot 60, Block 6, Plan No. 101287571
3. Neighbourhood	Pleasant Hill
4. Ward	Ward 2
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Dwelling Units/Commercial Space
2. Proposed Use of Property	Parking Station
3. Adjacent Land Uses and Zoning	
North	St. Paul's Hospital - M3
South	One-Unit Dwelling - R2A
East	Multiple-Unit Dwelling - RM4
West	Multiple-Unit Dwelling - R2A
4. No. of Existing Off-Street Parking Spaces	15
5. No. of Off-Street Parking Spaces Required	0
6. No. of Off-Street Parking Spaces Provided	39
7. Site Frontage	33.53 metres
8. Site Area	1325.53 square metres
9. Street Classification	Minor Arterial/Local Street
<b>C. Official Community Plan Policy</b>	
1. Existing Official Community Plan Designation	Residential
2. Existing Zoning District	B1





AVENUE R

20TH STREET WEST



PARKING 39 STALLS 2.7 X 6 M  
 2 NONCONFORMING - DESIGNATED FOR SMALL CAR/MOTORCYCLE 2.5 X 6 M  
 PAVED AREA 1130m<sup>2</sup> ON SITE, LANE TO EAST PROPERTY LINE TO BE PAVED

**MARCH SCHAFFEL  
 ARCHITECTS LTD.**

202 avenue B north  
 saskatoon  
 saskatchewan  
 S7L 1E2  
 306 931 3033  
 fax 306. 374. 1661

Drawn by: TCW  
 Scale: 1:400  
 Date: FEB.16/2011  
 File No: 20-275

ST. PAULS HOSPITAL PARKING  
 LOT AVENUE R SOUTH  
 1717-1719 20th STREET EAST  
 NEW SITE PLAN

A2



*City of*  
**Saskatoon**  
Office of the City Clerk

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222 - 3rd Avenue North    ph 306•975•3240  
Saskatoon, SK S7K 0J5    fx 306•975•2784

March 24, 2011

City Clerk

Dear City Clerk:

**Re:    Municipal Planning Commission Report for Public Hearing  
      Discretionary Use Application – Parking Station  
      Lots 1 to 4, Block 6, Plan No. G3978 and  
      Lot 60, Block 6, Plan No. 101287571  
      1719 20<sup>th</sup> Street West – Pleasant Hill Neighbourhood  
      (File No. CK. 4355-011-3)**

The Municipal Planning Commission has considered a report of the General Manager, Community Services Department dated March 1, 2011 with respect to the above Discretionary Use Application.

The Commission has reviewed the application with the Administration and the Applicant's representative. The following is a summary of further clarification provided:

- There is an existing mixed use development on the site, which will be demolished. It included a one dwelling unit and two commercial spaces.
- 39 parking spaces are being provided.
- Paving of the lane adjacent to the site will be done in connection with this proposal, as part of the approval process.
- Snow removal of the portion of alley required to access this property will be part of the regular maintenance of the parking lot.
- Provision for storm drainage is required within the site.
- A wood fence is required on the east side to block any headlight glare. No concerns have been identified with respect to this issue.
- The parking lot will provide scramble parking for staff, with the format for restricting access to be determined further by the Applicant.

Following review of this matter, the Commission is supporting the following recommendation of the Community Services Department:

“that the application submitted by St. Paul’s Hospital requesting permission to use 1719 20<sup>th</sup> Street West for the purpose of a parking station be approved, subject to the following conditions:

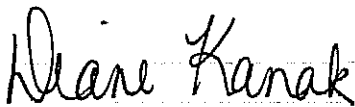
- 1) the applicant obtaining a Development Permit and all other relevant permits (such as Building and Plumbing Permits) and licenses;

- 2) the applicant satisfying the following conditions of the Infrastructure Services Department:
  - a) As shown on the site plan, access to the site is via the rear lane only, and the lane is to be paved adjacent to the site in accordance with City of Saskatoon lane construction standards for grades and design.
  - b) When the parking station is built, the following conditions must be met:
    - i) A Demolition Permit is required for the existing building on the property;
    - ii) The existing water and sanitary sewer connections must be cut-off at the mains;
    - iii) All storm drainage must be contained on site and directed to the catch basin in the parking lot. A minimum 150 millimetre storm sewer pipe into the parking area is required; and
    - iv) A final drawing with design elevations and catch basin rim elevations must be submitted to the Infrastructure Services Department.

All costs associated with the above noted conditions are the responsibility of the applicant.
- 3) the final plans submitted, being substantially in accordance with the plans submitted in support of this Discretionary Use Application.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above Discretionary Use Application.

Yours truly,



**Diane Kanak, Deputy City Clerk**  
Municipal Planning Commission

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## BYLAW NO. 8922

### The Zoning Amendment Bylaw, 2011 (No. 7)

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 7).

#### Purpose

2. The purpose of this Bylaw is to amend The Sign Regulations, which form part of the Zoning Bylaw, to add regulations for digital signs.

#### Sign Regulations Amended

3. The Sign Regulations, which are attached as Appendix "A" to Zoning Bylaw No. 8770 and which form part of the Bylaw, are amended in the manner set forth in this Bylaw.

#### Section 1.2 Amended

4. Section 1.2 is amended:

- (a) by adding the following after the definition of "*Billboard*":

***"Billboard -  
Static Digital***

means a variable message sign that utilizes computer-generated messages involving letters, words and graphics that remain static for a specified time frame and then regenerate to a new image. These signs include digital displays using incandescent lamps, LED's, LCD's, plasma or related technology whereby the message can be altered by electric or electronic means."

- (b) by adding the following after the definition of "*Commercial Rental Unit (CRU)*":

***"Date and Time Digital Sign*** means a monochrome sign that depicts date, time, temperature, petroleum prices, hotel rates or similar numerical messages, and does not contain a scrolling component.

***Digital Sign*** means a sign where the message can be altered by electric or electronic means and includes Billboards – Static Digital, Date and Time Digital Signs, Electronic Message Centres and Electronic Message Centres – Mobile."

- (c) by repealing the definition of "*Electronic Variable Message*" and substituting the following:

***"Electronic Message Centre (EMC)*** means a variable message sign that utilizes computer-generated messages involving letters, words, graphics, animation, video or dynamic text. These signs include digital displays, using incandescent lamps, LED's, LCD's, plasma or related technology, whereby the message can be altered by electric or electronic means.

***Electronic Message Centre – Mobile*** means an Electronic Message Centre that can be readily moved or transported to various locations." and

- (d) by repealing the definition of "*Flashing*" and substituting the following:

***"Flashing*** means a sign characteristic involving illumination which is intermittent or emits sudden bursts of light in a blinking or pulsating effect."

### **Section 3.1.2 Amended**

5. Section 3.1.2 is amended by striking out "Non-flashing" from the list under the heading "Characteristics Permitted".

**Section 3.2.2 Amended**

6. Section 3.2.2 is amended:
- (a) by adding "Date and Time Digital" to the list under the heading "Sign Types Permitted"; and
  - (b) by striking out "Non-flashing" from the list under the heading "Characteristics Permitted".

**New Section 3.2.3.8**

7. The following Section is added after Section 3.2.3.7:

**"3.2.3.8 Date and Time Digital Signs**

- (1) The maximum area per sign face of a date and time digital sign must not exceed 3.0 m<sup>2</sup>.
- (2) The digital portion of a sign face of a date and time digital sign must not exceed 1.0 metres in height.
- (3) The digital portion of a sign face of a date and time digital sign must remain static for a minimum of 6 seconds."

**Section 3.3.2 Amended**

8. Section 3.3.2 is amended:
- (a) by adding "Date and Time Digital" to the list under the heading "Sign Types Permitted"; and
  - (b) by striking out "Non-flashing" from the list under the heading "Characteristics Permitted".

**New Section 3.3.3.6**

9. The following Section is added after Section 3.3.3.5:

**“3.3.3.6 Date and Time Digital Signs**

- (1) The maximum area per sign face of a date and time digital sign must not exceed 3.0 m<sup>2</sup>.
- (2) The digital portion of a sign face of a date and time digital sign must not exceed 1.0 metres in height.
- (3) The digital portion of a sign face of a date and time digital sign must remain static for a minimum of 6 seconds.”

**Section 3.4.2 Amended**

10. Section 3.4.2 is amended:

- (a) by adding “Date and Time Digital” and “Electronic Message Centre (except in B2 Districts)” to the list under the heading “Sign Types Permitted”; and
- (b) by striking out “Electronic Variable Messages” and “Flashing” from the list under the heading “Characteristics Permitted”.

**Section 3.4.3.4 Amended**

11. Section 3.4.3.4 is amended:

- (a) by striking out “Wall” in Subsection (1) and substituting “Except as provided in subsection (2), wall”; and
- (b) by adding the following after Subsection (1):

“(2) One electronic message centre wall sign is permitted per building face.”

**Section 3.4.3.5 Amended**

12. Section 3.4.3.5 is amended:

- (a) by striking out “electronic variable message signs” in Subsections (1), (2) and (3) and substituting “electronic message centres”;

- (b) by striking out “electronic variable message sign” in Subsections (2), (3) and (5) and substituting “electronic message centre”; and
- (c) by striking out “Electric Variable Message Sign” in Subsection (4) and substituting “electronic message centre”.

**New Section 3.4.3.7**

13. The following Section is added after Section 3.4.3.6:

**“3.4.3.7 Date and Time Digital Signs**

- (1) The maximum area per sign face of a date and time digital sign must not exceed 3.0 m<sup>2</sup>.
- (2) The digital portion of a sign face of a date and time digital sign must not exceed 1.0 metres in height.
- (3) The digital portion of a sign face of a date and time digital sign must remain static for a minimum of 6 seconds.”

**Section 3.5.2 Amended**

14. Section 3.5.2 is amended by striking out “Characteristics Permitted” and substituting the following:

**“Characteristics Prohibited**

**Flashing”**

**Section 3.5.3.3 Amended**

15. Section 3.5.3.3 is amended by adding the following after Subsection (1):

“(2) No more than one roof sign containing a single sign face is permitted on a building, including conventional signs or electronic message centres.”



**New Section 3.5.3.8**

16. The following Section is added after Section 3.5.3.7:

**“3.5.3.8 Electronic Message Centre – Building Face**

(1) No more than one electronic message centre is permitted per building face.”

**Section 4.1.1 Amended**

17. Section 4.1.1 is amended by adding the following after Subsection (g):

“(h) digital signs.”

**New Section 4.1.3**

18. The following Section is added after Section 4.1.2:

“4.1.3 All digital signs must comply with SaskPower’s requirement that the components of the sign are certified by a recognized agency prior to the installation of an electrical connection.”

**Section 4.3.1 Amended**

19. Section 4.3.1 is amended by adding the following after Subsection (c):

“(d) digital signs – a permit fee of \$10.00 for each \$1,000.00 of retail value of the sign with a maximum fee of \$650.00.”

**Section 6.2.1 Amended**

20. Section 6.2.1 is amended by striking out “90” in the written portion of the Section and in the diagram contained in the Section and substituting “200”.

**New Section 6.2.2**

21. The following Section is added after Section 6.2.1:

“6.2.2 No billboard located less than 200 metres from another billboard, billboard – static digital or superboard may be converted to a billboard – static digital.”

**Section 6.5 Amended**

22. Section 6.5 is repealed and the following is substituted:

**“6.5 Application to Superboards and Billboards – Static Digital**

6.5.1 The regulations in this Part also apply to superboards and billboards – static digital.”

**New Sections 6.6 and 6.7**

23. The following Sections are added after Section 6.5:

**“6.6 Height Limits and Stacking**

6.6.1 The height of any billboard, billboard – static digital or superboard must not exceed 15.0 metres.

6.6.2 Stacking of any combination of billboards, billboards – static digital or superboards is not permitted.

**6.7 Billboard – Static Digital Regulations**

6.7.1 Billboards – static digital must be raised at least 3.0 metres above grade level.

6.7.2 Billboards – static digital must be located at least 15 metres from a residential property line.

6.7.3 Flashing images or flashing lights are not permitted on a billboard – static digital.

6.7.4 Images on a billboard – static digital must remain static for a minimum of 6.0 seconds.

6.7.5 Billboards – static digital must be equipped with a dimmer switch which must be adjusted in accordance with any direction given by the Development Officer.

6.7.6 Sound and live video feeds are not permitted on a billboard – static digital.”

**New Section 8.0**

24. The following is added after Section 7.0 and the existing Sections 8.0 and 9.0 are renumbered as Sections 9.0 and 10.0 respectively:

**“8.0 Electronic Message Centre Regulations**

**8.1 Size Requirements**

- 8.1.1 The face area of an electronic message centre must comply with the size limits contained in the regulations for the applicable Signage Group up to a maximum of 15 m<sup>2</sup>. Due to this limitation, electronic message centres are not permitted as billboards or superboards.
- 8.1.2 The height of an electronic message centre must comply with the height requirements contained in the regulations for the applicable Signage Group up to a maximum of 15.0 metres.
- 8.1.3 Except for electronic message centres - mobile, all electronic message centres must be raised at least 3.0 metres above grade.

**8.2 Location of Electronic Message Centres**

- 8.2.1 Electronic message centres must be located at least 15 metres from a residential property line.
- 8.2.2 Electronic message centres may only be located on a site where a principal use has been established.

**8.3 Illumination and Sound**

- 8.3.1 Flashing images or flashing lights are not permitted on an electronic message centre.
- 8.3.2 Electronic message centres must be equipped with a dimmer switch which must be adjusted in accordance with any direction given by the Development Officer.
- 8.3.3 Sound and live video feeds are not permitted on an electronic message centre.

**8.4 Electronic Message Centres - Mobile**

8.4.1 Electronic message centres on portable and mobile signs must adhere to all regulations governing fixed and portable signs, including off-site advertising regulations.

8.4.2 Electronic message centres – mobile must comply with the provisions of *The Traffic Safety Act*.

**8.5 Interior Electronic Message Centres**

8.5.1 The regulations in this Part apply to electronic message centres located inside a building which are visible from outside the building.”

**Section 9.0 Amended**

25. Section 9.0 is amended by adding the following after Section 9.4:

**“9.5 Illumination and Sound**

9.5.1 Flashing images, flashing lights and sound are not permitted on any sign, billboard or superboard.

9.5.2 Flashing lights situated so as to draw attention to a sign are not permitted.”

**Coming Into Force**

26. This Bylaw shall come into force on the day of its final passing.

Read a first time this	day of	, 2011.
Read a second time this	day of	, 2011.
Read a third time and passed this	day of	, 2011.

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Mayor

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City Clerk

The following is a copy of **Clause 1, Report No. 9-2010** of the **Municipal Planning Commission**, which was **DEALT WITH AS STATED** by City Council at its meeting held on **December 6, 2010**:

**1. Zoning Bylaw Amendments to Appendix A, Sign Regulations**  
**Addition of Digital Sign Regulations**  
**Applicant: City of Saskatoon**  
**File No. (4350-13)**

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- RECOMMENDATION:**
- 1) that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Zoning Bylaw 8770, Appendix A, Sign Regulations, as outlined in the report of the General Manager, Community Services Department dated October 21, 2010;
  - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
  - 3) that the City Solicitor be requested to prepare the required bylaw; and
  - 4) that at the time of the Public Hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed amendments to City of Saskatoon Zoning Bylaw 8770 be approved.

Attached is the report of the General Manager, Community Services Department dated October 21, 2010, with respect to proposed amendments to the Zoning Bylaw to clarify and regulate the use of digital signs. The Administration provided clarification that the second location for the static digital billboards pilot project was 102 Pakwa Place rather than 305 Idylwyld Drive North, as had been noted in the report.

Your Commission has reviewed the proposed amendments with the Administration. The following is a summary of the discussion and clarification provided by the Administration:

- The issue of brightness of digital signs in terms of traffic distraction considerations was discussed, including whether there was a standard for the luminosity, the possibility of regulating this, enforcement issues, and opportunities to approach sign companies to address concerns identified. The Administration indicated that initial information about equipment to monitor the luminosity aspect was that it is very costly; however, there are two additional phases for the review of digital signs and they will begin looking at this issue as part of the second phase, with reporting proposed in six months' time.

- The six second loop time for static digital images will be tested at two trial digital billboard locations as part of the pilot project and will be reconsidered after the test period. It was clarified that the pilot had not started yet as it was awaiting approval from Infrastructure Services but would likely begin in December. This review will be completed mid 2011.
- There was a review of the separation distances and size limitation for billboards.
- It was clarified that regulation of new technology using a vehicle to project off a surface of a building would be under electronic wall signs.
- There will be further review of the fee schedule during subsequent phases.
- Wall signs such as flags and banners on hotels will be looked at in the next phase of the review.
- Research from other municipalities was not available as there aren't many regulations as it stands right now.
- Letters were sent to sign industry and no comments or concerns were raised.
- Following review of this matter, the Commission is supporting the above recommendations of the Community Services Department. The Administration will be undertaking further review phases and will be reporting further with respect to the luminosity aspect and regarding the loop time for billboards with static digital images after the test period, as noted above.

*Moved by Councillor Penner, Seconded by Councillor Dubois,*

- 1) *that City Council approve the advertising respecting the proposal to amend the City of Saskatoon Zoning Bylaw 8770, Appendix A, Sign Regulations, as outlined in the report of the General Manager, Community Services Department dated October 21, 2010;*
- 2) *that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;*
- 3) *that the City Solicitor be requested to prepare the required bylaw;*
- 4) *that at the time of the Public Hearing, City Council consider the Municipal Planning Commission's recommendation that the proposed amendments to City of Saskatoon Zoning Bylaw 8770 be approved; and*
- 5) *that, prior to advertising, the Administration review the bylaw to ensure it clarifies the definitions of types of signage allowed with respect to legal non-conforming signs.*

*CARRIED.*

**COMMUNITY SERVICES DEPARTMENT**

<b>FILE NO.</b> PL 4005-12	<b>PROPOSAL</b> Zoning Bylaw Amendments to Appendix A, Sign Regulations – addition of digital sign regulations	<b>EXISTING ZONING</b>
<b>LEGAL DESCRIPTION</b>		<b>CIVIC ADDRESS</b>
		<b>NEIGHBOURHOOD</b>
<b>DATE</b> October 21, 2010	<b>APPLICANT</b> City of Saskatoon	<b>OWNER</b>

**LOCATION PLAN**

**A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATIONS:**

- 1) that City Council be asked to approve the advertising respecting the proposal to amend the City of Saskatoon Bylaw 8770 (Zoning Bylaw), Appendix A, Sign Regulations; as outlined in the report;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required bylaw; and
- 4) that at the time of the Public Hearing, City Council be asked to consider the Administration's recommendation that the proposed City of Saskatoon Bylaw 8770 (Zoning Bylaw) amendments be approved.

**B. PROPOSAL**

It is proposed to amend the City of Saskatoon Bylaw 8770 (Zoning Bylaw), Appendix A, Sign Regulations, to clarify and regulate the use of digital signs, as further outlined in this report.

**C. BACKGROUND INFORMATION**

During its meeting held on June 22, 2010, the Planning and Operations Committee received a report dated June 7, 2010, from the General Manager of the Community Services Department outlining issues and objectives related to the regulation of digital signs (see Attachment 1). This report was subsequently received by City Council at its meeting held on June 28, 2010, at which time it was resolved:

- "1) that the report be forwarded to the Municipal Planning Commission for information; and
- 2) the Administration be instructed to circulate the report to appropriate sign industry and business community stakeholders, and report back to City Council, through the Municipal Planning Commission, with possible City of Saskatoon Bylaw 8770 (Zoning Bylaw) amendments."

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Since that time, the report has been circulated to sign industry and business community stakeholders for review and comment.



## D. JUSTIFICATION

### 1. Community Services Department Comments

#### Introduction

The current Sign Regulations contained in the City of Saskatoon Bylaw 8770 (Zoning Bylaw) address digital signs; however, the regulatory treatment is similar to other types of signs and does not consider the broader potential impacts. The City of Saskatoon Bylaw 7200 (Traffic Bylaw) also plays a role in regulating digital signs by prohibiting distracting devices. All applications for digital signs, as well as billboards, are reviewed to ensure compliance with the City of Saskatoon Bylaw 8770 (Zoning Bylaw) and referred to the Infrastructure Services Department to address traffic safety issues.

The proposed Zoning Bylaw amendments, listed in this report, allow the process to become more transparent while acknowledging the need to balance business and community objectives. Sign companies, businesses, and the general public will know how permits for digital signs will be evaluated and how these signs will be operated in the city. The amendments are required to adequately address issues of traffic safety, community aesthetics, and potential conflicts with other land uses such as residential areas.

The amendments can be categorized into four distinct categories of digital signs:

- a) Date/time signs,
- b) Electronic message centres (EMCs),
- c) Mobile signs, and
- c) Billboards.

The regulatory framework for digital signs must address the four categories across various types of signs and must be identified for every zoning district.

#### Date/Time Signs

The amendments propose that digital date/time signs be permitted in Sign Groups Two through Five. Due to the monochromatic nature of the sign, the Planning and Development Branch is of the opinion that these signs be permitted in all commercial and industrial districts with a maximum sign face area of 3.0 square metres, provided the digital portion is no larger than 1.0 metre in height, and remains static for a minimum time period of six seconds.

#### Electronic Message Centres

The proposed definition for EMCs is intended to address a wider range of digital technology than is currently accommodated. It is proposed that an EMC be defined as a variable message sign that utilizes computer-generated messages involving letters, words, graphics, animation, video, or dynamic text. These signs include digital displays using incandescent lamps, Light Emitting Diodes (LEDs), Liquid Crystal Displays (LCDs), plasma, or related technology, and whereby the message can be altered by electric or electronic means.

The proposed amendments will permit EMCs in Sign Groups Four and Five, with the exception of B2 zoning districts within Sign Group Four, where there is potential for land use conflicts to arise due to the close proximity to residential areas. The zoning districts within these groups are typically characterized by commercial and industrial activity. To address potential land use conflicts and traffic safety concerns, the amendments contain: separation and size requirements for EMCs in Sign Groups Four and Five, place a limit of one roof sign per property, and prohibit characteristics such as excessive brightness and flashing. The amendments also recommend that all digital signs require a sign permit, including wall signs, which are currently not regulated in Sign Groups Four and Five. One EMC wall sign will be permitted per building face in these Sign Groups.

#### Electronic Message Centres - Mobile

The technology exists for EMCs to be located on mobile signs, either affixed to a vehicle or as a portable sign. The Infrastructure Services Department and Saskatchewan Government Insurance have indicated that EMCs on a mobile vehicle would constitute a distracting device and, therefore, are not permitted on public roadways. This will be clarified in the City of Saskatoon Bylaw 8770 (Zoning Bylaw).

With respect to portable signs, the same development standards that apply to fixed signs will also apply to portable EMCs, as well as the current regulations that govern non-digital portable signs.

#### Billboards

Digital technology on billboards will be restricted to static digital images. A static digital billboard is a variable message sign, with a maximum single sign face area of 23.23 square metres (250 square feet), which utilizes computer-generated messages involving letters, words, and graphics that remain static for a minimum of six seconds, prior to regenerating a new image. The six second time loop will be tested at two trial digital billboard locations. The proposed time loop will be reconsidered after the test period, in mid 2011.

Static digital billboards will follow the same development standards as EMCs; however, motion or animation associated with this type of sign is not permitted. Due to aesthetic and traffic safety concerns, a minimum of 200 metres separation distance is proposed between all types of billboards facing the same direction. Vertical stacking of billboards is also not permitted.

#### Fees

Currently a sign permit fee is valued at \$10 for every \$1,000 of sign cost. This fee structure was intended for traditional sign types, not digital signs. A high-end, traditional billboard typically costs about \$20,000, where a digital billboard of the same size could cost \$275,000. Under our current fee structure, this would result in a permit fee as high as \$2,750. In order to provide a reasonable fee and accommodate for the additional enforcement of digital signs, the Planning and Development Branch recommends a maximum fee of \$650 on all Sign Permit Applications. The fee schedule will be reviewed in its entirety during a subsequent phase of the Sign Regulations review, later in 2011.

#### SaskPower Approval

SaskPower requires that the components of a sign are certified by a recognized agency before installing an electrical connection. The Planning and Development Branch will require each digital sign to meet SaskPower's requirements. This approval process ensures that a safe, high-quality product is being used and that it meets accepted national standards.

#### Proposed Zoning Bylaw Amendments

The following proposed standards are to be applied to EMCs and other types of digital signs:

a) Date and Time Digital Signs are to be defined as:

a monochrome sign that depicts date, time, temperature, petroleum prices, hotel rates or related numerical messages, and does not contain a scrolling component;

b) date and time digital signs are to be permitted in Sign Groups Two through Five (most institutional, commercial, and industrial areas). Such signs shall have a maximum sign face area of 3.0 meters squared, provided the digital portion is no larger than 1.0 metre in height, and remains static for a minimum time period of six seconds;

- c) Electronic Message Centres (EMCs) are to be defined as:

a variable message sign that utilizes computer-generated messages involving letters, words, graphics, animation, video, or dynamic text. These signs include digital displays using incandescent lamps, LEDs, LCDs, plasma, or related technology, and whereby the message can be altered by electric or electronic means;

- d) EMCs are to be permitted in Sign Groups Four and Five, with the exception of B2 zoning districts where they are to be prohibited;

- e) Electronic Message Centres – Mobile are to be defined as:

a variable message sign that utilizes computer-generated messages involving letters, words, graphics, animation, video, or dynamic text. These signs include digital displays using incandescent lamps, LEDs, LCDs, plasma, or related technology, whereby the message can be altered by electric or electronic means and which can be readily moved or transported to various locations;

- f) Billboard – Static Digital are to be defined as:

a variable message sign, that utilizes computer-generated messages involving letters, words and graphics that remain static for a specified time frame and then regenerate to a new image. These signs include digital displays using incandescent lamps, LEDs, LCDs, plasma, or related technology, and whereby the message can be altered by electric or electronic means;

- g) flashing images or flashing lights be prohibited on all signs, and the current definition of flashing amended to read:

Flashing: means illumination which is intermittent or emits sudden bursts of light in a blinking or pulsing effect;

- h) sound and live video feeds be prohibited on all signs;

- i) the face area of an EMC must meet the size limits currently contained in the regulations for each Sign Group, up to a maximum sign face area of 15.0 square metres and are, therefore, not permitted as a billboard or super board;

- j) the height of an EMC must meet the height requirement currently contained in the regulations for each Sign Group, up to a maximum height of 15.0 metres;
- k) free-standing EMCs are subject the same separation requirements currently outlined in the regulations;
- l) all EMCs, with the exception of mobile EMCs and static digital billboards, must be raised at least 3.0 metres above the ground;
- m) all billboards or super boards to have a height limit of 15 metres, with no stacking of billboards or super boards permitted;
- n) all billboards to have a separation distance of 200 metres;
- o) where permitted, no more than one roof sign may be permitted on a building, including conventional signs or EMCs;
- p) one EMC wall sign will be permitted per building face in Sign Groups Four and Five;
- q) a sign permit is required for all EMCs;
- r) the maximum cost of a sign permit is \$650;
- s) all digital signs must meet SaskPower's requirements, as outlined in this report;
- t) EMCs inside buildings, viewable through windows, must comply with all requirements for EMCs;
- u) EMCs must be at least 15 metres from an adjacent residential property line and be installed with a dimmer to be adjusted at the discretion of the Development Officer;
- v) EMCs on portable and mobile signs must adhere to the same requirements as other fixed and portable signs, including off-site advertising requirements;
- w) messages on mobile EMCs must remain static while the vehicle is on city roadways;

- x) EMCs are only permitted on a site where a principal use has been established (e.g., not on railway line properties);
- y) it shall be clarified that no person shall install, or keep installed, any device in the City of Saskatoon which, in the opinion of the General Manager of Infrastructure Services, is of such a nature that is so positioned or so bright that it will distract the attention of a vehicle operator, and in so doing, create a traffic hazard or interfere with the enjoyment of residential properties; and
- z) all EMCs must participate in the Saskatoon Police Services Amber Alert Program.

2. City of Saskatoon Bylaw 8769 (Official Community Plan)

In accordance with the purpose as stated in the City of Saskatoon Bylaw 8769 (Official Community Plan), Section 1.2, the amendments proposed for the Sign Regulations contained in City of Saskatoon Bylaw 8770 (Zoning Bylaw), Appendix A, intend to ensure development occurs that balances the environmental, social, and economic needs of the community.

3. Comments by Others

Comments were requested from various business stakeholders. The comments submitted, in writing, are contained in Attachment 2. It should be noted that the issues in the written submissions have been substantially resolved.

4. Policy Implications

Proposed text amendments will provide transparency in the review of digital sign applications and ensure the regulations are adaptable to new types of sign technology.

Adoption of the recommendations requires amendments to the sign regulations contained in the City of Saskatoon Bylaw 8770 (Zoning Bylaw).

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5. Conclusion

The purpose of the City of Saskatoon's Sign Regulations is to allow businesses and other organizations to advertise their offerings, while at the same time, maintain reasonable standards of public safety and community aesthetics. Recently new forms of signs, including digital signs, are challenging this goal. The amendments proposed in this report will proactively address these issues.

**E. COMMUNICATION PLAN**

On June 22, 2010, the preliminary report was presented to the Planning and Operations Committee outlining the proposed amendments (see Attachment 1). The report was forwarded to City Council on June 28, 2010, where it was requested that the report be forwarded to the Municipal Planning Commission (MPC) for information, and that the report be circulated to appropriate sign industry and business community stakeholders. On July 13, 2010, the MPC received the report. The preliminary report and an outline of the review process were made available on the City of Saskatoon website.

On July 7, 2010, the preliminary report was subsequently circulated to 107 sign industry stakeholders, including the Business Improvement Districts and business stakeholders, offering digital advertising services in Saskatoon. Eight business stakeholders, who responded to the report, were invited to attend a meeting on September 23, 2010, to discuss the proposed amendments; four stakeholders attended. All issues raised were resolved at the meeting, with the exception of the size limitation of 15.0 square metres. The Planning and Development Branch remains of the opinion that a maximum sign face area of 15.0 square metres is fair, as this is a standard, prefabricated digital sign size, and all but one of the EMCs currently displayed in Saskatoon will meet this requirement. Following receipt of advertising approval from City Council, the amendments will be circulated to these stakeholders.

The Planning and Development Branch is undertaking a pilot project to assess the impact of static digital billboards on the community. Feedback will be collected on two static digital billboards, located at 1202 Idylwyld Drive North and 305 Idylwyld Drive North. A further review of digital billboards will be completed in mid 2011.

**F. ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

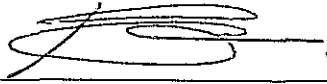
**G. ATTACHMENTS**

1. Sign Regulations Review: Electronic Message Centres – (Digital Signs)
2. Communication from Business Stakeholders

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Written by: Danae Lockert, Planner 13  
Planning and Development Branch

Reviewed by:



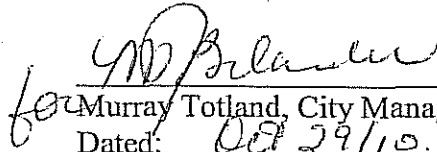
Randy Grauer, MCIP, Manager  
Planning and Development Branch

Approved by:



Paul Gauthier, General Manager  
Community Services Department  
Dated: October 28, 2010

Approved by:



Murray Totland, City Manager  
Dated: Oct 29/10.



## ATTACHMENT 1

**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** June 7, 2010  
**SUBJECT:** Official Community Plan and Zoning Bylaw Review  
Sign Regulations Review: Electronic Message Centres – (Digital Signs)  
**FILE NO:** PL. 4005 - 12

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that the report be forwarded to the Municipal Planning Commission for information; and
- 2) the Administration be instructed to circulate the report to appropriate sign industry and business community stakeholders, and report back to City Council, through the Municipal Planning Commission, with possible City of Saskatoon Bylaw 8770 (Zoning Bylaw) amendments.

### **EXECUTIVE SUMMARY**

The main goal of the City of Saskatoon's Sign Regulations is to allow businesses and other organizations to advertise their offerings, while at the same time, maintain reasonable standards of public safety and community aesthetics. Recently, new forms of signs, including digital signs, are challenging this goal. As a result, the Planning and Development Branch is currently reviewing the Sign Regulations as contained in City of Saskatoon Bylaw 8770 (Zoning Bylaw). This report introduces the issue of digital signs and proposes some regulatory amendments to pro-actively address this issue. The report also discusses related issues associated with billboard signs and mobile advertising.

### **BACKGROUND**

As part of the review of the City of Saskatoon Bylaw 8769 (Official Community Plan) and City of Saskatoon Bylaw 8770 (Zoning Bylaw) (Capital Project No. 2167), the Community Services Department is examining the issue of digital signs in Saskatoon. Digital signs involve displays that use incandescent lamps, Light-emitting display (LED), Liquid Crystal Display (LCD), plasma or related technology, and whereby the message can be altered by electric or electronic means. Messages can involve letters, words, graphics, animation, video, dynamic text, or can be static.

The popularity of digital signs is likely to increase significantly as this technology becomes more affordable. As a result, new development standards are proposed to address traffic safety, aesthetic, and sign conflict concerns that sometimes arise with this type of dynamic sign.

## REPORT

The current Sign Regulations contained in the City of Saskatoon Bylaw 8770 (Zoning Bylaw) define digital signs; however, the regulatory treatment is similar to other types of signs and does not consider the broad potential impacts of digital signs. The City of Saskatoon Bylaw 7200 (Traffic Bylaw) also plays a role in regulating digital signs by prohibiting distracting devices. All applications for digital signs, as well as billboards, are reviewed to ensure compliance with the City of Saskatoon Bylaw 8770 (Zoning Bylaw), and referred to the Infrastructure Services Department to address traffic safety issues.

Since neither the City of Saskatoon Bylaw 8770 (Zoning Bylaw), nor The City of Saskatoon Bylaw 7200 (Traffic Bylaw) provide regulations specific to digital signs, it has become apparent that an enhanced review process is required to adequately address issues of traffic safety, community aesthetics and potential conflicts with other land uses such as residential areas.

By placing regulations in the Zoning Bylaw, the process will become transparent. Sign companies, businesses and the general public will know how permits for digital signs will be evaluated, and how these signs will be operated in the city.

Digital billboards present a further unique challenge due to their size, and the likelihood they will be located next to major arterial and high speed roadways. This creates potential land-use conflicts with residential areas (if nearby) and potential traffic safety issues as animated images may distract drivers.

### 1. Proposed Framework for Digital Signs in the Zoning Bylaw

The Planning and Development Branch proposes that digital signs be divided into three distinct categories based on the delivery mechanism of their message. The three categories include:

- a) Date and Time Digital Signs;
- b) Electronic Message Centres; and
- c) Static Digital Signs

The regulatory framework for digital signs must address the three categories across the various types of signs (e.g.: freestanding signs, billboards, portable signs, etc.), and must be identified for every zoning district.

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#### i) ~~Date and Time Digital Signs~~

~~A Date and Time Digital Sign is a monochrome sign that depicts date, time, temperature, petroleum prices, hotel rates, or related numerical messages. These signs usually depict a static number and do not contain a scrolling or flashing component. The digital portion of the sign is limited to 1.0 metre in height.~~

Since Date and Time Digital Signs are monochrome and are of limited size, the Planning and Development Branch is of the opinion that these signs should be permitted in all commercial and industrial districts. The development standards would require the numbers to be static for a minimum period of time.

ii) General Issues for Electronic Message Centres

An Electronic Message Centre is a variable message sign that utilizes computer-generated messages involving letters, words, graphics, animation, video, or dynamic text. These signs include digital displays using incandescent lamps, LEDs, LCDs, plasma, or related technology, and whereby the message can be altered by electric or electronic means. A wide array of graphics and presentation options are available with this type of sign.

Electronic Message Centres can be located on a wall, roof, or as freestanding signs, depending on the zoning district. Electronic Message Centres are permitted on all commercial and industrial properties, providing significant opportunities for this type of sign throughout the city.

There are currently 24 Electronic Message Centre signs in Saskatoon. The majority of these signs are located along major roadways, such as Circle Drive, Idylwyld Drive, and the Downtown. These locations tend to be in areas with high volumes of traffic and where off-site advertising is permitted. There have been minimal complaints about these signs to date; the most common complaint being the brightness of the sign. Brightness is easily adjusted if dimmers are installed.

iii) Maximum Size of Electronic Message Centres

Electronic Message Centres are made up of several electronic modules which can be arranged in virtually any dimension. As such, there are no standard sizes for Electronic Message Centres. The Planning and Development Branch recommends that the maximum permitted size for an Electronic Message Centre should be 15 square metres (161 square feet). A maximum sign face of 15 square metres would accommodate all but one existing sign and would ensure no Electronic Message Centres would ever be larger than those already being installed around the city.

~~Also, in order to minimize distraction to passing motorists, it is recommended that Electronic Message Centres be raised at least 3 metres above the ground.~~

iv) Electronic Message Centres on Billboards

As previously noted, there are potential land use conflicts and traffic safety issues associated with animated billboard images. Standard billboard signs are between 18.58 square metres and 23.23 square metres (200 square feet to 250 square feet).

The suggested maximum sign face area of 15 square metres would eliminate the opportunity for billboards to be converted into fully animated Electronic Message Centres. However, if agreement can be reached on an appropriate time period for the image to remain static, electronic billboards with static images could be permitted. For example, a billboard with a static image change every five minutes or so will have less impact on traffic than an image that changes every few seconds. Productive discussions with industry representatives have taken place, including the possibility of a demonstration project to gauge public opinion on animated billboards.

Also, the separation distance between billboards, the height of billboards, and the brightness level at night are all variables that may negatively impact nearby residential areas. As such, a separation distance of 200 metres is recommended along major roadways and railways, as well as a height limit of 15 metres, with no stacking of billboards.

v) Static Digital Signs

As noted previously, a Static Digital Sign is an electronic message centre with a static image. The images remain on the screen for a determined length of time and then regenerate to a new image. These signs would follow the same development standards as Electronic Message Centres. However, since there is no motion or animation associated with this type of sign, Static Digital Signs may be an option for certain types of signs in certain locations, where fully animated signs would not be appropriate, such as billboards.

vi) Number of Electronic Message Centres on a Site

Since Electronic Message Centres can be located on a wall, or on primary and secondary freestanding signs, there is the possibility that more than one sign could be placed on a single site. Appropriate regulations should be in place to avoid sign clutter situations. A separation distance of 20 metres between primary and secondary signs is standard in the City of Saskatoon Bylaw 8770 (Zoning Bylaw), and would be appropriate for this type of sign. Increased separation distances could be provided along freeways. Limits could also be placed on the number of Electronic Message Centres that can be located on a wall or roof of a property. For instance, a limit of one Electronic Message Centre per property could be established for roof and/or wall signs.

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vii) Electronic Message Centres on Mobile Platforms

The technology exists for Electronic Message Centres to be located on mobile signs, either affixed to a vehicle or as a portable sign. The Infrastructure Services Department and Saskatchewan Government Insurance have indicated that Electronic Message Centres on a mobile vehicle would constitute a distracting device and are therefore, not permitted on public roadways. This prohibition could be reflected in the City of Saskatoon Bylaw 8770 (Zoning Bylaw) for clarification.

With respect to portable signs, the same development standards that apply to fixed signs should also apply to portable Electronic Message Centres, with the exception of the 3 metre minimum height requirement, which would be impractical for portable signs to meet.

viii) Electronic Message Centres in Proximity to Residential Areas

Electronic Message Centres are currently permitted in nearly all commercial and industrial zoning districts. Due to the potential proximity of such sites (for example B2 commercial) to residential properties, some further development standards for Electronic Message Centres are recommended. A setback of 15 metres from any adjacent residential property line, and the ability for the Development Officer to request a reduction of the brightness level, would reduce the possibility of negative impacts. It should be noted that there is currently one such sign in a B2 district, with no record of complaints.

2. Potential Development Standards for Electronic Message Centres and other Digital Signs

Along with the types of signs and where they are located, development standards should address potential traffic safety, aesthetic, and sign conflict concerns that may arise with digital signs. The Community Services Department and the Infrastructure Services Department have developed the following proposed standards which could be applied to Electronic Message Centres and other types of digital signs:

- a) date and time digital signs are to be permitted in Sign Groups 2 through 5 (most institutional, commercial, and industrial areas);
- b) that a new definition for Electronic Message Centre be developed, consistent with the terms contained within this report;
- c) flashing images or flashing lights shall be prohibited on all signs;
- d) live video feeds shall be prohibited on all signs;
- e) sound shall be prohibited on all signs;

- f) the face area of Electronic Message Centres shall not exceed 15 square metres and are, therefore, not permitted as a billboard or super board;
- g) all billboards or super boards shall have a height limit of 15 metres, with no stacking of billboards or super boards permitted;
- h) where permitted, no more than one roof sign may be permitted on a building, including conventional signs or electronic centres;
- i) electronic Message Centres inside buildings, viewable through windows, must comply with all requirements for Electronic Message Centres;
- j) electronic Message Centres must be at least 15 metres from an adjacent residential property line and be installed with a dimmer to be adjusted at the discretion of the Development Officer;
- k) electronic Message Centres must remain static on portable and mobile signs and must adhere to the same requirements as other fixed and portable signs, including off-site advertising requirements;
- l) messages on Mobile Electronic Message Centres must remain static while the vehicle is on city roadways;
- m) electronic Message Centres are only permitted on a site where a principal use has been established (e.g., not on railway line properties.);
- n) a person shall not install or keep installed any device in the City of Saskatoon which, in the opinion of the General Manager of Infrastructure Services, is of such a nature is so positioned or so bright that it will distract the attention of a vehicle operator and in so doing create a traffic hazard or interfere with the enjoyment of residential properties; and
- o) all Electronic Message Centres must participate in the Saskatoon Police Services Amber Alert program.

### PUBLIC COMMUNICATION PLAN

The Planning and Development Branch is reviewing all current policies contained in the Sign Regulations, including digital signs. As part of this process, general information was provided to select sign companies and the Business Improvement Districts (BIDs), soliciting comments. The Planning and Development Branch also met with two of the BID's and held a meeting with sign companies to gain further input. The direction provided in this report has been discussed with these stakeholders.

The Planning and Development Branch now intends to circulate this report to all relevant sign company and business community stakeholders. After gathering all comments and suggestions, a comprehensive report detailing proposed sign regulation amendments would be forwarded through the Municipal Planning Commission to City Council.

A further package of sign regulation amendments will be brought forward in 2011.

**PUBLIC NOTICE**

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

Written by: Paul Whitenect, Manager  
Business License and Zoning Compliance Section  
Planning and Development Branch

Randy Grauer, Manager  
Planning and Development Branch

Approved by: “Paul Gauthier”  
Paul Gauthier, General Manager  
Community Services Department  
Dated: “June 9, 2010”

Approved by: “Murray Totland”  
Murray Totland  
City Manager  
Dated: “June 10, 2010”

Communication from Sign Industry Stakeholders

-----Original Message-----

From: Ryan Haynee [mailto:ryan@bentomedia.ca]

Sent: August 14, 2010 4:02 PM

To: Web E-mail - Signs

Subject: Proposed Bylaws

To Whom It May Concern:

As an owner of a digital sign in Saskatoon (Bento Media), I am extremely concerned about some of the proposed changes to the city of Saskatoon Sign Regulations as it will have significant impact on my, and others businesses. The key strength to a digital billboard or an EMCS is the ability to have moving images. This ability gives us a competitive advantage over all other outdoor media. Digital Signs can deliver more information in a message with the ability to be dynamic. Bento Media has invested its time and energy within the existing rules and regulations put forth by the City of Saskatoon. Business plans were created based on having this key advantage, and significant financial investments were made. I feel that the changes that are being presented to us would have a detrimental impact on our ability to earn back our investment. This investment can only be achieved back by the use of moving images.

Bento Media is concerned with public safety and therefore we proof all ads before they are played. We also insure that there are no flashing or inappropriate images within any of the ads. These images are placed in a way that it is not too distracting or too long, they are respectful but affective. Having said this, drivers are responsible to drive with due care and attention in all situations and I don't believe these signs create any more distraction.

Secondly, outdoor digital media is good for the public. Just recently Saskatchewan had its 2nd ever amber alert as a child went missing. Within hours of notice Bento Media was able to announce this Missing Child Find on our digital board which was instantly exposed to the 60,000 plus vehicles that drive by everyday. The Red Cross, Crime Stoppers, Juvenile Diabetes, and Children Wish Foundation have also been given space on our board.

It is safe to say that our digital board and the others around the city make it look vibrant, contemporary and forward thinking. Las Vegas, New York and Hong Kong have experienced similar reputations for their digital signage. Saskatchewan is positioning itself to be cutting edge, innovative and progressive by incorporating technology like digital signage. These



bylaws will only slow down this important progress.  
I am against any change in the current bylaws.

Regards,

Ryan Haynee  
Business Development  
Bento Media  
306.581.5027  
ryan@bentomedia.ca

**From:** Lanny Labelle [mailto:lanny@digitalskies.ca]  
**Sent:** August 13, 2010 3:59 PM  
**To:** Web E-mail - Signs  
**Subject:** [SPAM] - Digital Signs - Email found in subject  
To Whom It May Concern,

I am extremely concerned about some of the proposed changes to the city of Saskatoon Sign Regulations as it will have significant impact on my, and others business. Digital Skies has leased ad space on Digital Signs through out Saskatchewan, including Saskatoon. We are actively selling ad space to local businesses to help them promote their products and services. Digital Skies and our network affiliates are locally owned and operated, we are Saskatchewan entrepreneurs. The key strength to a digital billboard an or EMCS is the ability to have moving images. These LED signs are a series of flashing lights. This ability gives us a competitive advantage over all other outdoor media. Digital Signs can deliver more information in a message with the ability to be dynamic. Business plans were created based on having this key advantage, and significant investments were made in a network of Digital Signs. The city of Saskatoon provided permits for these signs.

Digital Skies cares about public safety and image, therefore we proof all ads before they are played. There are many things one should not be looking at when driving. New construction, intriguing architect, the carnival and many events that are taking place. Drivers are responsible to drive with due care and attention.

Outdoor Digital Media is good for the public. Just recently Saskatchewan had its 2<sup>nd</sup> ever amber alert as a child went missing. With in hours of notice Digital Skies was able to announce this Missing Child Find on our network of 24 digital signs through out Saskatchewan including Saskatoon. The Red Cross, Crime Stoppers, Junior Diabetes, and Children Wish Foundation have also be gifted space on our network.

I have heard from many people that our Network of Digital Signs make a city look vibrant modern and gives the feeling of prosperity. This type of investment would not be made in a city of hardship. Las Vegas, time square and Hong Kong have experienced similar reputations for

their networks of Digital Signs. Saskatchewan is positioned to be cutting edge, innovative and progressive times.

Please don't stop our momentum with bylaws.  
Cheers

**Lanny Labelle**  
**Digital Skies Inc**  
**"The Dynamic Billboard Network"**  
**[lanny@digitalskies.ca](mailto:lanny@digitalskies.ca)**  
**(306)5960089**  
**1-866-888-8997**  
**[www.digitalskies.ca](http://www.digitalskies.ca)**

**From:** Cory Brandhagen [<mailto:cory@independentsigns.ca>]  
**Sent:** August 13, 2010 2:40 PM  
**To:** Web E-mail - Signs  
**Cc:** Lanny Labelle  
**Subject:** [SPAM] - Digital Signs in Saskatoon and surrounding areas - Email found in subject

Hello , I am a part owner in a couple of signs that are located in Saskatoon and other centers. I have been looking at the proposed changes that the City of Saskatoon wish to propose to existing and up and coming Digital Sign owners. I feel that the changes that are being presented to us would have a detrimental impact on our ability to earn back our investment and allow other businesses to prosper by means of digital advertising .The investment return of this this magnitude is only achievable with the ability to provide space on a revolving ad system. The way businesses see ad systems as a positive step for them is that they will be able to promote their products and their contact info in a matter the public would notice . Sometimes this is done by movement or manipulation of imagery , phone numbers and addresses. These images are placed in a way that it is not too distracting or too long ( between 5 – 10 seconds ) and in a way that is respectful and does get the point across. I have been to other cities that have large Digital Signs , sometimes even going from one sidewalk across the street to the other on catwalks , or wrapped around a building that have live video , streaming video and subtle short ads with some movement and they really get the point across without becoming too much of a distraction. I am not expecting to put a digital sign across a pedway or catwalk anytime soon , or have live streaming video ,but by leaving things the way they are we could economically boost some of the cities proud business by advertising. This day and age there are many distractions on the road

I believe that drivers should be aware of their surroundings enough to maintain a steady speed on the road without mishap . I myself have agreed to place Amber alerts and Child find on every sign I am a partner of and believe this is a major help to the authorities in finding missing children, static imagery could be missed by many and hopefully not by someone that had information leading to the recovery of a missing child.

So in lieu of these circumstances I wish the bylaws to not change.

*Thank You and Best Regards,*

*Cory Brandhagen*

*Web: <http://www.independentsigns.ca>*

*Email: [cory@independentsigns.ca](mailto:cory@independentsigns.ca)*

*PH: (306) 545-6166*

*FAX: (306) 543-4414*

*TOLL FREE: (800) 300-3497*





## **Zoning Notice**

**PROPOSED ZONING BYLAW AMENDMENT - BYLAW NO. 8922**

### **SIGN REGULATIONS (DIGITAL SIGNS)**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No. 8922, amendments will be made to Appendix A, Sign Regulations, to clarify and regulate the use of digital signs.

**REASON FOR THE AMENDMENT** – The reason for this amendment is to implement digital sign regulations intended to address issues of traffic safety, community aesthetics, and potential conflicts with adjacent land uses.

It is proposed that Bylaw No. 8922 include the following provisions:

- Define the following Sign Types: Date & Time Digital Signs, Electronic Message Centres (EMCs), Electronic Message Centres – Mobile, & Billboards – Static Digital;
- New development standards for each of the above sign types including:
  - maximum height and sign face limits;
  - separation distances;
  - permitted zoning districts for each sign type;
  - regulations for EMCs located on motorized vehicles, exterior building walls, roof tops, and locations viewable from the street; and
  - general regulations pertaining to the operation of digital signs.

<p><b>PUBLIC HEARING</b> - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on <b>Monday, April 4, 2011, at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.</b></p> <p>All submissions received by the City Clerk by 10:00 a.m. on Monday, April 4, 2011 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.</p>	<p><b>INFORMATION</b> - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:</p> <p><b>Community Services Department Planning and Development Branch City Hall, 222- 3rd Avenue North Saskatoon, SK 8:00 a.m. – 5:00 p.m. Monday to Friday (except holidays) Phone: 975-2274 (Danae Lockert)</b></p>
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3f)

**BYLAW NO. 8928**

**The Official Community Plan Amendment Bylaw, 2011 (No. 3)**

The Council of The City of Saskatoon enacts:

**Short Title**

- 1. This Bylaw may be cited as The Official Community Plan Amendment Bylaw, 2011 (No. 3).

**Purpose**

- 2. The purpose of this Bylaw is to amend the provisions of the Official Community Plan dealing with Supportive Housing to add a reference to residential care homes.

**Official Community Plan Amended**

- 3. The Official Community Plan, which is annexed as Schedule "A" to Bylaw No. 8769 and which forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

**Subsection 5.3.2(e) Amended**

- 4. Subsection 5.3.2(e) is amended:
  - (a) by striking out "private and public care homes" in the first sentence and substituting "residential care homes"; and
  - (b) by adding the following after the first sentence:

"In low-density residential areas, Type II residential care homes are to be compatible with the neighbourhood in which they are located and the concentration of these facilities shall be discouraged."

**Coming Into Force**

- 5. This Bylaw shall come into force upon receiving the approval of the Minister of Municipal Affairs.

---

Read a first time this	day of	, 2011.
Read a second time this	day of	, 2011.
Read a third time and passed this	day of	, 2011.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

The following is a copy of **Clause 1, Report No. 1-2011** of the **Planning and Operations Committee**, which was **ADOPTED** by City Council at its meeting held on **January 17, 2011**:

**1. Capital Project No. 2167 – Review of Residential Care Homes**  
**(Files CK. 4350-62, PL. 4350-Z2/10 and PL. 1702-9)**

- RECOMMENDATION:**
- 1) that City Council approve the advertising regarding the proposal to amend Zoning Bylaw No. 8770 as indicated in the report of the General Manager, Community Services Department dated November 3, 2010;
  - 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
  - 3) that the City Solicitor be requested to prepare the required bylaw;
  - 4) that the report be referred to the Municipal Planning Commission for review and comment on this matter at the time of the Public Hearing; and
  - 5) that at the time of the Public Hearing, City Council consider the recommendation that the proposed amendments to Zoning Bylaw No. 8770 be approved.

Attached is the report of the General Manager, Community Services Department dated November 3, 2010, with respect to proposed amendments to the Zoning Bylaw regarding residential care homes.

Your Committee reviewed a number of issues with the Administration, and the following is a summary of further clarification provided and issues discussed:

- The good neighbour agreements would not be legally binding agreements but would assist in creating mutual understanding between neighbours and provide a mechanism to discuss issues that might need to be addressed.
- The process for considering Discretionary Use Applications for Type II Residential Care Homes will be the same. In terms of improved communication regarding residential care home applications, the Administration will ensure that more information is provided to residents prior to the public information meeting, including information about the proposed care home and a Frequently Asked Question sheet to address issues that are often raised in terms of these types of homes, including traffic impacts and parking. The report to Council will also include the review and analysis of other care homes in the area, including whether there are other care homes nearby and what types (whether Type I or Type II), and the cumulative land use impacts will be addressed.

- There was further discussion of the concentration/cumulative land use impact, including location of pre-designated sites, proposal to limit the number to two, distribution throughout the city, and issues that would be looked at when applications come forward, as well as ongoing communication with provincial agencies to ensure that there is sharing of information with respect to pre-designated sites and the location of existing homes.
- The proposed amendments pertain to residential care homes. Custodial care homes are a separate land use category; however, the location of custodial care homes would be taken into consideration as part of the cumulative land use impact for residential care home applications.
- Residential care home applications would be reviewed based on land-use issues, such as site width, traffic and parking, and not based on the type of resident cared for, i.e. the focused on the land use rather than the land user.
- The proposed bylaw amendments would apply to new development and expansion of existing care homes.
- It was confirmed that fire inspections of the homes are undertaken as part of the application/approval process.
- The proposed increase in parking provisions was based on staffing information the Administration was able to obtain. This did not include those providing services to residents at the home, such as therapists, in that they would come and go, and it was felt that the proposed increase would help to deal with this as well, taking into consideration feedback from those who live near these homes.

During review of this matter with the Administration, your Committee had requested a summary of research literature referred to under "Residential Care Homes and Property Value Impacts". Attached is a document providing a summary and links to research literature referred to in the report.

Following review of the report, your Committee is supporting the proposed amendments to the Zoning Bylaw regarding residential care homes, as summarized on pages 22 and 23 of the report of the General Manager, Community Services Department. Your Committee is, therefore, supporting the above recommendations.

**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** November 3, 2010  
**SUBJECT:** Capital Project No. 2167 – Review of Residential Care Homes  
**FILE NO.:** PL 4350-Z2/10 and PL 1702-9

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that City Council approve the advertising regarding the proposal to amend the City of Saskatoon Bylaw 8770 (Zoning Bylaw), as indicated in the attached report;
- 2) that the General Manager, Community Services Department, be requested to prepare the required notice for advertising the proposed amendments;
- 3) that the City Solicitor be requested to prepare the required bylaw;
- 4) that the report be referred to the Municipal Planning Commission for review and comment on this matter at the time of the Public Hearing; and
- 5) that at the time of the Public Hearing, City Council be asked to consider the Administration's recommendation that the proposed City of Saskatoon Bylaw 8770 (Zoning Bylaw) amendments be approved.

### **EXECUTIVE SUMMARY**

There are currently over 200 residential care homes in the City of Saskatoon (City) providing care for over 1,500 residents. These care homes are licensed by the province with the majority providing care for seniors, youth, persons with mental illnesses, and persons with cognitive disabilities.

Residential care homes provide an alternative to traditional institutional housing choices for persons in need of 24-hour supervision. Based upon the City's demographics and population projections, your Administration anticipates a growing need for senior care spaces. Furthermore, recent publications from the Saskatchewan Children's Advocate Office suggest that the need for youth care spaces will also remain strong over the next several years.

In response to a motion from City Council, your Administration undertook an extensive review



of the City of Saskatoon Bylaw 8770 (Zoning Bylaw) requirements for residential care homes. The review focused on the following issues:

- i) the maximum number of residents in a Type I Residential Care Home;
- ii) differentiating between types of care homes;
- iii) the concentration and disposition of residential care homes in a neighbourhood;
- iv) development standards applicable to residential care homes, including off-street parking, landscaping, site area, and site width requirements;
- v) impact on property values; and
- vi) addressing neighbourhood concerns.

For this review, your Administration undertook consultation with multiple stakeholder groups, including provincial agencies responsible for licensing residential care homes, residential care home operators, and the Saskatoon Police Service. Administration also worked with a consulting firm, Insightrix Research Inc., which facilitated two focus group discussions and a telephone survey. The focus groups were comprised of one group of property owners within a 50-metre radius of a Type II Residential Care Home and one group from the general public. Telephone surveys were also conducted with these two groups on a broader scale.

The results of the focus groups and the phone survey showed that those that do not currently live near a residential care home are far more concerned about potential issues associated with the development of a residential care home than people currently living near an existing Type II Residential Care Home. The focus group and telephone survey findings formed an overarching theme in which feelings of uncertainty, held by the neighbours' over potential development of a residential care home, resulted in concern.

Overall, the research and consultation indicated that current regulations and policies are appropriate to ensure that Type I and II Residential Care Homes are compatible with residential neighbourhoods, and that they are encouraged to locate throughout the city. Recommendations to address concerns over parking, concentration, and site amenities, such as landscaping, are outlined in the report, as well as tools that allow the City and developers to be proactive in addressing concerns with the potential development of residential care homes.

## **BACKGROUND**

During its June 1, 2009 meeting, City Council resolved that:

“As part of the second phase of the Zoning Bylaw review, would the administration please review and report on the zoning requirements for residential care homes, including whether a maximum of five residents in a Type I care home, which is a fully permitted use home, remains appropriate; and differentiating between seniors' care homes and other types of care homes.”

The purpose of this report is to provide the results of the review of residential care homes and provide recommendations for amendments to the City of Saskatoon Bylaw 8770 (Zoning Bylaw). This report also addresses other issues that have consistently come up in the review of

applications for residential care homes, including impact on property values and strategies for addressing stakeholder concern.

## REPORT

### A. Consultation Process

As part of the review process, your Administration looked at alternative methods to obtain input from the general public. Conventional means of obtaining public input, such as an Open House or a "town-hall" style meeting, typically work well when there is a specific development proposal. However, Open Houses and "town-hall" style meetings that focus on regulatory amendments have typically been poorly attended. In this respect, Administration enlisted the services of a consultant, Insightrix Research Inc., who developed and facilitated two focus group sessions and conducted a telephone survey on the topic of residential care homes.

Telephone and online surveys have been utilized in the past by Administration for other planning related matters, while the use of focus groups to obtain public input on planning related matters was a new approach. The focus groups provided a great opportunity to gain higher level insight into community values and to obtain qualitative data on the topic of residential care homes.

The focus groups were comprised of one group of nine individuals who are property owners who were known to reside within a 50-metre radius of a Type II Residential Care Home and one group of eight individuals from the general public that do not live near a residential care home. Telephone surveys were also conducted with these two groups on a broader scale. The telephone survey was completed by 156 respondents who are property owners within a 50-metre radius of a Type II Residential Care Home and 152 respondents consisting of members of the general public. Focus group and telephone survey findings are contained throughout the body of this report.

Stakeholder consultation also included meetings with the provincial agencies responsible for licensing residential care homes. In particular, meetings were held with Mental Health and Addiction Services, Social Services, the Community Care Branch (the Branch responsible for licensing personal care homes), and the Community Living Division. A meeting was held with residential care home operators who operate in the City, as well as consultation with Saskatoon Police Service. The findings of these meetings are contained throughout the body of this report.

A summary of the comments and results from the consultation process are provided on Attachment No. 1.

### B. Current Policy

The City of Saskatoon Bylaw 8769 (Official Community Plan) states that neighbourhoods shall permit a range of complementary institutional and community related facilities,

including supportive housing forms, provided that they present a needed service and issues of land-use conflict are appropriately addressed. Supportive housing forms will be facilitated in all areas of the City. The Zoning Bylaw will contain the densities, locations, and development standards under which these uses may be established.

Residential care homes are defined in the City of Saskatoon Bylaw 8770 (Zoning Bylaw) as a licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

The City of Saskatoon Bylaw 8770 (Zoning Bylaw) provides for two categories of residential care homes within low-density residential neighbourhoods. A Type I Residential Care Home provides care for no more than 5 persons and a Type II Residential Care Home provides care for 6 to 15 persons. A Type I Residential Care Home is a permitted use in all residential areas, except the mobile home districts. A Type II Residential Care Home is only permitted in low-density residential districts at the discretion of City Council. On predesignated sites in new neighbourhoods, consideration of discretionary use approval for Type II Residential Care Homes is delegated to Administration.

#### C. Provincial Legislation

The City of Saskatoon Bylaw 8770 (Zoning Bylaw) definition of a residential care home encompasses a variety of different types of care homes and care facilities that are licensed by Provincial agencies. The most common types of residential care homes are as follows:

- i) **Approved Homes:** These types of care homes accommodate persons with severe and persistent mental illnesses and are licensed pursuant to *The Mental Health Services Act*. Mental Health and Addiction Services generally does not license care homes for more than five residents. Approximately 30 percent of all residential care homes in the city are licensed as Approved Care Homes.
- ii) **Personal Care Homes:** These types of care homes typically accommodate seniors in need of care and supervision and are licensed pursuant to *The Personal Care Homes Act*. Approximately 35 percent of all residential care homes in the city are licensed as Personal Care Homes.
- iii) **Private Services Homes:** These types of care homes accommodate persons with intellectual disabilities and are often privately operated. These care homes are licensed pursuant to *The Residential Services Act*. Approximately 22 percent of all residential care homes in the city are licensed as Private Services Homes.
- iv) **Residential Service Facilities:** These types of care homes may accommodate persons with intellectual disabilities or youth under the care of the Ministry of Social Services. These types of care homes are characteristically operated by an

agency or organization. These care homes are licensed pursuant to *The Residential Services Act*. Approximately 13 percent of all residential care homes in the city are licensed as Residential Service Facilities.

#### D. Residential Care Home Distribution by Neighbourhood

The Planning and Development Branch, Community Services Department, monitors the distribution of residential care homes in Saskatoon. The neighbourhoods with the highest total number of residential care homes (Type I and Type II combined) are Eastview with 17, Silverwood Heights with 15, and Fairhaven, Meadowgreen, Westview and Willowgrove each with 10. The total number of Type I and Type II Residential Care Homes for each Ward and neighbourhood are provided in the table on Attachment No. 2. The table also provides the numbers for each type of residential care home (i.e. youth, mental illness, senior or cognitive disability) for each neighbourhood as well as the ratio of residential care homes to dwelling units. A map showing the total number residential care homes (Type I and Type II combined) for each neighbourhood is provided on Attachment No. 3.

Another measure of the residential care home activity is the total number of care spaces in a neighbourhood. This measure is relevant to consider since the number of persons under care, or care spaces, varies between the Type I and Type II Residential Care Homes. The total number of care spaces for a neighbourhood is determined by adding the total number of care spaces for all residential care homes in a neighbourhood. The total number of care spaces for each neighbourhood does not directly relate to the total number of residential care homes per neighbourhood. The neighbourhoods with the highest number of care spaces are Silverwood Heights and Willowgrove with 126, Silverspring with 108, Eastview with 102, and Fairhaven with 64. The total number of care spaces for each neighbourhood is also provided in the table on Attachment No. 2 and shown on the map on Attachment No. 4.

The majority of residential care homes in the city are the sole care home operations on the block in which they are located. Table 1 provides the number of blocks having one, two, three, or four residential care home operations. It should be noted that in 2003, the Land Branch began predesignating sites for Type II Residential Care Homes in new neighbourhood Concept Plans. It is typical that two or three adjacent sites are predesignated resulting in an increase in situations where there is more than one care home on a block.

**Table 1: Residential Care Homes Per Block Relationship**

Blocks Having One Residential Care Home	188
Blocks Having Two Residential Care Homes	13
Blocks Having Three Residential Care Homes	5
Blocks Having Four Residential Care Homes	1

E. Future Demand for Residential Care Homes

Population projections provided by the Planning and Development Branch, Community Services Department, show that with a moderate growth rate of 1 percent, the population of Saskatoon will reach 257,178 by 2026. With a 1 percent growth rate, the total population of the 65+ age cohort is expected to rise from 26,413 in 2006 to 44,875 in 2026, a 70 percent increase. The population projections for the 65+ age cohort is contained in Table 2 below. With the projected population increase for this age cohort, it is anticipated that housing for this age group, including senior residential care homes, will be a challenge.

**Table 2: City of Saskatoon Population Projections for 65+ Age Cohorts**

Age Cohort	Year				
	2006	2011	2016	2021	2026
65+	26,413	26,527	31,537	37,624	44,875

Regarding the youth of our City, concerns with the overcrowding of foster homes in Saskatoon, and Saskatchewan in general, was identified in the Saskatchewan Children's Advocate Office publication, A Breach of Trust, an Investigation into Foster Home Overcrowding in the Saskatoon Service Centre. In November 2009, the Saskatchewan Children's Advocate Office issued a progress report on foster home overcrowding in Saskatchewan. According to the progress report, significant overcrowding of foster homes in Saskatoon still remains a strong concern. At the time of the progress report, it was noted that, of the 216 foster homes in the Saskatoon Centre, 52 were overcrowded. The overcrowded foster homes generally had 5 to 15 children.

While foster homes are not typically considered a residential care home, the shortage of foster homes has had an impact on the residential care home landscape in Saskatoon. Residential care homes that provide care for youth under the care of social services are becoming more common. Unlike the typical foster home, where youth under the care of Social Services are placed with a family, residential care homes for youth are staffed and provide accommodations and typically provide programming and counselling for the residents. In 2009, Administration processed four discretionary use applications for Type II Residential Care Homes that provided care to youth. Given the high number of overcrowded foster homes and the growing population, your Administration anticipates a demand for youth care spaces that will continue to grow.

The provincial agencies responsible for licensing care homes have also indicated that they anticipate being faced with the challenge of dealing with the demand and quality of residential care homes over the next several years.

## F. Permitted Number of Residents under Care

In lower density residential zoning districts, the City of Saskatoon Bylaw 8770 (Zoning Bylaw), currently permits for the care of up to five residents in a building that functions as a one-unit dwelling. These are referred to as a Type I Residential Care Home. In each unit of a building that functions as a two-unit dwelling or semi-detached dwelling, the City of Saskatoon Bylaw 8770 (Zoning Bylaw) permits the keeping of two residential care home residents.

Your Administration is of the view that a Type I Residential Care Home has land use impacts comparable to that of a conventional family home. That is, land use impacts such as traffic, parking, and noise generated by a residential care home with five persons would be comparable to the impacts of a conventional family home.

In lower density residential zoning districts, residential care homes with more than five, but no more than 15 residents, are considered a Type II Residential Care Home and are only permitted at the discretion of City Council. On predesignated sites in new neighbourhoods, consideration of discretionary use approval for Type II Residential Care Homes is delegated to Administration. Consideration of discretionary use approval on predesignated sites has been delegated to Administration, since the sites are identified on neighbourhood Concept Plans and signs are placed on the predesignated sites so developers and future property owners are aware of the potential development of a residential care home. Since developers and future property owners are aware of potential development of a residential care home on these sites, approvals are typically less contentious.

The City of Saskatoon Bylaw 8770 (Zoning Bylaw) does provide for residential care homes with more than 15 residents as a permitted or discretionary use in medium to high-density residential and institutional zoning districts. These types of care homes are referred to as a Type III Residential Care Home. This report only addresses Type I and Type II Residential Care Homes in low-density residential zoning districts.

### 1. Comparison with Other Municipalities

The method of classifying residential care homes on the basis of the number of residents cared for is an approach commonly used by other Canadian municipalities. Table 3 shows the thresholds for the number of residents in permitted and discretionary residential care facilities in other Canadian municipalities.

**Table 3: Residential Care Home Standards for Select Canadian Municipalities**

Municipality	Number of Residents	
	For Permitted Use	For Discretionary Use
Winnipeg	6	$\geq 7$
Edmonton	6	$\geq 7$
Calgary	4	5 - 10
Ottawa	10	NA <sup>1</sup>
Red Deer	5	$\geq 6$
Kelowna	6	$\geq 7$
Lethbridge	4	5 - 10

- Ottawa has no provision for residential care homes with more than ten residents in lower density residential zoning districts.

- Comments from Provincial Licensing Agencies

All of the provincial agencies responsible for licensing residential care homes expressed the opinion that providing for up to five residents as a permitted use was still appropriate.

In particular, Mental Health and Addiction Services noted that they do not license their homes for more than five residents. It is their mandate to seamlessly integrate their facilities into a neighbourhood. They felt that having more than five residents in a home would make this goal difficult. They also noted that lowering the number of residents permitted in a Type I Residential Care Home would draw undue attention to these homes if they had to apply for discretionary use approval to care for up to five residents.

The Community Care Branch also felt strongly that permitting five residents remains appropriate. They claimed that five residents was a good barometer for distinguishing between the levels of commitment needed, operationally and financially, by the residential care home operators.

- Comments from Residential Care Home Operators

The question of what is an appropriate number of residents to permit in a residential care home was discussed at a public meeting held with residential care home operators. Of the approximately 30 residential care home operators in attendance, only two operators/organizations felt this number should be increased. These two operators/organizations expressed their opinion that neighbourhoods, as a whole, have a social responsibility to fulfil and that Type I and Type II Residential Care Homes should both be outright permitted.

#### 4. Focus Group and Telephone Survey Results

Those participating in the focus groups and the telephone surveys were asked whether or not five residents was an appropriate number for the maximum number of permitted residence in a residential care home.

From the two focus groups, several points were made with respect to what is an appropriate number of residents to permit. Some participants felt that the number of residents permitted should be based upon the type of residents under care and others expressed that more than five residents should be fully permitted. In general, it was expressed by the participants from both focus groups that five residents was appropriate.

For the telephone survey, respondents were asked, "Do you feel the maximum of five persons for a Type I Residential Care Home is appropriate". Approximately 79 percent of the survey respondents who are property owners within a 50-metre radius of a Type II Residential Care Home indicated that permitting five residents is appropriate. Approximately 78 percent of the survey respondents consisting of members of the general public indicated that permitting five residents is appropriate.

#### 5. Recommendation for Permitted Number of Residents Under Care

In view of the general consensus expressed by the provincial agencies, residential care home operators, focus group participants, and telephone survey respondents for the current threshold of five residents, no change is recommended to the current maximum of five residents in a Type I Residential Care Home. In addition, the City's current threshold is comparable to other cities as shown in Table 3.

Your Administration does recommend amendments to the R2, M1, M2, M3, and M4 Districts to allow as a permitted use, the keeping of three residential care home residents in each unit of a building that functions as a two-unit dwelling or semi-detached dwelling. As noted previously in this report, only two residents are permitted per side. Two-unit dwelling and semi-detached dwellings have a site width of 15 metres and a minimum site area of 450 square metres which would accommodate off-street parking on these sites.

#### G. Differentiating Between the Various Types of Residential Care Homes

The current City of Saskatoon Bylaw 8770 (Zoning Bylaw) definition of a residential care home applies broadly to several different types of care homes and only distinguishes between residential care homes on the basis of the number of residents cared for (i.e. Residential Care Home Type I, II, and III). Defining care homes based on the number of



residents ensures that the City of Saskatoon Bylaw 8770 (Zoning Bylaw) regulates residential care homes based on the land use and not the land user.

1. Legal Issues Associated with Regulating Residential Care Homes

Where other Canadian municipalities have attempted to distinguish residential care homes based on the people under care (such as youth or elderly), challenges from human rights tribunals has resulted in litigation. Zoning Bylaws which enact different regulations on the basis of the type of resident in a home have historically been quashed by the courts as they have been found to be in violation of Section 15 of the Charter of Rights and Freedoms, which reads:

“Every individual is equal before and under the law and has the right to the equal protection and equal benefit of the law without discrimination and, in particular, without discrimination based on race, national or ethnic origin, colour, religion, sex, age or mental or physical disability.”

2. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes did not provide comment on this issue.

3. Comments from Residential Care Home Operators

The residential care home operators did not show support for differentiating care homes based on the type of residents being cared for.

4. Focus Group and Telephone Survey Results

Both the focus groups and telephone surveys addressed public perception over the different types of care homes.

The participants in the focus group, comprised of property owners who reside within a 50-metre radius of an approved Type II Residential Care Home, discussed issues regarding residential care home types. Participants who live near a youth care home commented that they hear noise from time to time, but stated that this was not a significant issue. Participants in this focus group, that are near a senior care facility, stated that these neighbours are no different from others on their block. For the focus group that was made up of individuals that do not live near a care home, participants noted that they had concerns with residential care homes for youth and homes for those with intellectual disabilities, in terms of safety for others in the area.

Among focus group participants who live near other types of residential care homes or do not live near any residential care home, it is clear that there is a

heightened sensitivity to youth care homes. It appeared that while most were accepting of such establishments, some participants from both focus groups expressed concern over the uncertainty of behaviour that they feel could be displayed by the residents. However, it is important to note that those who do live near such care homes convey less concern over such matters.

Respondents to the telephone survey were asked questions related to potential concerns about living near a residential care home and how prevalent the concern was. When asked about concerns with the type of care home (i.e. youth, senior, intellectual disabilities), the respondents who currently live near a residential care home showed minimal concern, with 16.7 percent noting it as an issue and 75.3 percent stating that they have no issue at all with the type of care home. For those who do not live near a residential care home, concern with the type of care home was much greater, with 67.1 percent noting it as an issue and 30.4 percent stating that they have no issue at all with the type of care home.

#### 5. Comments from Saskatoon Police Service

Proposals for residential care homes that provide for the care of youth often result in concerns being expressed by nearby property owners over a potential increase in crime and perceptions that such a care home will have a negative impact on neighbourhood safety.

As part of this review, Saskatoon Police Service was consulted to determine if there is any correlation between the establishment of a residential care home for youth and an increase in crime in a neighbourhood. Saskatoon Police Service reviewed police calls received for all blocks that contain a residential care home for youth. This review included looking at the calls received for at least one year prior to the inception of a residential care home on the block. From this review the following conclusions were made:

- Calls from neighbouring properties, on the block, in which a residential care home for youth is located were consistent before and after the residential care home was established;
- Calls to the site where the residential care home was established are definitely higher once the home started operating and, in many cases, the number of police calls generated by the care home sites were higher than other properties on the block;
- The increase in calls to these residential care homes reflects how these homes are operated. The calls received by police are typically from the owner/operator and reflects a "zero tolerance" policy in which any breach of curfew or missing persons is immediately reported to the police;
- Police calls to care home sites, other than curfew breaches and missing persons, typically involved internal conflicts that occur in the home between the care home residents or staff and residents; and

- No police calls were noted in which property damage of a non-care home site was linked to care home residents.

In conclusion, the establishment of a residential care home for youth will result in a higher police presence in the neighbourhood; however, this is directly related to police attending to internal issues at the care home. While a higher police presence may be alarming to some neighbours, there is no correlation that there is an increase in crime or reduced public safety due to the establishment of a residential care home for youth.

#### 6. Recommendation for Differentiating Between Various Types of Residential Care Homes

Your Administration does acknowledge that certain types of care homes elicit more concern from the general public than other types of care homes. This is particularly true for residential care homes for youth, in which nearby neighbours often express concerns over the potential for vandalism, frequent uncivil behaviour, noise, and loss of property values. However, information provided by Police and feedback from the focus groups and surveys demonstrate that these concerns are perceptions only. Based on this information and the legal concerns that could arise by differentiating care homes on the basis of the type of resident, no changes are recommended to the current definition of a residential care home.

#### H. Disposition of Residential Care Homes

Concern over the number of residential care homes that have been established on a block or the proximity of other residential care home operations are often expressed. Concerns expressed relate to the cumulative impact these operations have on a residential setting, including increased traffic from passenger and emergency service vehicles, problems with parking on the street, and impact on the character of the neighbourhood.

##### 1. Comparison with Other Municipalities

In regulating care homes, some municipalities have adopted land use regulations that prescribe a separation distance between care home sites. Some municipalities also limit the number of care homes in a neighbourhood or the number of residents under care on a block face. Other municipalities do not prescribe distances between care home sites but do typically address the distribution of care homes in their Official Community Plan or Municipal Development Plan. These policies encourage an equitable distribution of residential care homes or discourage a concentration of them. Table 4 provides details on provisions for separation between residential care homes for other municipalities.

Table 4: Distance Requirements Between Care Homes

Municipality	Zoning Bylaw Regulations
Winnipeg	Care homes with six or less residents must be at least 100 metres from the nearest care home site.
	Care homes with seven or more residents must be at least 300 metres from the nearest care home site.
Toronto	Care homes with more than three residents must be at least 300 metres from the nearest care home site
Ottawa	Care homes with more than three residents must be at least 300 metres from the nearest care home site.
	Two care homes may be permitted within this distance if the total number of residents under care does not exceed ten.
Regina	No more than 30 care home residents shall be allowed on a given block face and no more than two care homes shall be permitted on a given block face.
	No more than 15 care homes shall be permitted in a district (the City of Regina has been divided into 67 different districts).
Edmonton	Has no specific distance requirement between care home sites.
Calgary	Has no specific distance requirement between care home sites.
Vancouver	Has no specific distance requirement between care home sites.
Lethbridge	Has no specific distance requirement between care home sites.
Red Deer	Has no specific distance requirement between care home sites.

While there are examples of municipalities adopting regulations that prescribe separation distances between residential care home sites, your Administration is of the opinion that there would be adverse effects in implementing such regulations in Saskatoon.

Regulations that prescribe separation distances between residential care home sites may have an impact on the availability of affordable care home spaces. In 2003, the Land Branch began predesignating sites for Type II Residential Care Homes in new neighbourhood Concept Plans. To date, this initiative has been successful in terms of providing a more efficient approval process for Type II Residential Care Homes. However, the Community Care Branch has indicated that newer, purpose built care homes typically have vacancy rates around 20 percent. This may be associated with the higher costs for residential care at these locations. Care homes developed in established neighbourhoods, which have often been converted from a one or two-unit dwelling, typically have vacancy rates ranging between 5 and 10 percent, due in part to the lower rates charged. In this respect, restricting certain areas from having a care home may limit the availability of affordable care spaces.

Furthermore, establishing regulations pertinent to separation distances between residential care home sites or limiting the number of residential care homes in a

neighbourhood would create non-conforming situations for some of the 200 plus residential care homes already operating in the city. This could result in some residential care homes not being able to expand and not being able to rebuild, in the event of any substantial damage to the property. In the event that a residential care home became non-conforming and were to be sold, a prospective purchaser may also have difficulties getting financing for a non-conforming use.

In addition, having prescriptive regulations pertinent to separation distances between residential care homes may unnecessarily rule out sites that may function well as a care home, such as a large corner site. In some locations, having multiple Type II Residential Care Homes on a block may have little impact on the neighbourhood. For example, there are several Type II Residential Care Homes located along Preston Avenue. Due to the high traffic volumes inherent in this area (or on any collector or arterial street in general), the impacts of multiple Type II Residential Care Homes are negligible. However, in some cases, having multiple Type II Residential Care Homes on a block would have larger impacts. Examples may include having multiple Type II Residential Care Homes on a cul-de-sac or crescent, where the cumulative impacts of increases in traffic and on-street parking would be more pronounced.

## 2. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes did not comment on this issue.

## 3. Comments from Residential Care Home Operators

The residential care home operators have noted that care homes are often developed in close proximity for administrative and operational efficiency.

## 4. Focus Group and Telephone Survey Results

Some participants in the focus group, comprised of property owners who reside within a 50-metre radius of an approved Type II Residential Care Home, admitted they were initially concerned by the number of residential care homes nearby. However, most noted that their concerns regarding traffic, parking, noise, etc. have been diminished due to the minimal impacts noted. When asked how many residential care homes there should be on one city block, the consensus amongst this group was three, although some noted that one youth care home should be considered the maximum per block.

For the focus group that was made up of participants that do not live near a care home, concerns on this issue appear to be more pronounced. Many participants conveyed some concern about the potential for several residential care homes to establish in a neighbourhood, both in terms of impact on the community and population density.

As noted in this report, staffing of homes also varies depending on the type of home being proposed.

The number of residents under care, as well as staffing requirements, directly relates to the amount of traffic and parking that a residential care home will generate. Since there are variations in number of residents and staffing requirements between Type II Residential Care Homes, as well as consideration that needs to be given to the location of the home, your Administration is of the view that a flexible approach is necessary in the review and approval of Type II Residential Care Homes. Such an approach provides an objective approach to evaluating the location of a proposed residential care home and the cumulative land use impacts, as opposed to a prescriptive evaluation that may arbitrarily rule out sites that may function well as a residential care home simply due to the location of another residential care home.

It is recommended that the policies in the City of Saskatoon Bylaw 8769 (Official Community Plan) for supportive housing (which include residential care homes) be amended to include that residential care homes are to be compatible with the neighbourhood in which they are located and that concentration of these facilities shall be discouraged. It is also recommended that the general regulation for residential care homes contained in Section 5.34 of the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to provide a general regulation that would state that in the review of discretionary use applications for Type II Residential Care Homes, consideration shall be given to the proximity of other Type II Residential Care Homes, location of the residential care home on the block and in the neighbourhood, and the type of street(s) serving the proposed Type II Residential Care Home to ensure that the cumulative land use impacts of such uses would not be inconsistent with the neighbourhood in which the proposed residential care home is to be located.

To minimize the cumulative land use impacts of residential care homes located beside one another in new neighbourhoods, your Administration also recommends that in new neighbourhoods, generally no more than two predesignated sites be allowed to locate adjacent to one another.

#### I. Residential Care Homes – Parking Impacts

Once residential care homes are operational, Administration typically receives few complaints relating to the operation of a residential care home. If complaints are received they are most often related to issues over parking.

The City of Saskatoon's Bylaw 8770 (Zoning Bylaw) current off-street parking requirement for all residential care homes is one space, plus one space for every five residents. For example, a residential care home with ten residents would require three off-street parking spaces.

1. Comparison with Other Municipalities

The following table contains the required off-street parking rates for other Canadian Municipalities.

**Table 5: Off-Street Parking Requirements in other Canadian Municipalities**

Municipality	Residential Care Home Off-Street Parking Requirement
Edmonton	One space per three beds, plus one space per staff
Calgary	One space per three residents
Winnipeg	One space per ten residents plus one space per staff
Kelowna	One space plus one space per three residents, plus one space per staff
Red Deer	.4 spaces per bed
Regina	Two spaces plus one space per staff

Based upon the above examples, the City of Saskatoon's Bylaw 8770 (Zoning Bylaw) current rate is relatively consistent with other municipalities. The current rate does not address the staffing needs for residential care homes as the regulations for other municipalities such as Edmonton, Winnipeg, Kelowna, and Regina have done.

From information gathered from residential care home operators in the City, a residential care home typically has one to four staff members on duty at any given time. The number of staff needed depends upon a variety of factors, including the number of residents under care, the care needs of the residents, the type of residents, and the programs and services provided in the residential care home.

An increase in parking requirements should be considered to accommodate staff of residential care homes. However, any increase in parking requirements needs to be cognizant of the impact increasing parking would have on the site. Particularly, any increase in parking requirements may result in larger driveways and loss of landscaped areas.

2. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes noted that larger sites are desirable to provide site amenities, including parking.

3. Comments from Residential Care Home Operators

The residential care home operators did not have any concerns with parking.

#### 4. Focus Group and Telephone Survey Results

Most of the participants in the focus group session comprised of those that live within a 50-metre radius of a Type II Residential Care Home did not express any major issues with parking, although it was the most common concern brought forward.

For the focus group that was made up of participants that do not live near a care home, participants did express some concern over the availability of parking if a residential care home were to open in their neighbourhood. However, while this concern was noted among participants, it did not appear to be an alarming issue.

From the telephone surveys, respondents who are property owners within a 50-metre radius of a Type II Residential Care Home, 30 percent identify on-street parking as being an issue while 68 percent noted it was no issue at all. Among the respondents from the general public, 76.6 percent identify on-street parking as being a potential issue while 21.5 percent noted it was not perceived as an issue at all. In both groups, on-street parking was the most frequently identified issue in the phone survey.

As with other issues, those participants in both the focus group sessions and telephone survey that live near a care home have less concern than those that do not currently live near a residential care home.

#### 5. Recommendations for Parking Requirements

In order to better manage the parking demand for residential care homes and the corresponding effect on a site's appearance, your Administration recommends that the current off-street parking requirement of one space, plus one space for every five residents be amended to provide for 0.75 spaces per staff member, plus one space per five residents.

Table No. 6 demonstrates the number of required parking spaces under the current and proposed parking rates based upon given staffing and resident scenarios.

**Table No. 6: Off-Street Parking Requirement for Residential Care Homes  
(Current versus Proposed)**

Number of Residents	Number of Staff	Number of Spaces Required	
		Current Rate	Proposed Rate
5	1	2	2
5	2	2	3
10	2	3	4
10	3	3	4
15	3	4	5
15	4	4	6



As shown in the previous table, the number of off-street parking spaces that are required would remain the same for residential care homes with lower staffing needs, but would be increased for residential care homes with higher staffing needs.

In order to have a consistent appearance with residential properties in low-density residential zoning districts, it is also recommended that no more than three off-street parking spaces be permitted in a required front yard. This ensures that residential care home sites will provide suitable landscaping in the required front yard.

The minimum required site width in the City of Saskatoon Bylaw 8770 (Zoning Bylaw) for a Type II Residential Care Home currently ranges from 7.5 metres to 15 metres, and the minimum required site area currently ranges from 225 square metres to 450 square metres between the various residential and institutional zoning districts.

Your Administration recommends amending the City of Saskatoon Bylaw 8770 (Zoning Bylaw) to require a 15 metre minimum site width and a minimum site area of 450 square metres for Type II Residential Care Homes in all residential and institutional zoning districts where a Type II Residential Care Home is a permitted or discretionary use. Requiring a minimum site width and site area requirements of 15 metres and 450 square metres respectively ensures an appropriate site width and site area to accommodate the required on-site parking while maintaining appropriate landscaping.

#### J. Residential Care Homes and Property Value Impacts

Relating to the siting of residential care homes, another comment that is often raised during the consultation process is that residential care homes affect the value of neighbouring properties. This sentiment was clearly expressed during the focus groups and telephone surveys.

##### 1. Comments from Provincial Licensing Agencies

The provincial agencies responsible for licensing care homes did not provide comments on this issue.

##### 2. Comments from Residential Care Home Operators

The residential care home operators did not provide comments on this issue.

##### 3. Focus Group and Telephone Survey Results

Approximately 55 percent of respondents to the telephone survey, who are property owners within a 50-metre radius of a Type II Residential Care Home,

To deal with community opposition to certain forms of development, your Administration is developing a NIMBY strategy. This strategy is intended to develop resources and tools to help overcome community opposition in situations where a development is well designed and suitably located. A NIMBY strategy is not intended to dismiss community concerns; rather it is intended to clarify what elements of opposition should be considered and responded to during the review and approval process. In other words, the strategy is intended to help focus community input on land use impacts versus the end users of the product or 'people zoning'.

## 2. Good Neighbour Agreements

The use of good neighbour agreements has also become more prevalent in many municipalities. A good neighbour agreement is a tool that provides an opportunity for individuals or groups to mutually acknowledge the needs and concerns of each other and document how these needs and concerns will be addressed. The agreement is not legally binding, it is voluntary, and encourages accountability of actions, cooperation, and mutual understanding amongst neighbours. Good neighbour agreements are designed to cover the issues that are important to those involved and may include a wide range of topics.

Many concerns that are typically raised by neighbouring property owners and operators over the potential development of a residential care home may be addressed in a good neighbour agreement. For example, a good neighbour agreement for a residential care home could address issues such as use of off-street and on-street parking, visiting hours to a site, when outdoor activities occur, and contacts and processes to address concerns that may arise. Your Administration will be designing a process for the implementation and use of good neighbour agreements so that this tool may be used when necessary in Saskatoon.

## 3. Providing Information on Proposed Residential Care Homes

Along with the formal consultation process, residential care home owners and operators are encouraged to be pro-active and informally consult with neighbouring properties when looking at potential new locations or expansion of existing operations. It has been the experience of your Administration that operators and organizations, who are pro-active and work to provide information, are often able to alleviate the concerns held by neighbouring residents.

Feedback obtained during the consultation process also indicated that providing more information to nearby property owners, on residential care home proposals, would be beneficial in reducing the level of concerns held by the nearby neighbours. To facilitate this, a frequently asked questions (FAQ) sheet on residential care homes will be prepared and will be distributed with all notices to

nearby property owners, upon receipt of an application for all Type II Residential Care Homes. A presentation to stakeholders will also be prepared that can be delivered at Public Information Meetings that will address known concerns of stakeholders. The FAQ sheet and presentation will provide information based on the research and details covered in this report.

### PROPOSED RECOMMENDATIONS AND ACTIONS

The following is a summary of the recommendations and actions by Administration that are contained in this report:

- No change is recommended to the current maximum of five residents in a Type I Residential Care Home;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to allow, as a permitted use, the keeping of three residential care home residents in each unit of a building that functions as a two-unit dwelling or semi-detached dwelling in the R2, M1, M2, M3, and M4 Districts;
- No change is recommended to the current definition of a residential care home and that the City of Saskatoon Bylaw 8770 (Zoning Bylaw) does not distinguish between the types of residential care homes based on type of resident cared for;
- That the policies contained in City of Saskatoon Bylaw 8769 (Official Community Plan) for supportive housing (which include residential care homes) be amended to include that residential care homes are to be compatible with the neighbourhood in which they are located and that concentration of these facilities shall be discouraged;
- That Section 5.34 of the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to provide that in the review of discretionary use applications for Type II Residential Care Homes, consideration shall be given to the proximity of other Type II Residential Care Homes, location of the residential care home on the block and in the neighbourhood, and the type of street(s) serving the proposed Type II Residential Care Home to ensure that the cumulative land use impacts of such uses would not be inconsistent with the neighbourhood in which the proposed residential care home is to be located;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to clarify the development standards for residential care homes to ensure that the location of other residential care homes, and that the cumulative land use impact of these residential care homes, be considered in the review and approval process;
- That no more than two pre-designated sites be allowed to locate adjacent to one another in new neighbourhoods to minimize the cumulative land use impacts of residential care homes locating beside one another;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) requirement for off-street parking of one space, plus one space for every five residents, be amended to provide for 0.75 spaces per staff member, plus one space per five residents;

- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to ensure that no more than three off-street parking spaces be permitted in a required front yard;
- That the City of Saskatoon Bylaw 8770 (Zoning Bylaw) be amended to require a 15 metre minimum site width and a minimum site area of 450 square metres for Type II Residential Care Homes in all residential and institutional zoning districts where a Type II Residential Care Home is a permitted or discretionary use;
- Develop a NIMBY strategy that will provide resources and tools to help address community opposition in situations where a development is well designed and suitably located. A NIMBY strategy would clarify what elements of opposition should be considered, and responded to, during the approval process, such as valid land use concerns. Such a strategy is also intended to help focus community input on land use impacts versus the end users of the product or 'people zoning';
- Design process for, and implement the use of, good neighbour agreements; and
- Develop a FAQ sheet and presentation that will address known concerns of stakeholders.

Your Administration is of the opinion that the above recommended City of Saskatoon Bylaw 8770 (Zoning Bylaw) amendments and actions by Administration will continue to ensure that Type I and Type II Residential Care Homes are appropriately located and operated throughout the City.

City Council has the option of recommending consideration of all, some, or none of the above recommendations.

### **POLICY IMPLICATIONS**

Amendments to the text of City of Saskatoon Bylaw 8770 (Zoning Bylaw) will be required to incorporate the recommendations noted in this report.

### **FINANCIAL IMPACT**

There is no financial impact.

### **STAKEHOLDER INVOLVEMENT**

Stakeholder involvement has been outlined in the report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

### **PUBLIC NOTICE**

If the proposed recommendations are approved for advertising by City Council, a notice will be

placed in The StarPhoenix once a week for two consecutive weeks. Upon completion of the required notice period, City Council will hold a Public Hearing to consider all written and oral submissions.

Written notification of the Public Hearing will also be provided to all Type I and Type II Residential Care Home Operators in the City, and to the provincial representatives, responsible for licensing residential care homes.

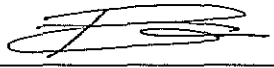
### ATTACHMENTS

1. Summary of Comments and Results from the Consultation Process
2. City of Saskatoon Residential Care Home Statistics by Ward and Neighbourhood
3. Map – 2010 Care Homes
4. Map – Care Home Spaces

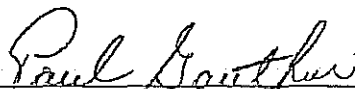
Written by: Matt Grazier, Planner 13  
Planning and Development Branch

Darryl Dawson, Senior Planner II  
Planning and Development Branch


Reviewed by:

  
\_\_\_\_\_  
Randy Grauer, MCIP, Manager  
Planning and Development Branch

Approved by:

  
\_\_\_\_\_  
Paul Gauthier, General Manager  
Community Services Department  
Dated: December 26, 2016

Approved by:

  
\_\_\_\_\_  
Murray Totland, City Manager  
Dated: Dec 3/10

Summary of Input Received from Provincial Licensing Agencies

- 1) What deterrents do the current zoning regulations pose for the operation of residential care homes? What works well with the current regulations? Are there any changes that are needed?

**Ministry of Health – Community Care Branch:**

Larger care home sites are needed. With much of the area devoted to parking, little room is left for amenity space and programming activities. The municipal approval process for care homes is sometimes quite onerous. The notion of pre-designated care home sites has been great for our operators. Permitting administration to approve these applications has greatly increased efficiencies in timeframes. Permitting five residents (as a Type I Residential Care Home) still remains appropriate.

**Saskatoon Health Region - Mental Health and Addiction Services:**

Part of mandate involves the seamless integration of our homes into a neighbourhood. For this reason, we do not license our homes for more than five residents. In this respect, the current zoning method of permitting five residents remains appropriate. Outside of the operator, who resides in the dwelling, there are no additional, non-resident staff members. As a result, we do not believe that our homes have any negative impact on parking or traffic.

**Ministry of Social Services – Family Services and Community Living Division:**

It is often confusing dealing with all the zoning, building code and fire regulations pertinent to care homes. Permitting five residents in a home is an appropriate number. We have several homes that were approved for higher numbers than this, but it is our intention to gradually move closer to five. This contributes to a more home like atmosphere.

- 2) What areas of the City do you see demand for care spaces being the highest?

**Ministry of Health - Personal Care Home Branch:**

The highest demand for residential care homes will continue to be for the more affordable care homes. Newer purpose built care homes in the suburbs will continue to have higher vacancy rates.

**Saskatoon Health Region – Mental Health and Addiction Services:**

Difficulties with financial accessibility and increasing housing prices greatly impact the location of our homes, necessitating operators to located in more affordable neighbourhoods. Our homes do tend to cluster in close proximity to civic services and amenities.

**Ministry of Social Services – Family Services and Community Living Division:**

Transportation and proximity to services are extremely important for our homes. In this respect, core neighbourhoods are ideal. Our facilities tend to concentrate in close proximity to our more institutional facilities, which can make staffing more efficient.

3) **What is the future outlook for residential care homes and what challenges do you anticipate?**

**Personal Care Home Branch:**

We expect an evolution from residential care homes providing "lighter" to "heavier" care as waiting lists for nursing homes continue to grow. Accessibility standards may need to change. Starting a residential care home will always be a major financial commitment and issues over financial accessibility will continue to be a problem. There is a growing trend to "age in place".

**Saskatoon Health Region – Mental Health and Addiction Services:**

The biggest challenge relates to an aging population and not being able to move clients into homes that appropriately meet their needs. Vacancy rates will continue to remain lower than desired, which forces clients into homes which may not be the best fit.

**Ministry of Social Services – Family Services and Community Living Division:**

We expect an evolution from "lighter" to "heavier" care due to long waiting lists for long term facility placements. This will result in our care homes having to bring in more staff. There is a growing trend to "age in place". We have an extreme long wait list for our community living facilities (400 province wide), thus demand will remain strong in the nearby future.

Summary of Consultation Conducted by Inshtrix Research Inc.

The services of the consulting firm Inshtrix Research Inc. were used to develop and facilitate two focus group discussions pertaining to residential care homes. One focus group session included nine individuals, who are assessed property owners living within 50 metres of a Type II Residential Care Home. The other focus group was comprised of 8 individuals from the general public that do not live near a residential care home. Key findings of the focus group are summarized in the following table:

**Table 1: Key Findings from the Focus Groups**

Participants Living within 50 metres of a Type II Care Home	Participants from the General Public (not next to care home)
Majority felt that care homes had a positive impact on the residents and on others living nearby.	Most believed that there would be positive quality of life benefits to the neighbourhood, some individuals appeared to be more cautious. Some believe that communities may not be welcoming to the opening of a residential care home or that concerns over such operations can overshadow potential benefits of such operations.
Parking issues was the most common complaint associated with living next to a care home.	Tended to express slightly higher anxiety in relation to concerns over availability of parking, increased traffic, concentration of facilities, and landscaping and building design.
Those that lived near a youth care home did not express any significant concerns.	Expressed heightened concern to youth care homes, mainly over uncertainty of behaviour of residents.
Expressed that establishment of a residential care home has no impact on property values.	Expressed concern that establishment of a residential care home would impact property values.
Minor concern was expressed over large concrete driveway for parking in front yard and lack of landscaping resulting in the home not blending in with residential setting.	Thoughts surrounding landscaping and building design centred on ensuring that the property adequately blends in with the neighbourhood. Concerns were raised about the care home maintaining appropriate upkeep of the landscaping on the lot.
Consensus was that there should be no more than three residential care homes per block, although some noted that there should be only one youth care home permitted per block.	Many participants conveyed some concern about the potential for several residential care homes to appear in a neighbourhood, both in terms of impact on the community and population density.

Administration and the consultant also developed a questionnaire, based upon the prevalent themes of this review. This questionnaire was used by the consultant to conduct a telephone survey with two different groupings for data collection purposes. The telephone survey was completed by 156 assessed



property owners within a 50 metre radius of a Type II Residential Care Home and by 152 members of the general public. A summary of the findings from the telephone surveys is as follows:

**Table 2: Key Findings from Telephone Surveys**

Participants Living within 50 metres of a Type II Care Home	Participants from the General Public
Of the 156 participants that were contacted that are known to live near a type II Residential Care Home, 20.7% did not know that they lived near a care home.	Respondents were asked about issues perceived with care homes, in terms of number of care homes in the area, landscaping and building maintenance, type of care home, traffic and on-street parking. Of these issues, those identified as having the most concerns were on-street parking (76.6%), traffic (67.1%), Type of care home (61.5%) and the number of care homes in the neighbourhood (59%) landscaping and building maintenance (20.7%). Results of the survey show that those that do not currently live near a residential care home see these issues more as major or moderate issues.
Among the 71 respondents who currently live near a residential care home and have done so since before the home opened, a majority (60.6%) claim they were not at all concerned when the care home opened. An additional 15.5% were not very concerned, while a total of 22.6% admit they were at least somewhat concerned with a residential care home being opened on their block.	
Among the 16 respondents who previously indicated that they were somewhat or very concerned with a residential care home moving into the neighbourhood, 56.3% indicate that their concerns have subsided, while 6.3% indicate that their concerns have somewhat subsided. Only four concerned respondents (25.0%) indicate that their concerns have not subsided. This constitutes an extremely small sample size. However, directionally, this finding is supported by the focus group findings and subsequent questions asked in the telephone study, during which those who live near a residential care home express fewer concerns than those who do not.	
In living next to a care home, the issues that were identified as having the most concerns were on-street parking (30%), traffic (28%), safety of those living near the care home (22%) and landscaping and building maintenance (20.7%). While these issues were of concern, most noted that there concerns were minimal.	

Nearly four in ten (38.7%) believe that having a residential care home in their neighbourhood does not negatively impact property values at all.	45.6% believe that a residential care home will have some negative impact on property values for homes nearby, while another 15.2% believe that they will have a lot of impact on negatively affecting property values (a total of 60.8%).
78.7% of respondents support the current maximum of five persons in a Type I residential care home.	77.8% of respondents support the current maximum of five persons in a Type I residential care home.

City of Saskatoon Residential Care Home Statistics by Ward and Neighbourhood

Ward	Neighbourhood	Youth		Mental Illness		Senior		Cognitive Disability		N'hood Totals			# of OUDs <sup>1</sup>	Care Home to OUD Ratio	# of Dwelling Units <sup>2</sup>	Care Home to Dwelling Unit Ratio	# of Care Spaces <sup>3</sup>	
		Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	All						
1	City Park	1	1							1	1	2	615	1:308	2,793	1:1,397	15	
	North Park	1							3			4	655	1:164	940	1:235	18	
	Mayfair	1								2		3	790	1:263	1,105	1:368	22	
	Sutherland				1					1	1	2	875	1:438	2,357	1:1,179	15	
	Richmond Heights				2						3		5	240	1:40	411	1:69	37
	Kelsey-Woodlawn		1									1	1	290	1:290	374	1:374	6
	<b>Ward Totals</b>										<b>12</b>	<b>6</b>	<b>18</b>					<b>113</b>
2	Caswell Hill				1							1	1,065	1:1,065	1,622	1:1,622	3	
	Riversdale											0	570	NA <sup>4</sup>	800	NA	NA	
	Montgomery				2			2	1			3	670	1:134	895	1:179	32	
	Pleasant Hill	2	1		2							4	665	1:133	1,770	1:354	27	
	Meadowgreen		1		4		1	2	2			7	725	1:73	1,420	1:142	59	
	King George							1				1	625	1:625	755	1:755	12	
	Holiday Park											0	420	NA	740	NA	NA	
<b>Ward Totals</b>										<b>15</b>	<b>7</b>	<b>22</b>					<b>133</b>	
3	Confederation Park				2				3			5	1,650	1:330	2,170	1:434	21	
	Fairhaven				1		1	4	3	1		5	780	1:78	1,650	1:165	64	
	Pacific Heights				4							4	1,170	1:293	1,309	1:327	17	
	Parkridge				2			2				2	1,090	1:273	1,480	1:370	38	
	<b>Ward Totals</b>											<b>16</b>					<b>140</b>	
4	Hampton Village	3						1				3	913	1:228	1,078	1:270	25	
	Dundonald	2			2			1	2			6	1,230	1:176	1,725	1:246	36	
	Westview	2			3		2	1	2			9	830	1:83	995	1:100	45	
	Massey Place				1							1	795	1:795	1,271	1:1,271	4	
	Hudson Bay Park				2		1					3	545	1:182	915	1:305	12	
	Mount Royal				3		3	2	1			7	1,125	1:125	1,876	1:208	56	
	Westmount								2			2	760	1:380	938	1:469	6	
<b>Ward Totals</b>											<b>32</b>	<b>4</b>	<b>36</b>				<b>184</b>	
5	River Heights				3			3	1			4	1,160	1:166	1,710	1:244	50	
	Lawson Heights				1			2	1			2	995	1:249	1,959	1:490	29	
	Silverwood Heights	2			1		3	9				6	2,510	1:167	3,652	1:243	126	
	<b>Ward Totals</b>											<b>12</b>	<b>14</b>	<b>26</b>				<b>205</b>

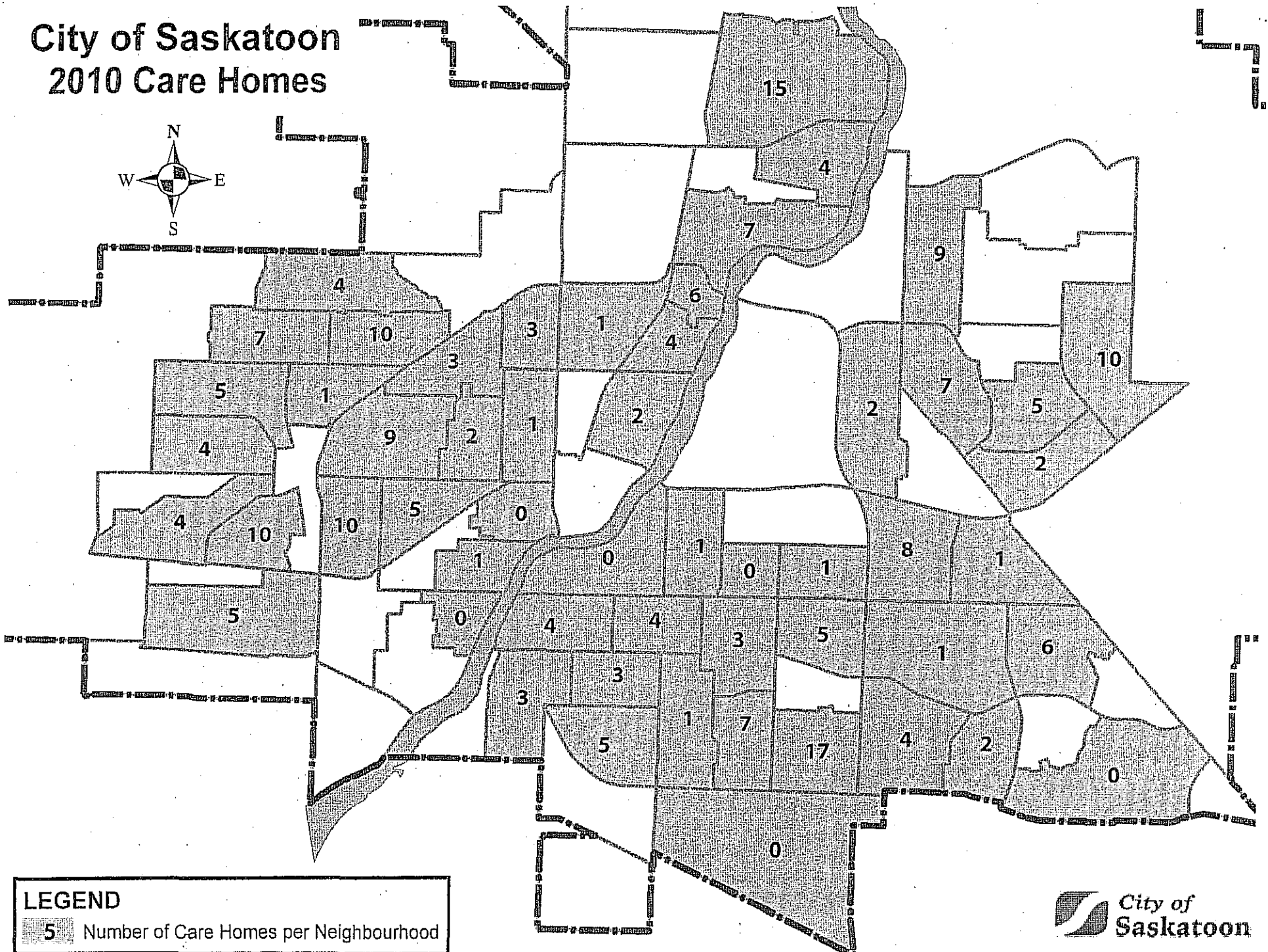
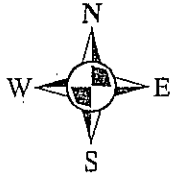
Ward	Neighbourhood	Youth		Mental Illness		Senior		Cognitive Disability		N'hood Totals			# of OUDs	Care Home to OUD Ratio	# of Dwelling Units	Care Home to Dwelling Unit Ratio	# of Care Spaces
		Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	Type I	Type II	All					
6	Nutana											0	1,215	NA	3,430	NA	NA
	Varsity View						1				1	1	595	1 : 595	1,790	1 : 1,790	15
	Grosvenor Park											0	305	NA	748	NA	NA
	Buena Vista			1				2	1	3	1	4	1,045	1 : 261	1,451	1 : 363	21
	Haultain			2			1	1		3	1	4	895	1 : 224	1,294	1 : 324	23
	Holliston			1				2		3		3	865	1 : 288	1,487	1 : 496	9
	<b>Ward Totals</b>									<b>9</b>	<b>3</b>	<b>12</b>					
7	Exhibition			2				1		3		3	705	1 : 235	1,279	1 : 426	15
	Queen Elizabeth	1		2						3		3	685	1 : 228	1,010	1 : 337	15
	Avalon	3		1		1				5		5	1,035	1 : 207	1,365	1 : 273	23
	Adelaide Churchill			1						1		1	1,130	1 : 1,130	1,279	1 : 1,279	3
	Nutana Park			2		1	1	2	1	5	2	7	870	1 : 124	1,031	1 : 147	32
	Eastview	1		5			3	5	3	11	6	17	850	1 : 50	1,459	1 : 86	102
	Stonebridge											0	1,082	NA	1,871	NA	NA
<b>Ward Totals</b>									<b>28</b>	<b>8</b>	<b>36</b>						<b>190</b>
8	Greystone Heights			1						1		1	690	1 : 690	1,028	1 : 1,028	3
	College Park					1	3	4		5	3	8	1,060	1 : 133	2,051	1 : 256	43
	College Park East			1						1		1	1,240	1 : 1,240	1,770	1 : 1,770	5
	Brevoort Park			1				3	1	4	1	5	765	1 : 153	1,442	1 : 288	20
	Briarwood			4			2			4	2	6	965	1 : 161	1,386	1 : 231	45
	<b>Ward Totals</b>									<b>14</b>	<b>6</b>	<b>20</b>					
9	Wildwood			1						1		1	920	1 : 920	3,599	1 : 3,599	3
	Lakeview						1	3		3	1	4	1,600	1 : 400	2,830	1 : 708	19
	Lakeridge			2						2		2	1,200	1 : 600	1,204	1 : 602	8
	Rosewood											0	55	NA	55	NA	NA
	<b>Ward Totals</b>									<b>6</b>	<b>1</b>	<b>7</b>					
10	Silverspring						9				9	9	1,260	1 : 140	1,496	1 : 166	108
	Forest Grove			3			3	1		4	3	7	1,120	1 : 160	2,146	1 : 307	44
	Erindale			2			1	2		4	1	5	1,095	1 : 219	1,410	1 : 282	29
	Arbor Creek			1				1		2		2	1,240	1 : 620	1,468	1 : 734	7
	Willowgrove						10				10	10	1,615	1 : 162	1,889	1 : 189	136
	<b>Ward Totals</b>									<b>10</b>	<b>23</b>	<b>33</b>					

1 & 2: The figures for one-unit dwellings and total dwelling units have been derived from the 2008 City of Saskatoon Neighborhood Profiles, except for the Stonebridge, Willowgrove, Hampton Village and Rosewood Neighbourhoods which are based upon Building Permit figures.

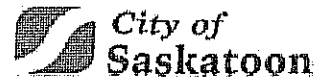
3: Denotes number of care spaces per neighbourhood based upon zoning approval.

4: Denotes not applicable.

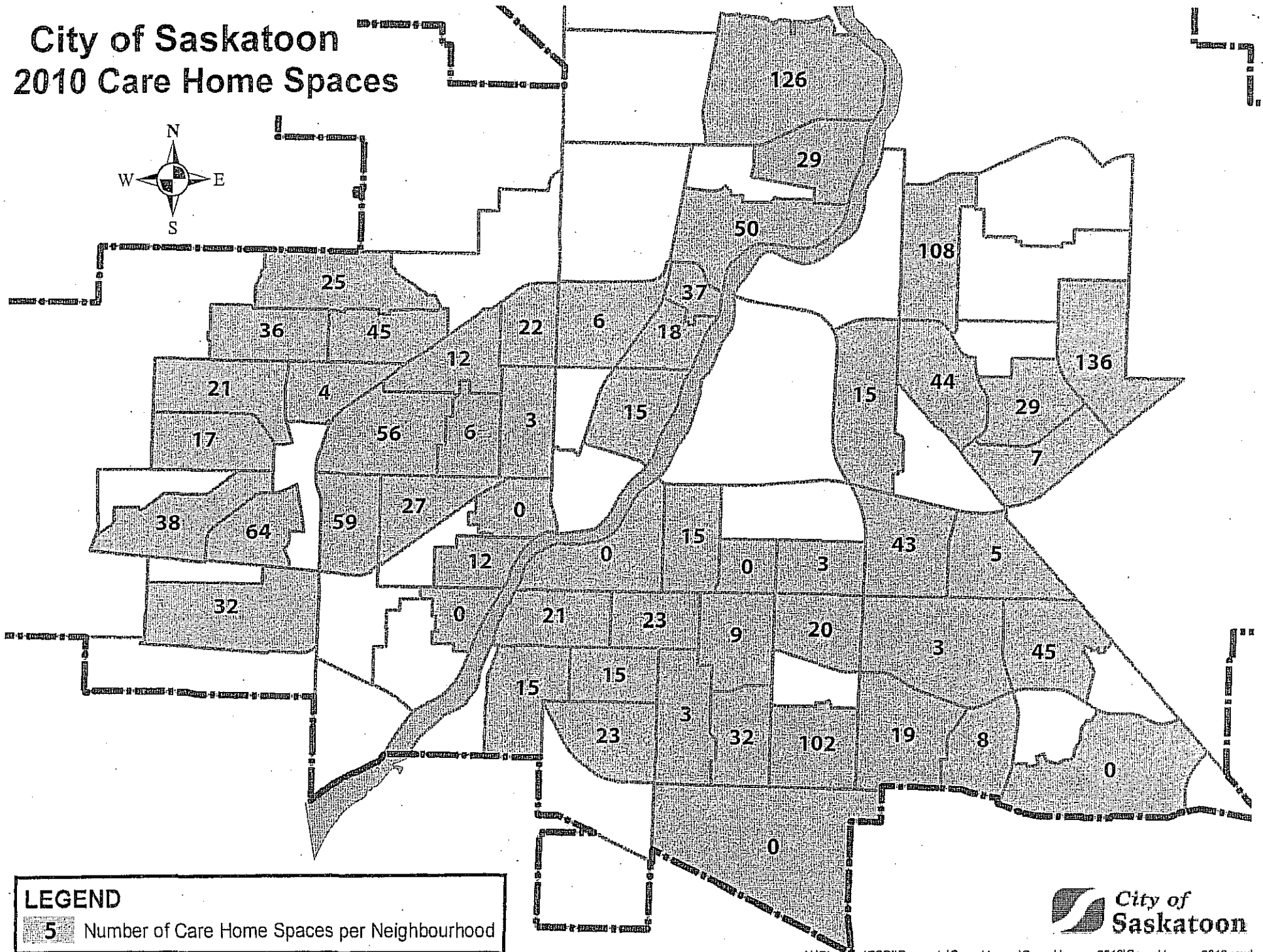
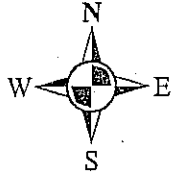
# City of Saskatoon 2010 Care Homes



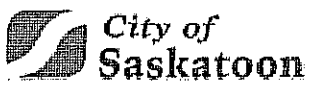
**LEGEND**  
 5 Number of Care Homes per Neighbourhood



# City of Saskatoon 2010 Care Home Spaces



**LEGEND**  
 5 Number of Care Home Spaces per Neighbourhood



*The following information provides a summary on various studies undertaken on the topic of residential care homes and their impacts on neighbouring property values. Results of these studies were summarized in Section J(4) of the Administrative Report, Review of Residential Care Homes (PL 4350 – Z2/10 & PL 1702-09). Links to the noted studies have also been provided.*

### **Residential Care Homes: Property Value Studies**

- a) **Publication:** Policy Guide on Community Residences

**Author:** American Planning Association

**Summary/Synopsis:** Residential Care Homes have no effect on the value of neighbouring properties. More than 50 studies have examined their impact on property values. A variety of methodologies are used and all researchers have discovered that care homes do *not* affect property values of nearby properties. They have no effect on how long it takes to sell a neighbouring property. They have learned that care homes are often the best maintained properties on the block. They have ascertained that care homes function so much like a conventional family that most neighbours within one to two blocks of the home don't even know there is a care home nearby.

**Link:** <http://www.planning.org/policy/guides/adopted/commres.htm>

- b) **Publication:** A Representative Sample of the 50+ Studies on the Impacts of Group Homes and Halfway Houses

**Author:** Daniel Lauber, Planning/Communications

**Summary/Synopsis:** Samples of various studies undertaken on care homes which accommodate a variety of different types of residents, including neglected male youth ages 12 to 18, persons with developmental disabilities, persons with mental illnesses, among others.

No matter which methodology has been used, every study has concluded that group homes not clustered on the same block have no effect on property values, even for the houses next door. Few studies have been conducted recently simply because this issue has been studied so exhaustively and the findings have been so consistent that they generate no negative impacts.

**Link:** [http://www.grouphomelaw.net/bibliography\\_group\\_home\\_impact\\_studies.pdf](http://www.grouphomelaw.net/bibliography_group_home_impact_studies.pdf)

- c) **Publication:** Non-Residential and Residential Social Services: What are the Impacts? A Review of the Literature

**Author:** Daphne Powell, Social Planning Department, City of Vancouver

**Summary/Synopsis:** A review of research undertaken on the real and perceived impacts of a variety of different types of facilities that offer social and health services. Amongst others, the review focused on needle exchange programs, methadone clinics and residential care homes.

On the topic of residential care homes, the report addresses several documents that find that the expressed fears of property value decline, neighbourhood crime increase and quality of life deterioration are largely unjustified and unfounded. 55 of the 56 documents did not show any evidence that the presence of care homes increased crime, lowered property values or increased neighbourhood turnover. One study did find a correlation between property values and adult residential facilities specifically in racially segmented housing markets. Other property value studies and publications are also addressed, which echo similar statements.

**Link:** <http://vancouver.ca/commsvcs/socialplanning/initiatives/snrf/pdf/impacts05powell.pdf>

- d) **Publication:** Towards Inclusive Neighbourhoods

**Author:** Province of British Columbia, Ministry of Public Safety and Solicitor General

**Summary/Synopsis:** Provides details of a property value study conducted for a mental health home in Victoria. The study compared property sales in the vicinity of the care home (termed impact area) and then in an area adjacent to the impact area (controlled area). The research concluded that there was no negative impact on neighbourhood property values resulting from the development of a group home.

**Link:** [http://www.housing.gov.bc.ca/housing/publications/neighbour/p\\_value3.htm](http://www.housing.gov.bc.ca/housing/publications/neighbour/p_value3.htm)





*City of*  
**Saskatoon**  
Office of the City Clerk

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222 - 3rd Avenue North    ph 306•975•3240  
Saskatoon, SK S7K 0J5    fx 306•975•2784

March 21, 2011

City Clerk

Dear City Clerk:

**Re:    Municipal Planning Commission Report for Public Hearing  
      Zoning Bylaw and Official Community Plan Text Amendments  
      Capital Project No. 2167 – Review of Residential Care Homes  
      (File No. CK. 4350-62 and PL. 4350-Z2/10 and PL. 1702-9)**

The Municipal Planning Commission has considered Clause 1, Report No. 1-2011 of the Planning and Operations Committee, which contained a report of the General Manager, Community Services dated November 3, 2010, with respect to proposed Zoning Bylaw and Official Community Plan Text Amendments regarding residential care homes.

The Commission has reviewed the report with the Administration and supports the following recommendations of the Community Services Department:

- 1)     that the proposed amendments to Zoning Bylaw No. 8770, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved; and
- 2)     that the proposed amendments to Official Community Plan Bylaw No. 8769, as outlined in the November 3, 2010 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above recommendations be considered by City Council at the time of the public hearing with respect to the above proposed amendments to the Zoning Bylaw and Official Community Plan.

Yours truly,

A handwritten signature in cursive script that reads "Diane Kanak".

**Diane Kanak, Deputy City Clerk**  
Municipal Planning Commission

dk

THE STARPHOENIX, SATURDAY, MARCH 19, 2011 and

SATURDAY, MARCH 26, 2011



## Official Community Plan Notice

### RIVERSDALE NEIGHBOURHOOD PROPOSED OFFICIAL COMMUNITY PLAN TEXT AMENDMENT - BYLAW NO. 8928

Saskatoon City Council will consider an amendment to the City's Official Community Plan Bylaw (No. 8769). Through proposed Bylaw No. 8928, an amendment relating to residential care homes will be considered.

Bylaw 8928 will amend Section 5.3.2(e) of the City's Official Community Plan (No. 8769) to ensure that residential care homes are compatible with the neighbourhood in which they are located and that the concentration of Type II residential care homes (homes for 6 to 15 persons) is discouraged in low-density residential areas.

**REASON FOR THE AMENDMENT** – The purpose of the amendment is to clarify policy on the development and location of residential care homes in the City of Saskatoon.

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, April 4, 2011 at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by **10:00 a.m. on Monday, April 4, 2011** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

**INFORMATION** - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

**Community Services Department  
Planning and Development Branch  
City Hall, 222- 3rd Avenue North  
Saskatoon, SK  
8:00 a.m. – 5:00 p.m.  
Monday to Friday (except holidays)  
Phone: 975-7889 (Matt Grazier)**

39)

## BYLAW NO. 8929

### The Zoning Amendment Bylaw, 2011 (No. 10)

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 10).

#### Purpose

2. The purpose of this Bylaw is to make certain amendments to the regulations contained in the Zoning Bylaw governing residential care homes.

#### Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

#### Section 5.34 Amended

4. Section 5.34 is amended by adding the following:

“(8) Notwithstanding the provisions of Section 6.3, for Type I and Type II Residential Care Homes located on sites within the R districts, no more than three off-site parking spaces may be located in a required front yard.

(9) In the review of discretionary use applications for Type II Residential Care Homes, consideration shall be given to the proximity of the proposed residential care home to other Type II Residential Care Homes and the location of the care home on the block and in the neighbourhood, and the street classification to ensure that the cumulative land use impacts of the proposed care home will not be inconsistent with the neighbourhood in which the proposed care home is to be located.”

#### Clause 6.3.1(4) Amended

5. The chart contained in Clause 6.3.1(4) is amended by striking out “1 space” where it first appears under the heading “Residential care homes” and substituting “0.75 spaces per staff member”.

**Clause 6.3.2(4) Amended**

6. The chart contained in Clause 6.3.2(4) is amended by striking out “1 space” where it first appears under the heading “Residential care homes” and substituting “0.75 spaces per staff member”.

**Clause 6.3.6(3) Amended**

7. The chart contained in Clause 6.3.6(3) is amended by striking out “1 space” where it first appears under the heading “Residential care homes” and substituting “0.75 spaces per staff member”.

**Subsection 8.2.3 Amended**

8. The chart contained in Subsection 8.2.3 is amended:
- (a) by striking out “12<sub>2</sub>” under the site width column in Clause (3) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “360<sub>3</sub>” under the site area column in Clause (3) “Residential care homes – Type II” and substituting “450”.

**Subsection 8.3.3 Amended**

9. The chart contained in Subsection 8.3.3 is amended:
- (a) by striking out “7.5” under the site width column in Clause (3) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “225” under the site area column in Clause (3) “Residential care homes – Type II” and substituting “450”.

**Subsection 8.4.2 Amended**

10. The chart contained in Subsection 8.4.2 is amended by adding the following after Clause (6) and renumbering the subsequent clauses accordingly:

“

(7) Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-
---	---	---	---	---	---	---	---	---

”

**Subsection 8.4.3 Amended**

11. The chart contained in Subsection 8.4.3 is amended:
- (a) by striking out “12” under the site width column in Clause (3) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “225” under the site area column in Clause (3) “Residential care homes – Type II” and substituting “450”.

**Subsection 8.5.3 Amended**

12. The chart contained in Subsection 8.5.3 is amended:
- (a) by striking out “12” under the site width column in Clause (3) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “225” under the site area column in Clause (3) “Residential care homes – Type II” and substituting “450”.

**Subsection 8.7.3 Amended**

13. The chart contained in Subsection 8.7.3 is amended:
- (a) by striking out “12” under the site width column in Clause (3) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “360” under the site area column in Clause (3) “Residential care homes – Type II” and substituting “450”.

**Subsection 8.8.3 Amended**

14. The chart contained in Subsection 8.8.3 is amended:
- (a) by striking out “6” under the site width column in Clause (2) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “180” under the site area column in Clause (2) “Residential care homes – Type II” and substituting “450”.

**Subsection 8.9.3 Amended**

15. The chart contained in Subsection 8.9.3 is amended:
- (a) by striking out “6” under the site width column in Clause (2) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “180” under the site area column in Clause (2) “Residential care homes – Type II” and substituting “450”.

**Subsection 8.10.3 Amended**

16. The chart contained in Subsection 8.10.3 is amended:
- (a) by striking out “7.5” under the site width column in Clause (12) “Residential care homes – Type II” and substituting “15”; and
  - (b) by striking out “225” under the site area column in Clause (12) “Residential care homes – Type II” and substituting “450”.

**Subsection 9.1.2 Amended**

17. The chart contained in Subsection 9.1.2 is amended:
- (a) by striking out “and II” in Clause (12) “Residential care homes”;
  - (b) by adding the following after Clause (12) and renumbering the subsequent clauses accordingly:

“

(13) Residential care homes – Type II	15	30	450	6	1.5	6	7.5
---------------------------------------	----	----	-----	---	-----	---	-----

”

and,

- (c) by adding the following:

“

(28) Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-
--	---	---	---	---	---	---	---

”



**Subsection 9.4.2 Amended**

18. The chart contained in Subsection 9.4.2 is amended:

- (a) by striking out “and II” in Clause (19) “Residential care homes”;
- (b) by adding the following after Clause (19) and renumbering the subsequent clauses accordingly:

“

(20) Residential care homes – Type II	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
---------------------------------------	----	----	-----	----------------	------------------	----------------	---	---

”

and,

- (c) by adding the following:

“

(61) Keeping of three care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-
---	---	---	---	---	---	---	---	---

”

**Coming Into Force**

19. This Bylaw shall come into force upon approval of Bylaw No. 8928, The Official Community Plan Amendment Bylaw, 2011 (No. 3) by the Minister of Municipal Affairs.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk





## Zoning Notice

### PROPOSED ZONING BYLAW TEXT AMENDMENT - BYLAW NO. 8929

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No. 8929, amendments applicable to residential care homes will be made to ensure that these homes continue to be compatible with the residential neighbourhoods in which they are located.

The proposed amendments to the Zoning Bylaw are as follows:

- In the review of discretionary use applications for Type II residential care homes (homes for 6 to 15 persons), consideration shall be given to the proximity of other Type II residential care homes, location on the block and in the neighbourhood, and the type of street(s) serving the proposed Type II residential care home to ensure that the cumulative land use impacts of such uses would not be inconsistent with the neighbourhood in which the proposed home is to be located;
- That no more than three off-street parking spaces for a residential care home are allowed in a required front yard in residential zoning districts;
- Require off-street parking of 0.75 spaces per staff member, plus one space per five residents;
- Allow, as a permitted use, the keeping of three residential care home residents in each unit of a building that functions as a two-unit dwelling or semi-detached dwelling; and
- Require a 15 metre minimum site width and a minimum site area of 450 square metres for all Type II residential care homes.

**REASON FOR THE AMENDMENT** – The intent of these amendments is to address land use concerns associated with the operation of Type I and Type II residential care homes to ensure that these homes continue to be compatible with the residential neighbourhoods in which they are located.

**PUBLIC HEARING** - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, April 4, 2011 at 6:00 p.m.** in **Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by **10:00 a.m. on Monday, April 4, 2011** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

**Community Services Department  
Planning and Development Branch  
City Hall, 222- 3rd Avenue North  
Saskatoon, SK  
8:00 a.m. – 5:00 p.m.  
Monday to Friday (except holidays)  
Phone: 975-7889 (Matt Grazler)**

3h)

## BYLAW NO. 8930

### The Zoning Amendment Bylaw, 2011 (No. 11)

The Council of The City of Saskatoon enacts:

#### Short Title

1. This Bylaw may be cited as The Zoning Amendment Bylaw, 2011 (No. 11).



#### Purpose

2. The purpose of this Bylaw is to rezone the lands described in the Bylaw from an FUD District to an R1A District and an RMTN District.


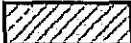
#### Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

#### FUD District to RMTN District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended to rezone the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an RMTN District:
  - (a) Parcel Z and those portions of Parcels A, D and E shown as , in the Plan of Proposed Subdivision of Part of N.W. ¼ Sec. 17 and Part of Parcel A, Plan No. 101317474, N.E. ¼ Sec. 17 – Twp. 36 – Rge. 4 – W.3<sup>rd</sup> Mer., Saskatoon, Saskatchewan by R.A. Webster, S.L.S. dated February 25, 2011 and revised March 18, 2011.

#### FUD District to R1A District

5. The Zoning Map, which forms part of Bylaw No. 8770, is amended to rezone the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an R1A District:
  - (a) Parcels D and E excepting those portions shown as , and Blocks 42, 45, 46 as shown in Plan of Proposed Subdivision of Part of N.W. ¼ Sec. 17 and part of Parcel A, Plan No. 101317474 N.E. ¼ Sec. 17 – Twp. 36 – Rge. 4 – W.3<sup>rd</sup> Mer.

Saskatoon, Saskatchewan by R.A. Webster, S.L.S. dated February 25, 2011 and revised March 18, 2011; and

- (b) Parcel Q, Blocks 49, 50, 51 and 52 as shown in Plan of Proposed Subdivision of Part of N.W. ¼ Sec. 17 – Twp. 36 – Rge. 4 – W.3<sup>rd</sup> Mer. Saskatoon, Saskatchewan by R.A. Webster, S.L.S. dated February 25, 2011 and revised March 18, 2011.

**Coming Into Force**

6. This Bylaw shall come into force on the day of its final passing.

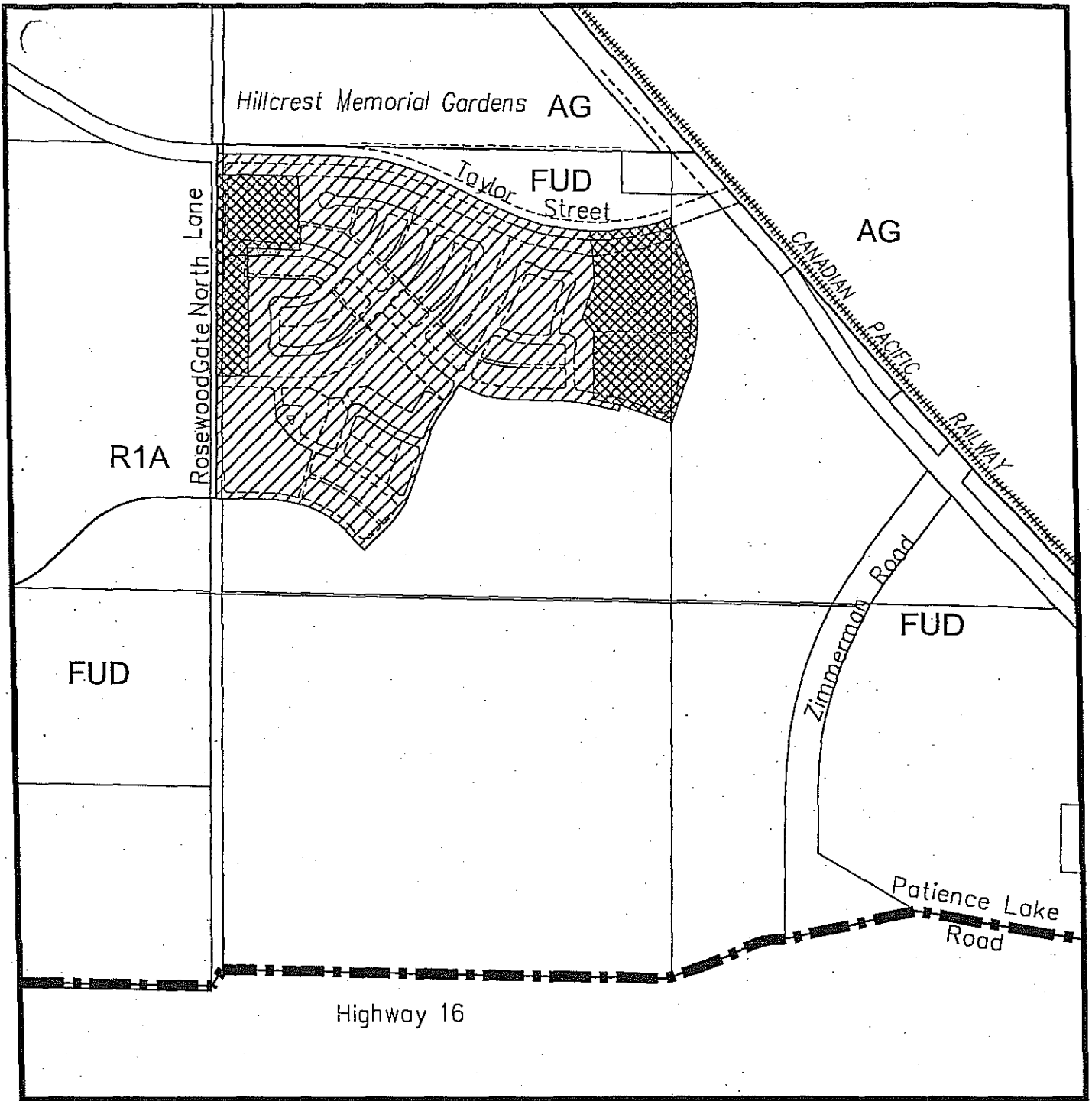
Read a first time this	day of	, 2011.
Read a second time this	day of	, 2011.
Read a third time and passed this	day of	, 2011.

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Mayor

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City Clerk



# REZONING

From FUD to RMTN



From FUD to R1A



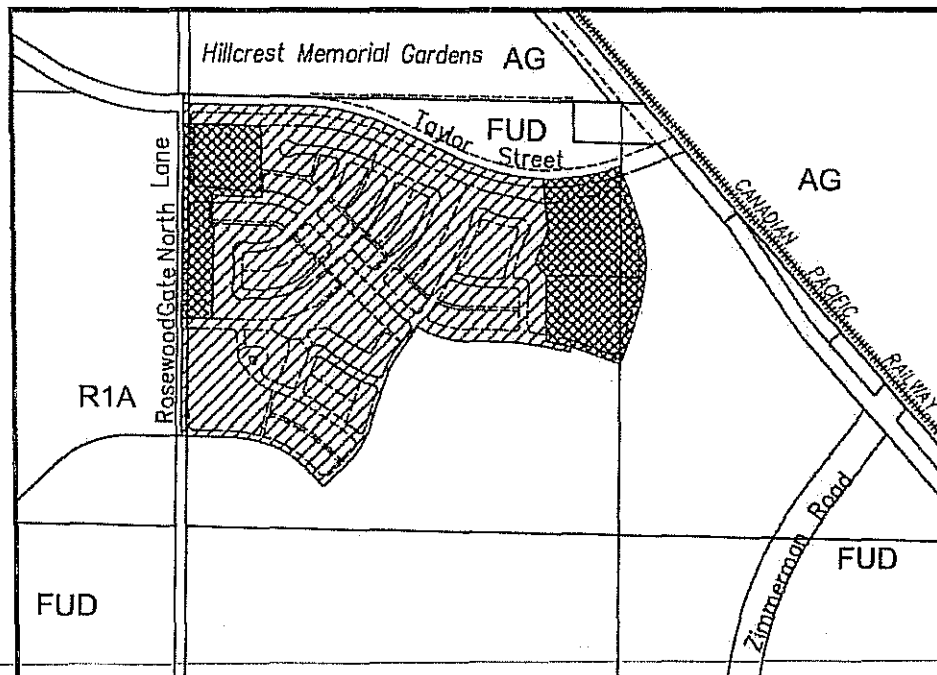
**City of Saskatoon**

Planning & Development Branch


**COMMUNITY SERVICES DEPARTMENT**

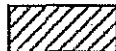
<b>APPLICATION NO.</b> Z16/09	<b>PROPOSAL</b> Proposed Rezoning from FUD to R1A and from FUD to RMTN	<b>EXISTING ZONING</b> FUD
<b>LEGAL DESCRIPTION</b> Parcel Z, Blocks 40-49, Parcel A, Plan No. 101317474 and portion of N.W. ¼ SEC. 17 as shown on Plan of Proposed Subdivision of Part of N.W. ¼ SEC. 17 and part of Parcel A, Plan No. 101317474 N.E. ¼ SEC. 17, TWP. 36, RGE. 4, W. 3rd MER., Saskatoon, Saskatchewan, by R.A. Webster, S.L.S. dated February 25, 2011.		<b>CIVIC ADDRESS</b> N/A
<b>DATE</b> February 22, 2011		<b>NEIGHBOURHOOD</b> Rosewood
<b>APPLICANT</b> Arbutus Meadows Partnership c/o Jeff Drexel Suite G, 136 Cambrai Avenue S.W. Calgary AB T2T 6K2	<b>OWNER</b> Casablanca Holdings Inc. 1529 West 6 <sup>th</sup> Avenue, Unit 204 Vancouver BC V6J 1R1	


**LOCATION PLAN**




**PROPOSED REZONING**

From FUD to RMTN — 

From FUD to R1A — 

 N

 **City of Saskatoon**  
Planning & Development Branch

**A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:**

that a report be forwarded to City Council recommending:

- 1) that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to rezone the lands shown on Attachment 2, from FUD District to R1A District, be approved; and
- 2) that at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposal to rezone the lands shown on Attachment 2, from FUD District to RMTN District, be approved.

**B. PROPOSAL**

The Planning and Development Branch has received an application from Arbutus Meadows Partnership, on behalf of Casablanca Holdings Inc., requesting that the proposed lots as shown on Attachment 2 in the Rosewood neighbourhood, be rezoned from FUD – Future Urban Development to an R1A - One-Unit Residential District and to an RMTN – Townhouse Residential District (see Attachment 2).

**C. REASON FOR PROPOSAL**

The application is intended to accommodate proposed single-family and medium-density residential development, consistent with the Rosewood Neighbourhood Concept Plan.

**D. BACKGROUND INFORMATION**

The original Rosewood Neighbourhood Concept Plan was approved by City Council on May 20, 2008. Arbutus Meadows Partnership, on behalf of Casablanca Holdings Inc., has applied to amend the Neighbourhood Concept Plan as it relates to this subject property. This Neighbourhood Concept Plan amendment will be considered by City Council on March 7, 2011.

This undeveloped area is currently zoned FUD – Future Urban District. It is the intention of this proposal to rezone these lands in accordance with the revised Rosewood Neighbourhood Concept Plan (see Attachment 3).

**E. JUSTIFICATION**

1. Community Services Department Comments

a) Development Review Section

The Development Review Section has examined the proposed rezoning, and it is in compliance with the Rosewood Neighbourhood Concept Plan Amendment, as well as the development standards of the R1A and RMTN Zoning Districts.

b) Future Growth Section

The Future Growth Section has no concerns regarding the application to rezone the first phase of residential development by removing the FUD Zoning District and replacing it with the proposed R1A and RMTN Zoning Districts that are consistent with the Rosewood Neighbourhood Concept Plan Amendment.

In our opinion, additional multi-unit parcels at neighbourhood entry points and along major collector roads would reduce through traffic in the neighbourhood and provide greater transit opportunities.

c) Building Standards Branch

The Building Standards Branch, Community Services Department, has no objection to the proposed Rezoning Application.

2. Comments by Others

a) Infrastructure Services Department

The proposed Zoning Bylaw No. 8770 Amendment is acceptable to the Infrastructure Services Department subject to the following conditions:

1. The developer must adhere to the agreed upon maximum sanitary and storm water discharge rates into the City of Saskatoon's piped and overland systems; and
2. The population density of the development must stay at or below the target density of 42 people per hectare.

b) Transit Services Branch

Transit Services Branch (Transit) has no easement requirements regarding the above referenced property. At present, Transit has no service within 1000 metres. Transit's long term plan is to provide service to the area of Rosewood and may include stops close to the vicinity of this development.

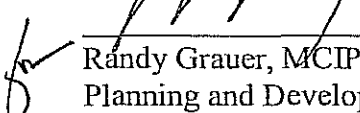
F. COMMUNICATION PLAN

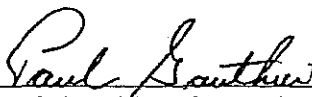
A notice will be placed in The StarPhoenix once a week for two consecutive weeks. Notice boards will also be placed on the site. The property owners affected by this rezoning will also be notified in writing.

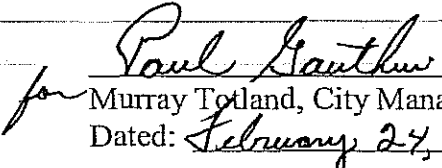
G. ATTACHMENTS

1. Fact Summary Sheet
2. Proposed Rezoning Map
3. Rosewood Neighbourhood Concept Plan Amendment Map
4. Rosewood Neighbourhood Concept Plan (May 20, 2008)

Written by: Shall Lam, Planner 16  
Planning and Development Branch

Reviewed by:   
Randy Grauer, MCIP, Manager  
Planning and Development Branch

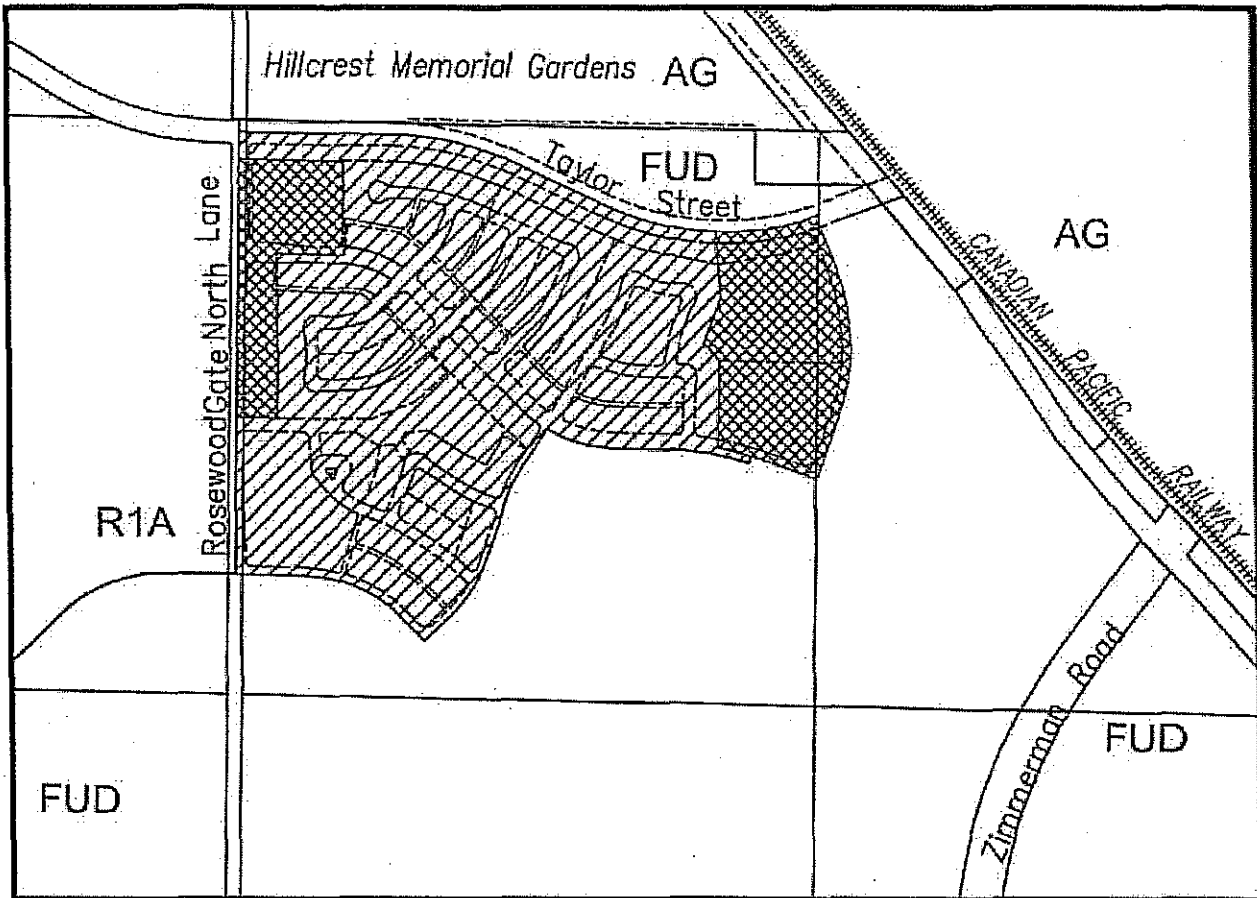
Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: February 23, 2011

Approved by:   
Murray Totland, City Manager  
Dated: February 24, 2011




## FACT SUMMARY SHEET

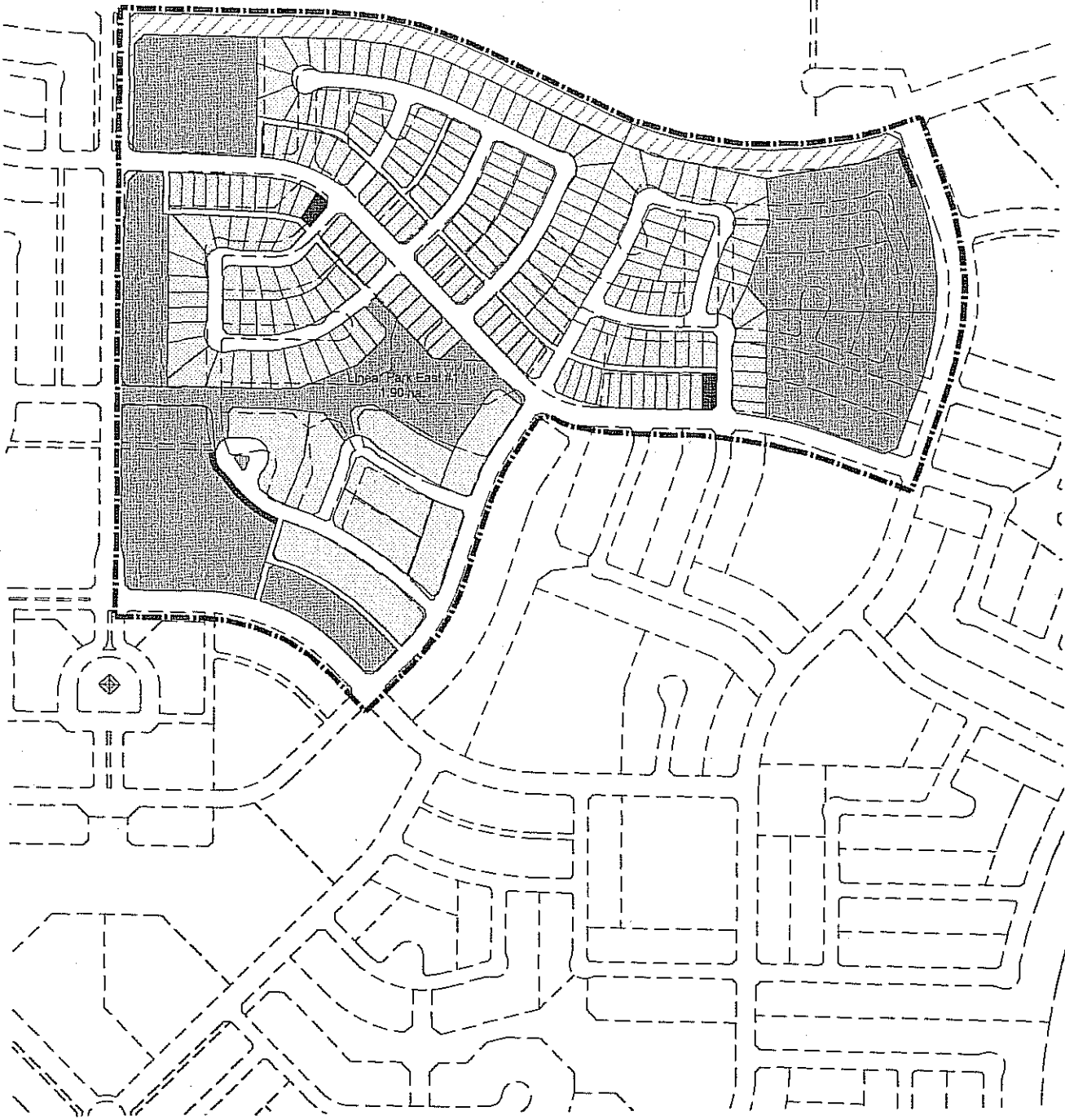
<b>A. Location Facts</b>	
1. Municipal Address	N/A
2. Legal Description	Parcel Z, Blocks 40-49, Parcel A, Plan No. 101317474 and portion of N.W. ¼ SEC. 17 as shown on Plan of Proposed Subdivision of Part of N.W. ¼ SEC. 17 and part of Parcel A, Plan No. 101317474 N.E. ¼ SEC. 17, TWP. 36, RGE. 4, W. 3rd MER., Saskatoon, Saskatchewan, by R.A. Webster, S.L.S. dated February 25, 2011.
3. Neighbourhood	Rosewood Neighbourhood
4. Ward	9
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Vacant
2. Proposed Use of Property	Residential
3. Adjacent Land Uses and Zoning	
North	Residential
South	Residential
East	Residential
West	Residential
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	N/A
6. No. of Off-Street Parking Spaces Provided	N/A
7. Site Frontage	N/A
8. Site Area	N/A
9. Street Classification	N/A
<b>C. Official Community Plan Policy</b>	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	FUD
4. Proposed Zoning District	R1A and RMTN











### PROPOSED REZONING

- From FUD to RMTN — 
- From FUD to R1A — 





LEGEND

-  Single Family (R1A)
-  Multi-Family (RMTN)
-  Municipal Reserve (MR)
-  Residential Care Home (RCH)
-  Perimeter Berm
-  Buffer Strip
-  Phase 1 Boundary  
(Phase 1 based on Revised Concept Plan)
-  Original Neighbourhood Concept Plan  
submitted by Boychuk Investments Ltd.



Land Use Concept Plan  
 The Meadows at Rosewood  
 Arbutus Meadows Partnership

Prepared  
 for:



DRAWN BY: JH  
 CHECKED BY: DC  
 SCALE: 1:2000  
 PROJECT #: 113154423

October, 2010  
 Revised—February, 2011





*City of*  
**Saskatoon**  
Office of the City Clerk

---

222 - 3rd Avenue North ph 306•975•3240  
Saskatoon, SK S7K 0J5 fx 306•975•2784

March 22, 2011

City Clerk

Dear City Clerk:

**Re: Municipal Planning Commission Report for Public Hearing  
Proposed Rezoning from FUD to R1A and from FUD to RMTN  
Parcel Z, Blocks 40-49, Parcel A, Plan No. 101317474 and portion of  
N.W. ¼ SEC. 17 as shown on Plan of Proposed Subdivision of Part of  
N.W. ¼ SEC. 17 and part of Parcel A, Plan No. 101317474 N.E. ¼ SEC. 17,  
TWP. 36, RGE. 4, W. 3rd MER., Saskatoon, Saskatchewan,  
by R.A. Webster, S.L.S. dated February 25, 2011.  
Rosewood Neighbourhood  
Applicant: Arbutus Meadows Partnership  
(File No. CK. 4351-011-04)**

The Municipal Planning Commission has considered a report of the General Manager, Community Services Department dated February 22, 2011 with respect to the above application.

The Commission has reviewed the application with the Administration and is supporting the following recommendations of the Community Services Department:

- 1) that the proposal to rezone the lands shown on Attachment 2 of the February 22, 2011 report of the General Manager, Community Services Department from FUD District to R1A District, be approved; and
- 2) that the proposal to rezone the lands shown on Attachment 2 of the February 22, 2011 report of the General Manager, Community Services Department from FUD District to RMTN District, be approved.

The Commission respectfully requests that the above recommendations be considered by City Council at the time of the public hearing with respect to the above matter.

Yours truly,

**Diane Kanak, Deputy City Clerk**  
Municipal Planning Commission

:dk



## Zoning Notice

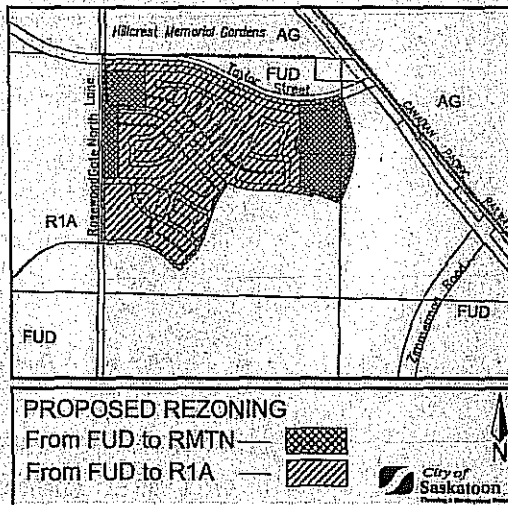
### ROSEWOOD NEIGHBOURHOOD

#### PROPOSED ZONING BYLAW AMENDMENT - BYLAW NO. 8930

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No.8770). Through Bylaw No. 8930, the properties in the Rosewood Neighbourhood as shown in the map below will be rezoned from FUD District to R1A and RMTN Districts.

**LEGAL DESCRIPTION** – Parcel Z, Blocks 40-49, Parcel A, Plan No. 101317474 and portion of N.W. ¼ SEC. 17 as shown on Plan of Proposed Subdivision of Part of N.W. ¼ SEC. 17 and part of Parcel A, Plan No. 101317474 N.E. ¼ SEC. 17, TWP. 36, RGE. 4, W. 3rd MER., Saskatoon, Saskatchewan, by R.A. Webster, S.L.S. dated February 25, 2011.

**CIVIC ADDRESS** – refer to map.



**REASON FOR THE AMENDMENT** – The Zoning Bylaw Amendment is necessary to accommodate the proposed residential uses as approved in the Rosewood Neighbourhood Concept Plan.

**PUBLIC HEARING** - City Council will hear all submissions on the proposed amendment and all persons who are present and wish to speak on **Monday, April 4, 2011 at 6:00 p.m. in Council Chambers, City Hall, Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by **10:00 a.m. on Monday, April 4, 2011** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

**INFORMATION** - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

**Community Services Department  
Planning and Development Branch  
City Hall, 222- 3rd Avenue North  
Saskatoon, SK  
8:00 a.m. – 5:00 p.m.  
Monday to Friday (except holidays)  
Phone: 975-7723 (Shall Lam)**

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
of the  
**MUNICIPAL PLANNING COMMISSION**

Composition of Commission

Mr. Kurt Soucy, Chair  
Mr. Leanne DeLong, Vice Chair  
Councillor Bev Dubois  
Ms. Carole Beitel  
Ms. Joy Crawford  
Mr. Laurier Langlois  
Mr. Aditya Garg  
Mr. Al Douma  
Mr. Stan Laba  
Ms. Debbie Marcoux  
Mr. Bruce Waldron  
Ms. Kathy Weber  
Mr. James Yachyshen

1. **Phase IV – Preston Crossing Regional Commercial Area**  
**Block C and D, Plan No. 02SA08290**  
**Block F, G, J, and M, Plan No. 101850825**  
**Block N and P, Plan No. 101991427**  
**1714 Preston Crossing, University of Saskatchewan Management Area**  
**Applicant: Harvard Developments Inc.**  
**(File No. CK. 4125-11)**

**RECOMMENDATIONS:** 1) that the Concept Plan for proposed Phase IV of Preston Crossing Regional Commercial Area, and the expansion of the existing large format retail store (Wal-Mart) in Phase II of Preston Crossing Regional Commercial Area, as outlined in Attachment No. 2 to the February 17, 2011 report of the General Manager, Community Services Department, be approved, subject to the following conditions:

- a) The development conforming to all requirements of the Direct Control District 3 regulations;
- b) The review and approval by the Infrastructure Services Department of necessary infrastructure upgrades that are required to ensure acceptable levels of service and traffic flow based on the increased traffic generated and that the necessary modifications and upgrades be charged, in their entirety, to the developer;
- c) The original Development Agreement with the University of Saskatchewan for the Preston Crossing Regional Commercial Area being amended to include the required additional infrastructure upgrades;
- d) The review and approval by the Infrastructure Services Department of detailed site plans showing all necessary dimensions indicating the location and grades of access and egress points, intersections, turn bays, and driveways with the overall site design grades matching the existing grades for Preston Avenue;
- e) The review and approval by the Infrastructure Services Department of design plans (stamped by a licensed engineering consultant) for all necessary water mains, sanitary and storm sewer mains, and lift stations, both on and off-site;
- f) The containment of all storm water within the property, drained directly into the storm sewer mains;
- g) The provision of loading access and truck routing plan to the satisfaction of the Infrastructure Services Department;



- h) The required off-site service levies being calculated to include the Phase IV development area;
  - i) The approval of final landscaping, lighting, and pedestrian access details to the satisfaction of the Community Services Department, including suitable boulevard landscaping and maintenance where required;
  - j) All remaining commitments and conditions from the Phase I, II, and III approvals that are outstanding being fulfilled to the satisfaction of the Infrastructure Services Department and Community Services Department; and
  - k) Ministerial approval of the amendment to the Official Community Plan Bylaw No. 8769, to redesignate the portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "Special Use Area" to "Direct Control District 3"; and
- 2) that the General Manager, Community Services Department, be authorized to issue Development Permits which are in substantial conformance with the approved Phase IV Concept Plan and expansion of the existing large format anchor store (Wal-Mart) in Phase II, subject to the conditions outlined in Recommendation No. 1 above.

Attached is a report of the General Manager, Community Services Department dated February 17, 2011, regarding Phase IV of Preston Crossing Regional Commercial Area and the expansion of the existing large-format retail store in Phase II of Preston Crossing Regional Commercial Area.

Your Commission has reviewed the report with the Administration and representatives of the Applicants and Owners. The following is a summary of the issues reviewed:

- Existing traffic flow into Preston Crossing and within the area where Rona and Wal-Mart are located and the need for better signage to direct traffic appropriately within those areas—The applicant will be looking into this issue.
- Proposed traffic patterns for the new phase of development with the addition of the north access point.
- Provision for appropriate truck routes, bike paths and pedestrian traffic.
- Wheelchair accessibility issues for those crossing Preston Avenue to access stores on both sides of Preston Crossing.
- No changes or additions are proposed for the transit stops.
- Parking provisions -- 3,200 parking spots were required for the entire Preston Crossing development, with 3,400 parking spots being provided to allow for future parking requirements, including this proposal.
- There was discussion of the permitted and prohibited uses under the DCD3, with the main focus to bring regional uses to the city, including large format anchor stores with some accessory uses.
- With respect to the potential for another expansion in Preston Crossing, it was confirmed that some land remains but the applicants would have to go through a similar process as was required with this phase and there would have to be substantial review to ensure that it would work.

Following review of this matter, your Commission is supporting the above recommendations of the Community Services Department.

Respectfully submitted,

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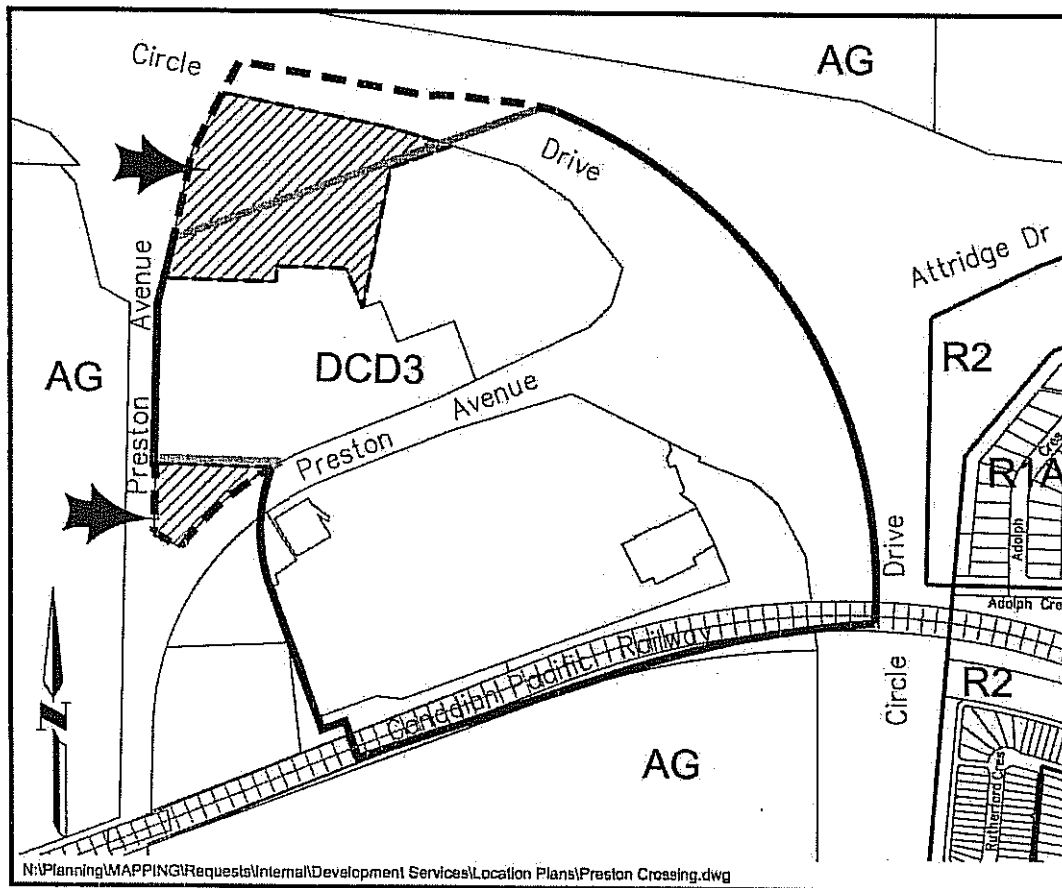
Mr. Kurt Soucy, Chair

**REVISED REPORT**

**COMMUNITY SERVICES DEPARTMENT**

<b>APPLICATION NO.</b> PL 4005	<b>PROPOSAL</b> Phase IV – Preston Crossing Regional Commercial Area	<b>EXISTING ZONING</b> DCD3
<b>LEGAL DESCRIPTION</b> Block C and D, Plan No. 02SA08290 Block F, G, J, and M, Plan No. 101850825 Block N and P, Plan No. 101991427		<b>CIVIC ADDRESS</b> 1714 Preston Crossing
		<b>NEIGHBOURHOOD</b> University of Saskatchewan, Management Area
<b>DATE</b> February 17, 2011	<b>APPLICANT</b> Harvard Developments Inc. 2000 - 1874 Scarth Street Regina SK S4P 4B3	<b>OWNER</b> University of Saskatchewan Saskatoon SK S7N 5A2

**LOCATION PLAN:**



**A. COMMUNITY SERVICES DEPARTMENT RECOMMENDATION:**

that a report be forwarded to City Council recommending:

- 1) that the Concept Plan for proposed Phase IV of Preston Crossing Regional Commercial Area, and the expansion of the existing large format retail store (WalMart) in Phase II of Preston Crossing Regional Commercial Area, as outlined in Attachment No. 2, be approved, subject to the following conditions:
  - a) The development conforming to all requirements of the Direct Control District 3 regulations;
  - b) The review and approval by the Infrastructure Services Department of necessary infrastructure upgrades that are required to ensure acceptable levels of service and traffic flow based on the increased traffic generated and that the necessary modifications and upgrades be charged, in their entirety, to the developer;
  - c) The original Development Agreement with the University of Saskatchewan for the Preston Crossing Regional Commercial Area being amended to include the required additional infrastructure upgrades;
  - d) The review and approval by the Infrastructure Services Department of detailed site plans showing all necessary dimensions indicating the location and grades of access and egress points, intersections, turn bays, and driveways with the overall site design grades matching the existing grades for Preston Avenue;
  - e) The review and approval by the Infrastructure Services Department of design plans (stamped by a licensed engineering consultant) for all necessary water mains, sanitary and storm sewer mains, and lift stations, both on and off-site;
  - f) The containment of all storm water within the property, drained directly into the storm sewer mains;
  - g) The provision of loading access and truck routing plan to the satisfaction of the Infrastructure Services Department;
  - h) The required off-site service levies being calculated to include the Phase IV development area;
  - i) The approval of final landscaping, lighting, and pedestrian access details to the satisfaction of the Community Services Department, including

suitable boulevard landscaping and maintenance where required;

- j) All remaining commitments and conditions from the Phase I, II, and III approvals that are outstanding being fulfilled to the satisfaction of the Infrastructure Services Department and Community Services Department; and
  - k) Ministerial approval of the amendment to the Official Community Plan Bylaw No. 8769, to redesignate the portion of Block P, Plan No. 101991427 and Block M, Plan No. 101850825 from "Special Use Area" to "Direct Control District 3".
- 2) that the General Manager, Community Services Department, be authorized to issue Development Permits which are in substantial conformance with the approved Phase IV Concept Plan and expansion of the existing large format anchor store (WalMart) in Phase II, subject to the conditions outlined in Recommendation No. 1 above.

**B. PROPOSAL**

The Planning and Development Branch has received an application from Harvard Developments Inc. on behalf of the University of Saskatchewan to establish Phase IV of the Preston Crossing Regional Commercial Area and provide for the expansion of the existing large format retail store (WalMart) approved in Phase II of the development. This property is located at the intersection of Preston Avenue North and Circle Drive (refer to the Location Plan) and is being leased by Harvard Developments Inc. from the University of Saskatchewan.

The development area of proposed Phase IV is 3.7 hectares. The proposal also includes a 0.6 hectare parcel to be added to the existing Phase II for future parking. The additional area added would increase the overall area for development for Preston Crossing Regional Commercial Area from 19 hectares to 23.31 hectares.

The proposed Phase IV development includes an "Associate Large Format Retail Store" with an area of approximately 4,645 square metres and a commercial rental unit (CRU) with an area of approximately 3,680 square metres. The proposed "Associate Large Format Retail Store" is intended to serve the outdoor sporting goods retail market while tenants and number of units for the CRU are not determined at this time. The proposed future expansion to the existing "Large Format Anchor Store" (WalMart) in Phase II of the development will be approximately 3,074 square metres (refer to Attachment No. 2).

This property is designated as a Direct Control District (DCD) in the Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 and is regulated by the DCD3 provisions contained within Section 13.3 of the Zoning Bylaw No. 8770.

**C. BACKGROUND INFORMATION**

On October 16, 2000, City Council passed Bylaw No. 7972 [The Development Plan Amendment Bylaw, 2000 (No. 10)] to create the Direct Control District 3 (DCD3) Development Guidelines for Preston Crossing. The main objective of the DCD3 is to accommodate large format retail stores and accessory uses in the vicinity of Circle Drive and Preston Avenue North, on property owned by the University of Saskatchewan.

During its July 16, 2001 meeting, City Council approved, in principle, the overall three-phase concept plan for Preston Crossing. These three phases of development have been completed. Phase I consists of development located south of Preston Avenue North and includes a Large Format Anchor Store (Canadian Tire), seven Associate Large Format Stores (IGA Garden Market, Future Shop, Home Outfitters, Michaels, Mark's Work Warehouse, Shopper's Drug Mart, and Pier One Imports), one restaurant (Burger King), and one gas bar and carwash (Co-op). Phase II consists of development located north and south of Preston Avenue North and includes a Large Format Anchor Store (WalMart), two Associate Large Format Stores (Pet Smart and Old Navy), and one restaurant (Chili's Grill and Bar). Phase III located north of Preston Avenue North consists of a Large Format Anchor Store (Rona).

The proposal for Phase IV is an addition to the original three-phase regional retail complex originally contemplated by the University of Saskatchewan and approved, in principle, by City Council in 2001.

In accordance with Section 6.2.1c) of the Official Community Plan Bylaw No. 8769, City Council approval of the development of land or buildings in the DCD3 will be required.

**D. JUSTIFICATION**

1. Community Services Department Comments

a) Official Community Plan Bylaw No. 8769

Section 6.2 of the Official Community Plan Bylaw No. 8769 provides the policy framework for Regional Commercial Areas:

“6.2.1 a) Regional commercial areas provide space for large format or “big box” retail stores which serve a city-wide and regional market population. The land area allocated for Regional Commercial use shall be determined by:

- i) the needs of the City of Saskatoon and surrounding regional population;
- ii) the supply and demand for retail and commercial space on a City-wide basis; and
- iii) the potential effect on the viability of the Downtown and other established commercial areas.

6.2.1 b) The site area, location and distribution of Regional Commercial Areas shall be regulated by the following principles:

- i) Regional Commercial Areas shall be located on or adjacent to a major roadway that connects to the provincial highway system;
- ii) The number of such areas permitted shall be related to the need for the particular mix of services and to the potential influence or effect upon the function of the Downtown and other established commercial areas; and
- iii) Compatibility with surrounding uses of land.

6.2.1 c) Each Regional Commercial Area shall be individually designed for local conditions. Individual project design, land use, phasing and related servicing will be regulated through a Direct Control District (DCD).

Direct Control Districts are designed pursuant to Section 63 of *The Planning and Development Act, 2007*. No use or development of land or buildings is permitted except as directly regulated and controlled by the Council of the City of Saskatoon in accordance with Section 63 to Section 68 of *The Planning and Development Act, 2007*, and the guidelines set out in the Zoning Bylaw.”

It is the opinion within the Community Services Department that this

proposal is consistent with the policies contained within the Official Community Plan Bylaw No. 8769.

b) Retail Impact Assessment

Section 13.3.10(f) of the Zoning Bylaw No. 8770 requires that a retail market impact analysis, which indicates that further development as proposed would not have a significant adverse impact on the City of Saskatoon (City), must be submitted prior to the approval of each of Phase II and Phase III. Consideration for an amendment to the Zoning Bylaw No. 8770 to have Phase IV added to this requirement has been submitted and is dealt with in a separate report.

A Retail Impact Assessment conducted by MXD Development Strategists Ltd. for the proposed commercial developments in Phase IV has been submitted by Harvard Developments Inc.

The Retail Impact Assessment indicates that Preston Crossing will continue to serve the needs of the city and surrounding region, and that the addition of the proposed sporting goods retail store and CRU will have minimal impact on commercial space. The conclusions from the study are included on Attachment No. 3 and summarized as follows:

- For general merchandise stores, supermarkets, grocery stores, restaurant, food, and beverage categories, the impact on competing retailers will be minimal with stabilization/recovery occurring well under six months or less;
- Sales transfers from existing sporting goods retailers could be recovered and stabilized after approximately 2.5 years;
- There is reasonable and feasible demand for the 50,000 square foot outdoor recreation and sporting goods tenant. However, due to the relatively small nature of the sporting goods sector within Saskatoon (a city-wide inventory of just over 245,000 square feet of sporting goods and outdoor recreation retail development), the proposed 50,000 square foot outdoor recreation and sporting goods tenant will represent a noticeable addition to this sector;
- The proposed outdoor recreation and sporting goods tenant anticipates increased market penetration from the secondary trade area that extends 150 kilometres from Saskatoon's boundary, thereby expanding the overall trade area for this category; and
- It is anticipated that the new sporting goods and outdoor recreation retailer could generate between 75 and 100 new jobs.

It is the view of your Administration that the market assessment



demonstrates that the proposed development is a reasonable addition to the Saskatoon regional retail market place and that the proposed development meets the objectives of the DCD3.

c) Compatibility with Adjacent Land Uses

There are no land use conflicts envisaged as a result of the proposed development. All adjacent lands are owned by the University of Saskatchewan, and any plans for development on University lands will account for the location of the regional retail development.

d) Vehicular Access

Primary access to the site is from Preston Avenue. The main access point is the controlled intersection which will permit entry and exit movements in an easterly and westerly direction. An upgraded secondary access point to Preston Crossing is to be provided off of the Preston Avenue exit ramp from Circle Drive off ramp. Modifications to the intersection of the Preston Avenue exit ramp from Circle Drive and Preston Avenue North will also include a signalized all-movement intersection.

e) Parking

The DCD3 regulations, if amended as proposed (which is the subject of a separate report), would require parking at the rate of one space for each 20 square metre of gross floor area for all permitted and accessory uses. The total required parking for Preston Crossing will be 3,258 spaces. The plans indicate that 3,431 spaces will be provided.

f) Pedestrian Circulation

Access to Preston Crossing is provided to pedestrians and cyclists via a regional pathway located along the south side of the Phase I property. This pathway is located on a three metre City easement, and is integrated with the retail site through appropriate landscaping and lighting. The regional pathway is also connected to a pedestrian bridge crossing Circle Drive.

The existing and proposed pedestrian circulation system will provide appropriate access for Phase IV via the controlled intersections. Detailed design will take place during the development permit review process.

g) Water and Sewer Servicing

Phase IV is capable of being serviced within the existing trunk water and sewer network. All costs associated with the servicing of the site are the responsibility of the developer, in accordance with an existing development and servicing agreement between the University of Saskatchewan and the City.

h) Landscaping and Lighting

The developer will be providing landscaping along the perimeter of the property. Landscaping will also be required throughout the property. Detailed design will take place during the development permit review process.

i) Building Design

The DCD3 regulations require that the building designs be complementary to the University of Saskatchewan setting. In this regard, the University of Saskatchewan will be involved in the design review process for this property. Based on the building, landscaping and overall site design implemented in previous phases, the Community Services Department is satisfied that the development will be compatible with the overall University of Saskatchewan setting.

j) Future Growth Section

Phase IV of Preston Crossing will consist of one outdoor sports retailer and a commercial rental unit. In addition, Phase II will see an expansion to the WalMart.

As stated in the Impact Analysis section of the retail study, the addition of the commercial rental unit and the expansion to the WalMart could alter shopping habits in Saskatoon for up to two months, and the introduction of the sports retailer could alter shopping habits up to two years for the outdoor sports retail market.

The proposal is acceptable based on:

- These developments will complete the final phase of the Regional Retail site;
- The sports retailer is a unique store to Saskatoon that fits the characteristics of a regional retail store and has the ability to draw

from a large secondary trade area, similar to other Preston Crossing retail stores;

- The sports retailer offers choice for those on the east side of the city;
- The sports retailer is a new retail outlet rather than a relocation of an existing store in Saskatoon. The store could provide an additional 75 to 100 new jobs in Saskatoon; and
- The customer rental unit could displace businesses from other locations in Saskatoon; however, the market should be able to rebound and fill any vacancies created.

k) Building Standards Branch

The Building Standards Branch has no objection to the proposed development, provided Building Permits are obtained for the proposed construction prior to the start of any construction.

2. Comments by Others

a) Infrastructure Services Department

Infrastructure Services Department has reviewed the Traffic Impact Study and plans provided for the proposed Phase IV development and addition to the WalMart in Phase II for Preston Crossing. The proposed development is acceptable to the Infrastructure Services Department subject to:

- the conditions of approval outlined in the recommendation; and
- that infrastructure upgrades are required to ensure acceptable levels of service and traffic flow based on the increased traffic generated by the development of Phase IV of Preston Crossing, as well as increased traffic associated with the growth in the City's University Heights Sector and future University developments. Infrastructure upgrades include:
  - modifications to the intersection of the Preston Avenue exit ramp from Circle Drive and Preston Avenue North/Attridge Drive and include a signalized all-movement intersection;
  - A properly designed entrance to the Preston Crossing Phase IV development be provided off of the Preston Avenue exit ramp from Circle Drive; and
  - All necessary modifications are to be charged, in their entirety, to the developer.

b) Transit Services Branch (Transit)

The nearest bus stop to the property in question is on Preston Avenue North at the commercial access road intersection. This stop is a distance of 180 metres from the property line. Transit service standards do not specify whether the distance is to be measured with respect to the property line or the building itself. The distance from the bus stop to the proposed commercial building for the sporting goods retailer shown on the Site Plan is 340 metres. Transit service standards relating to this type of development require a bus stop within 150 metres.

Notwithstanding the above, no requests for modifications to Transit service will be entertained as a result of any development associated with this application. It would not be reasonably possible to modify Transit service to achieve the above noted service standards.

**E. ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

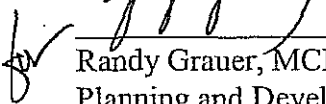
**F. COMMUNICATION PLAN**


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

**G. ATTACHMENTS**

1. Fact Summary Sheet
2. Phase IV Site Plan
3. Retail Impact Assessment Conclusions

Written by: Darryl Dawson, MCIP, Senior Planner II  
Planning and Development Branch

Reviewed by:   
Randy Grauer, MCIP, Manager  
Planning and Development Branch

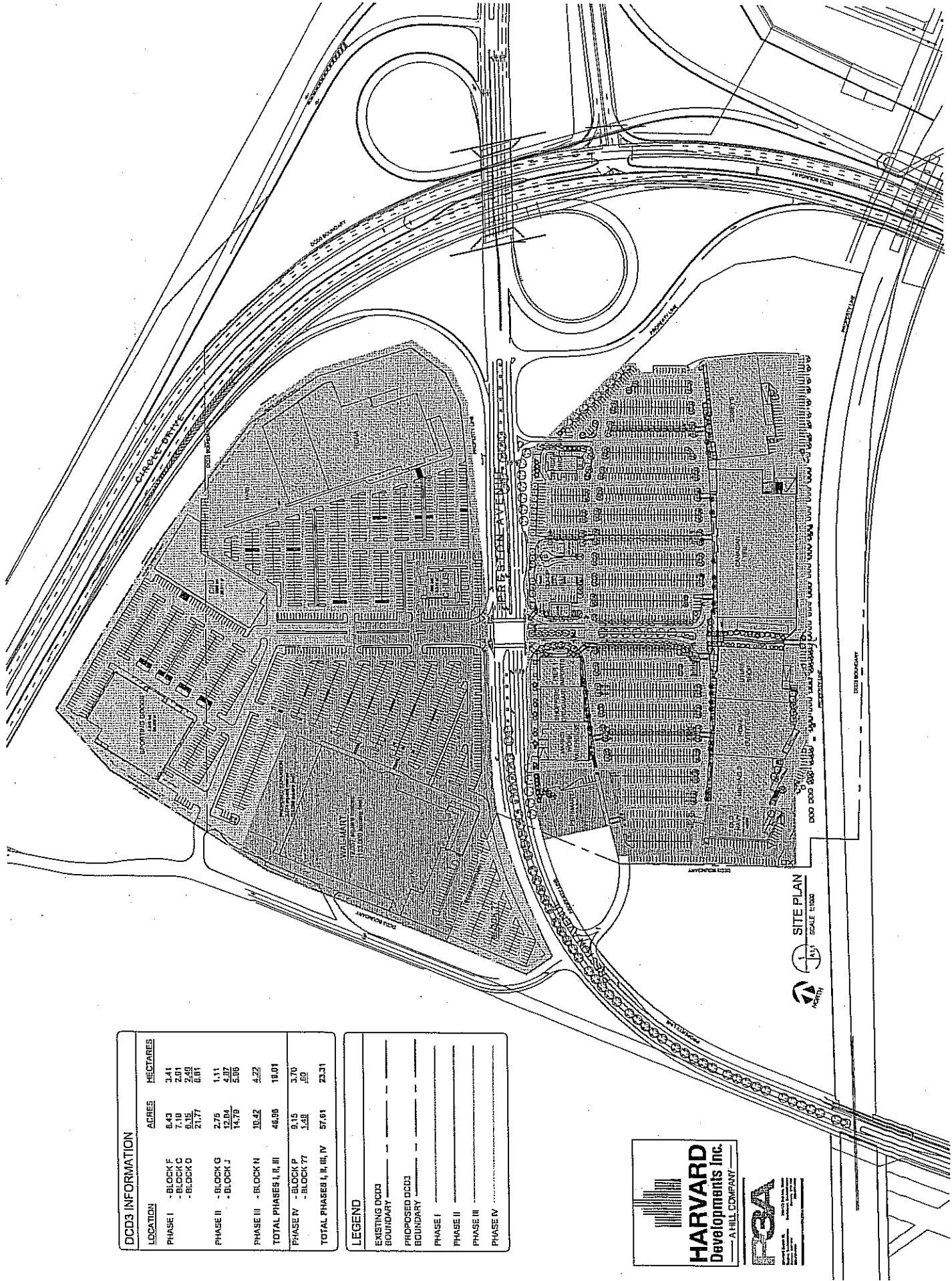
Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: February 25, 2011

Phase IV Proposal  
1714 Preston Crossing  
February 17, 2011

Approved by: *for* Paul Gauthier  
Murray Totland, City Manager  
Dated: February 25, 2011

## ATTACHMENT 1

FACT SUMMARY SHEET	
<b>A. Location Facts</b>	
1. Municipal Address	1714 Preston Crossing
2. Legal Description	Block P, Plan No. 101991427
3. Neighbourhood	University of Saskatchewan Management Area
4. Ward	1
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Vacant
2. Proposed Use of Property	Retail – Regional Commercial Area
3. Adjacent Land Uses and Zoning	
North	Circle Drive - AG
South	Preston Crossing – DCD3
East	Preston Crossing - AG
West	University - AG
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	570 (for Phase IV and WalMart expansion) (Total of 3,258 for Preston Crossing)
6. No. of Off-Street Parking Spaces Provided	679 (for Phase IV and WalMart expansion) (Total of 3,431 for Preston Crossing)
7. Site Frontage	N/A
8. Site Area	3.7 hectares (Phase IV) 23.31 hectares (Preston Crossing)
9. Street Classification	Circle Drive East – Expressway Preston Ave N – Major Arterial Controlled Access
<b>C. Official Community Plan Policy</b>	
1. Existing Official Community Plan Designation	Special Use Area
2. Proposed Official Community Plan Designation	Direct Control District 3
3. Existing Zoning District	AG
4. Proposed Zoning District	DCD3



DCD3 INFORMATION		
LOCATION	ACRES	HECTARES
PHASE I - BLOCK F	8.43	3.41
- BLOCK C	7.19	2.91
- BLOCK O	5.15	2.09
	21.77	8.61
PHASE II - BLOCK G	2.75	1.11
- BLOCK J	12.24	4.97
	14.99	5.98
PHASE III - BLOCK N	10.42	4.22
TOTAL PHASES I, II, III	48.99	19.01
PHASE IV - BLOCK P	9.15	3.70
- BLOCK T	3.49	1.39
TOTAL PHASES I, II, III, IV	57.61	23.31

LEGEND	
EXISTING DCD3 BOUNDARY	---
PROPOSED DCD3 BOUNDARY	---
PHASE I	---
PHASE II	---
PHASE III	---
PHASE IV	---

**HARVARD**  
Developments Inc.  
— A HILL COMPANY

**PBA**  
Professional Business Architects

**SITE PLAN**  
SCALE 1:1000

## 4.0 Retail Market Capture Impact Analysis

### 4.12 RETAIL IMPACT CONCLUSIONS

This retail impact assessment examined in detail the existing competitive retail infrastructure in the City of Saskatoon as it relates to the following categories:

*Sporting Goods & Outdoor Recreation;  
General Merchandise Stores;  
Supermarkets & Grocery Stores; and  
Restaurants and Food & Beverage .*

For the latter three categories, the market capture rates are all projected to be below 2% based on current inventory numbers supplied by the City of Saskatoon. These low capture rates suggest that the impact on competing retailers in the General Merchandise, Supermarket and Food & Beverage categories within the trade area will be minimal, with stabilization/recovery occurring in well under one half year or less.

Specifically, with strong growth rates in the General Merchandise sector, retail sales will recover for the trade area in less than one month, while Grocery and Food & Beverage will recover within one to two months depending on their respective growth rates expected once construction is complete.

The low market share of the Grocery, General Merchandise and Restaurant categories are clear indications that their impact on surrounding retailers would be minimal, particularly since each of these types of tenants are considered to have smaller trade areas from which the majority of their business is sourced.

With current retail sales forecasts for the Sporting Goods & Hobbies sector expected to be approximately 8% per annum over the period 2011 to 2013, the resulting sales transference could realistically be recovered between the 3rd and 4th Quarters 2012, suggesting a period of approximately 2.5 years for retail sales to recover and stabilize after the introduction of the Preston Crossing's Phase 4 outdoor recreation and sporting goods tenant.

When the inventory for Sporting Goods and Hobbies categories was measured against future retail demand for the year end 2010, a residual demand analysis revealed that the current market would be under-supplied by approximately 82,515 sf, thereby illustrating reasonable and feasible demand for the 50,000 sf Cabela's tenant.

For Cabela's, there lies a different situation, due to the relatively small nature of the sporting goods sector within Saskatoon. With a Citywide inventory of just over 245,000 sf, Cabela's 50,000 sf store will represent a noticeable addition to the market, with a capture rate of 10.9% of Sporting Goods Spending. The resulting impact will be felt most by the five (5) local Hunting & Fishing retailers.

In many markets in which Cabela's has located there has undoubtedly been an impact felt by local retailers, particularly those in the Hunting & Fishing and Camping merchandise categories. However, as has been evidenced in other markets, some retailers are prepared to adapt to the addition of Cabela's recognizing that Cabela's is capable of generating a significant amount of new customers for whom a specialized tenant could target.

Although an impact will be felt most on the existing five (5) Specialty Hunting & Fishing retailers totaling 16,054 sf of space in the City, it is important to acknowledge that for these retailers, their current annual retail sales are sourced predominantly from the PTA, whereas for Cabela's, its trade area scope would result in increased STA market penetration, thereby expanding the overall trade area for these categories. This trading pattern has been proven in many markets in which Cabela's has located. Additionally, Cabela's could deepen the existing Trade Area spending thereby inducing new demand in the market.

Beyond the retail sales impact alone, the significance of having a Cabela's entering the Saskatoon Market would also be felt in the employment sector whereby a 50,000 sf Cabela's could generate between 75 and 100 new jobs in the City of Saskatoon, along with its commensurate direct, indirect and induced impacts.



## 4.0 Retail Market Capture Impact Analysis



An indirect benefit of introducing Cabela's to Preston Crossing is this particular tenant's proven ability to attract destination customers (>2 hours drive time) for whom ancillary and adjacent restaurants often benefit.

Even though Cabela's is forecast to capture a larger market share, Cabela's offers a unique destination experience, environment and merchandise selection that is not offered at competitors within the trade area, nor Province.

With forecasted continued growth in the outdoor recreation and sporting goods market according to Statistics Canada, Cabela's will be in a strong position to increase the retail spending, increase employment opportunities, increase employment income and increase the participation level in outdoor activities throughout the City of Saskatoon and its surrounding Communities.

For Canadian Tire and Wal-Mart, both of whom also carry Hunting & Fishing and Camping products, the impact of a Cabela's would be minimal for the following reasons.

Firstly, these two retailers typically cater to a more value conscious and more localized consumer segment for whom the price point is most compatible.

Secondly, each of these retailers is already a tenant within Preston Crossing and therefore in a strong locational position to benefit from the increased customer patronage and foot traffic that a Cabela's is proven to generate.

Finally, because the merchandise depth within each of these stores is relatively small compared to the other merchandise categories they sell (as General Merchandise Stores), any impact would be more easily diluted and absorbed within their overall store general merchandise sales.

A 50,000 sf Cabela's would stimulate, induce and retain greater levels of expenditure than currently exist and while the impact would be most felt on the five (5) local Hunting & Fishing tenants, the overall net benefit in increased new spending and retail sales would be beneficial to the City of Saskatoon.

Smaller shops will be impacted, but they may choose to adapt and become even more specialized in targeting their existing customer base or as in the case of other cities (e.g. Billings, Montana), choose to target and market to the increased customer base drawn to the Cabela's.

Cabela's likely views the Saskatoon Regional Market as a \$1.242 Billion market in which they are seeking to garner \$15.75 Million annually or only 1.3% of the Total Trade Area spending.

On a Category-by-Category basis, Sporting Goods would require a Market Capture of 10.9%, General Merchandise 0.2% and Apparel & Footwear 1.6%. These capture rates confirm and suggest limited impact on the categories of General Merchandise and Apparel & Footwear, while further reducing the magnitude of impact on General Sporting Goods.

The total retail market expenditure in the combined four merchandise categories (Sporting Goods, General Merchandise, Grocery and Food & Beverage) is anticipated to grow at an average estimated rate of 6% per annum over the 2010-2013 period.

On this basis, retail sales at competing retail destinations could return to their pre-Preston Crossing Phase 4 levels within the first few months largely due to strong growth in spending within the General Merchandise, Grocery and Food & Beverage sectors.

Saskatoon should continue to ensure that the quality and variety of its retail offering is not only maintained, but enhanced whenever the opportunity arises to retain and increase sales inflow from the region, while at the same time capturing sales that otherwise may be still be 'outflowing' away from Saskatoon.

His Worship the Mayor and City Council  
The City of Saskatoon

## ADMINISTRATIVE REPORTS

### Section A – COMMUNITY SERVICES

**A1) Land Use Applications Received by the Community Services Department  
For the Period Between March 10, 2011 to March 23, 2011  
(For Information Only)  
(Files CK. 4000-5 and PL. 4300)**

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

The following applications have been received and are being processed:

Subdivision

- Application No. 12/11: Evergreen Phase 3 (Evergreen Bend/Way/Road/Square/  
Link and Boulevard)  
Applicant: Peters Surveys for City of Saskatoon  
Legal Description: Part of W. ½ Sec. 7-37-4-W3M, Part of N.E. ¼ Section 12  
and Part of Parcel B, Plan 90S28009 and Part of  
North/South Road Allowance between the Two Townships  
Current Zoning: R1A  
Neighbourhood: Evergreen  
Date Received: March 11, 2011
- Application No. 13/11: 383 and 385 Costigan Crescent  
Applicant: George, Nicholson, Franko for Raymond and Eloise Johnson  
Legal Description: Lot 32, Block 101, Plan No. 79S20493  
Current Zoning: R2  
Neighbourhood: Lakeview  
Date Received: March 11, 2011

**Subdivision**

- Application No. 14/11: Roy Crescent/Terrace, Mahabir Court/Crescent and Evergreen Boulevard/Road and Lane  
Applicant: George, Nicholson, Franko & Associates for City of Saskatoon  
Legal Description: Part of NE ¼ Section 12-37-5-W3M and Part of NW ¼ Section 7-37-4-W3M  
Current Zoning: R1A  
Neighbourhood: Evergreen  
Date Received: March 15, 2011
  
- Application No. 15/11: 68<sup>th</sup>, 70<sup>th</sup>, and 71<sup>st</sup> Streets/Marquis Drive/Burron Avenue and Aronec Avenue  
Applicant: George, Nicholson, Franko & Associates for City of Saskatoon  
Legal Description: Part NE ¼ Section 21-37-5-W3M, Part of 71<sup>st</sup> Street on Plans 63S18647 and 95S45736  
Current Zoning: IH  
Neighbourhood: Marquis Industrial  
Date Received: March 15, 2011

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. Plan of Proposed Subdivision No. 12/11
2. Plan of Proposed Subdivision No. 13/11
3. Plan of Proposed Subdivision No. 14/11
4. Plan of Proposed Subdivision No. 15/11

**A2) Award of Contract – Space2Place Landscape Architects for the  
Kinsmen Park Master Plan  
(Files CK. 4205-9-3 and UD. 217-96)**

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- RECOMMENDATION:**
- 1) that Space2Place Design Inc. be awarded the contract for the Kinsmen Park and Area Master Plan for a total of \$157,092.60 (including G.S.T.); and
  - 2) that the City Solicitor be instructed to prepare the necessary agreement for execution by His Worship the Mayor and the City Clerk, under the Corporate Seal.

**BACKGROUND**

Capital Budget Project 2471 – Kinsmen Park and Area Master Plan was approved by City Council for \$170,000 in 2011. A funding sponsorship of \$5,000,000 has been made by the Potash Corporation for future Capital work in the Kinsmen Park Area. In addition to this, Canpotex has offered to sponsor the rejuvenation of the train in Kinsmen Park.

The site scope of the Master Plan work includes: the existing Mendel Art Gallery building and grounds, Kinsmen Park, the Shakespeare on the Saskatchewan site, and the Shearwater Tours boat dock. Project objectives are:

- Creating a vibrant activity centre with a focus on children;
- Enhanced site connections and integration on both sides of Spadina;
- Testing proposed ideas for the adaptive re-use of the Mendel;
- Planning for users from across the city, while creating a neighbourhood park for downtown residents;
- Assessing an option for a festival site at this location; and
- Assessing the need for technical site upgrades along the riverbank.

Creation of a Master Plan for Kinsmen Park and Area has been motivated by a number of factors, including:

- Deterioration and removal of park rides;
- Falling usage rates;
- The future Mendel vacancy;
- Alignment with broader planning and amenity needs for the downtown;
- Existing festival site deterioration;

- The need to identify a logical sequence for upgrades and changes to accommodate sponsorship and partnership opportunities; and
- Riverbank technical site needs.

The consultant will develop the Master Plan, creating a vision for the area that can be detailed and implemented as resources become available. The Master Plan process will be guided by the Steering Committee and reviewed by the Civic Technical Committee and the Crime Protection Through Environmental Design (CPTED) Committee. A consultation plan for stakeholders, site users and the public will be a key part of the project development.

## **REPORT**

The RFP for the Master Plan was issued on January 20, 2011, and closed on February 23, 2011. Twelve proposals were received. The method for determining the most suitable consultant was based on a combination of qualification-based evaluation criteria and fees for service using five categories with assigned points.

1. Understanding of the scope work. (20 Points)
2. Previous experience on related projects, references, and team. (20 Points)
3. Project delivery, including: ability to meet project schedule, methodology, and ability to meet project objectives. (25 Points)
4. Fees for Services. (25 Points)
5. Local representation or past local experience. (5 Points)
6. Overall quality, innovation and vision. (5 points)

The project Steering Committee reviewed the submissions and determined a short list of three, including: Space2Place Design Inc., Baird Sampson Neuert Architects, and Janet Rosenberg + Associates. The teams were interviewed in person and using video conference on March 7, 2011, and the preferred candidate was determined by the Steering Committee on this date.

All three consultants were considered strong candidates with regard to their previous work, insight and understanding of the project objectives. Space2Place Design Inc., was selected for their ability to best address the core goals of this project, their understanding of this project, their previous experience with projects focussed on children's play spaces and downtown parks, and the strong team dynamic evident in their interview.

**OPTIONS**

- 1) Accept the Proposal from Space2Place Landscape Architects – Recommended
- 2) Do not accept the proposal from Space2Place Landscape Architects – Not recommended

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

The total project cost to the City of Saskatoon for the proposal submitted by Space2Place Design Inc. is as follows:

<b>Base Bid</b>	<b>\$ 138,412.00</b>
Contingency at 10 percent	<u>\$ 14,000.00</u>
<b>Subtotal</b>	<b>\$ 152,412.00</b>
G.S.T. at 5 percent	<u>\$ 7,620.60</u>
<b>NET COST</b>	<b>\$ 160,032.60</b>

The Kinsmen Park Steering Committee proposes to add two additional consultant visits to ensure that they are able to be in Saskatoon for further key meetings relating to this project. The consultant has agreed to these additional visits and provided us with a quote for further work.

Additional Consultant Visit No. 1	\$ 5,600.00
Additional Consultant Visit No. 2	<u>\$ 5,600.00</u>
<b>Subtotal</b>	<b>\$ 11,200.00</b>
G.S.T. at 5 percent	<u>\$ 560.00</u>
<b>Total</b>	<b>\$ 11,760.00</b>

**NET COST WITH ADDITIONS \$ 178,092.60**

A summary of the total project cost is as follows:

Consultant Fees and Contingency	\$ 152,412.00
Additional Consultant Fees	\$ 11,200.00
Public Consultation	\$ 8,000.00
Public Lecture	\$ 3,900.00
Printing out of scope	\$ 3,000.00
Preliminary Site Assessments	\$ 20,900.00
Mendel Facilitation	<u>\$ 9,500.00</u>
<b>Subtotal</b>	<b>\$ 208,912.00</b>
G.S.T. at 5 percent	<u>\$ 10,445.60</u>
<b>TOTAL PROJECT COST</b>	<b>\$ 219,357.60</b>

Funding:

	\$ 170,000.00
Potash Corporation Advance	<u>\$ 50,000.00</u>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 220,000.00</b>

The funding strategy for this Capital Project includes \$170,000 for the development of the Master Plan. The base bid, the contingency and the G.S.T. are adequately covered with this amount. Further work on the project including a portion of additional site visits, public consultation, public lecture, printing, preliminary site assessments, and Mendel facilitation can be covered by fees committed by Potash Corporation totalling \$50,000 as an advance on the \$5,000,000 sponsorship.

**ENVIRONMENTAL IMPLICATIONS**

Environmental conditions assessment of some of the site areas and possible remediation will be required prior to starting new construction on this site. This assessment work would follow the approval of the concept Master Plan as part of a separately funded Capital Project.

It is intended that the development of the Kinsmen Park and Area Master Plan will eventually lead to a more effective and more intensive use of existing city-owned infrastructure and facilities, and create an amenity that will support and attract residents in the city centre.

Opportunities to support multi-modal access to the area will be examined in detail in the study, including pedestrian access to and through the site, bicycle access and facilities, and transit access.

**PUBLIC NOTICE**

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

## **Section E – INFRASTRUCTURE SERVICES**

### **E1) Enquiry – Councillor G. Penner (July 21, 2010) T-Intersections – Acadia Drive and McKercher Drive (File No. CK. 6330-1)**

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

### **BACKGROUND**

The following enquiry was made by Councillor G. Penner at the meeting of City Council held on July 21, 2010:

“Recently, a vehicle proceeding eastbound on Acadia Drive was in a collision with a house on McKercher Drive. This is a T-intersection controlled by a stop sign for eastbound Acadia traffic. Could I have a report indicating whether there are any further measures our traffic section could suggest to help mitigate accidents of this type.”

### **REPORT**

Acadia Drive is classified as a major collector roadway which can be expected to carry up to 12,000 vehicles per day. McKercher Drive is classified as a major arterial which can be expected to carry up to 30,000 vehicles per day. Acadia Drive connects to McKercher Drive at a T-intersection. Right-of-way is assigned by stop signs at Acadia Drive giving right-of-way to McKercher Drive.

A traffic volume and speed study was completed from October 13 – 19, 2010, along Acadia Drive between Acadia Place and Campion Crescent as well as along McKercher Drive between Acadia Drive and Mt Allison Crescent. The posted speed limit on both streets is 50 kilometres per hour (kph). The 85<sup>th</sup> percentile speed (the speed at which 85 percent of the vehicles are travelling at or less than) was measured on Acadia Drive to be 52 kph and on McKercher Drive to be 61 kph. The average daily traffic (ADT) was measured on Acadia Drive to be 4,200 vehicles per day and on McKercher Drive to be 17,400 vehicles per day.

The five-year collision history (2005 to 2009) at the intersection of McKercher Drive and Acadia Drive showed there were 18 collisions. None of these collisions involved pedestrians, and no injuries or fatalities were reported. The major contributing factors included inattentive drivers, packed snow and ice and driving too fast for the conditions.

The five-year collision history (2005 to 2009) on Acadia Drive between Campion Crescent and McKercher Drive indicated there were 2 collisions. None of these collisions involved pedestrians, no injuries or fatalities were reported. The major contributing factors included inattentive drivers and using the improper lane.



Currently in our database, we do not have any collision data for 2010. Therefore, according to the police report, the collision that happened on July 14, 2010, was a result of a medical condition, not speeding or driver impairment.

Traffic volumes on Acadia Drive and McKercher Drive are within the expected range of vehicles for collector and arterial roadways and the 85<sup>th</sup> percentile speed is within the range expected for Acadia Drive. Details pertaining to the vehicle speeds on McKercher Drive will be forwarded to the Saskatoon Police Services for enforcement.

A site inspection revealed that there were no visibility restrictions at the intersection.

Based on a review of the intersection, the Administration does not believe that this intersection is unsafe. There are no collisions within the last five years in the database similar to the one that occurred in July 14, 2010. However, in order to improve the visibility of the traffic controls to assist in the prevention of further collisions, the Administration will upgrade the signage on Acadia Drive to an oversize stop sign, and will add in a hazard board at the T-intersection to warn motorists that Acadia Drive ends at McKercher Drive.

### **PUBLIC NOTICE**

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

**E2) Request for Sole Source Lease/Purchase Option  
Capital Budget 1357 – Replacement Vehicles and Equipment  
Side Arm Refuse Truck  
(Files CK. 1395-1 and IS. 1700-1)**

- RECOMMENDATION:**
- 1) that the 12-month agreement submitted by Superior Truck Equipment Inc., for a sole source lease with option to purchase of a 2011 Peterbilt truck chassis, complete with a Dadee Mfg Scorpion service body, at a cost of \$9,900 per month, for a total of \$118,800 (including G.S.T. and P.S.T.), be approved;
  - 2) that if the unit performs at a satisfactory level, it be purchased with the final payment taking into consideration the rental payments made to date, being \$191,840.00 (including G.S.T. and P.S.T.); and

- 3) that the City Solicitor be requested to prepare the necessary lease agreement for execution by the Mayor and the City Clerk, under the Corporate Seal.

## **REPORT**

Approved Capital Project 1357 - Vehicles and Equipment Replacement includes funding for the purchase of two side arm refuse trucks in the amount of \$660,000.

Refuse units have been tendered as left-hand drives, and recently only one supplier has been able to meet the equipment specifications necessary to serve the ongoing needs of the Environmental Services Branch refuse collection. Therefore, opportunities to secure an alternative/competitive supplier would be beneficial to the City.

In December 2010, Superior Truck Equipment Inc. provided a two-day demonstration of the right-hand drive Dadee Mfg Scorpion side arm refuse truck to Vehicle and Equipment Services and the Environmental Operations Section. A follow-up meeting was held with the Environmental Services Branch on February 15, 2011, during which the following points were discussed:

- With recent and anticipated future changes in vehicle emission standards, rear window visibility is becoming severely restricted due to the added exhaust system components. These changes make a right hand drive configuration more favourable, since the container and unit's lifting mechanism are visible through both direct line of site and mirrors. A left hand drive configuration would still be an option, but only if equipped with a very sophisticated camera system to provide a clear view of the container and the unit's lifting mechanism.
- The cab-over-truck chassis design provides a tighter turning radius than conventionally designed trucks, which would be more suitable for rear lane access.
- Zero kick out on the container lift mechanism means that when the garbage bin is gripped by the pincher arms it is lifted straight up, which prevents it from coming into contact with a backyard fence or front yard curb face. This is the only known competitor that has this feature.
- The stronger pincher arm assembly does not require any further adjustment for the various sized containers.
- The smoother action pincher arm cycle means less shock to the service body and the operator of the truck.
- The packer system has easily accessible cylinders and an 80% reduction of moving parts and related grease points.

- The 45 gallon to 300 gallon container lift capacity will provide greater flexibility to address possible future recycling needs. (The current system is designed for 100 to 300 gallon containers.)

The Scorpion is competitively priced (within \$2,000 of awarded 2009 base unit costs) and that, along with all of its apparent positive design features, warrants further assessment. Since there are substantive risks associated with the related maintenance costs in operating refuse trucks, the Administration is recommending a sole source lease with an option to purchase in order to prove its suitability in our northern climate. If approved, the purchase of two refuse trucks, as detailed in the 2011 Capital Budget, will be delayed until 2012, following the outcome of the Scorpion trial.

**FINANCIAL IMPACT**

The net cost to the City, as quoted by Superior Truck Equipment Ltd., for the 12-month lease of the 2011 Peterbilt truck chassis equipped with a Dadee Mfg Scorpion service body is as follows:

2011 Peterbilt 320LHD Truck Chassis with Dadee Mfg Scorpion Service Body	
(\$9,000 per month)	\$108,000.00
G.S.T.	\$5,400.00
P.S.T.	<u>\$5,400.00</u>
Subtotal (\$9,900 per month)	\$118,800.00
Less G.S.T. Rebate	<u>(\$5,400.00)</u>
<b>TOTAL</b>	<b>\$113,400.00</b>

If the unit performs at a satisfactory level, the final payment to exercise the purchase option, taking into consideration the rental payments made to date, would be as follows:

Base Cost - 2011 Peterbilt 320LHD Truck Chassis with	
Dadee Mfg Scorpion Service Body	\$250,000.00
Less 70% of the 12-Month Lease Costs	(\$75,600.00)
G.S.T.	\$8,720.00
P.S.T.	<u>\$8,720.00</u>
Subtotal	\$191,840.00
Less G.S.T. Rebate	<u>(\$8,720.00)</u>
<b>TOTAL</b>	<b>\$183,120.00</b>

There are sufficient funds within approved Capital Project 1357 - Vehicles and Equipment Replacement.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PUBLIC NOTICE**

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

**E3) Post-Budget Increase**  
**Capital Project 1458 – Claypool Drive Extension**  
**Award of Tender - McClocklin Road to Hampton Gate North**  
**(Files CK. 6000-1 and IS. 6005-51)**

- RECOMMENDATION:**
- 1) that Capital Project 1458 - Claypool Drive Extension be increased from \$3,018,000 to \$3,268,000;
  - 2) that the increase of \$250,000 to Capital Project 1458 be funded from the Arterial Road Reserve;
  - 3) that the tender submitted by Central Asphalt and Paving Inc. for construction of the Claypool Drive Extension, McClocklin Road to Hampton Gate North, at a total estimated cost of \$3,050,234.11 (including P.S.T. and G.S.T.) be accepted; and
  - 4) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents, as prepared by the City Solicitor, under the Corporate Seal.

### **REPORT**

Capital Budget 1458 – Claypool Drive Extension includes \$3,018,000 in 2011 for the construction of the first two lanes of Claypool Drive between McClocklin Road and Hampton Gate North, which is to be funded from the Arterial Road Reserve.

The tender for construction of the Claypool Drive Extension, McClocklin Road to Hampton Gate North was opened on March 8, 2011, with three tenders received as follows:

**BIDDER**

**TOTAL TENDER**

Central Asphalt and Paving Inc. Saskatoon, Saskatchewan	\$3,050,234.11
ASL Paving Ltd. Saskatoon, Saskatchewan	\$3,479,855.55
Northern Blacktop Holdings Ltd. Saskatoon, Saskatchewan	\$3,744,780.90

It is recommended that the low bid from Central Asphalt and Paving Inc. be accepted. Central Asphalt and Paving Inc. has performed similar work for the City, and has provided the required bid bond and consent of surety.

Additional work required to successfully complete the Claypool Drive Extension Project was identified prior to tender as follows:

- When estimates were prepared for the 2011 Capital Budget, it was assumed that storm sewer work would be minimal, however, it has been determined that storm sewer construction is required along the full length of the proposed road in order to provide drainage in the right-of-way.
- Area grading quantities are higher than anticipated as it has been determined that a significant portion of the project requires approximately two metres of clay fill material due to a low lying area.

The Engineer's estimate for this work, prior to tender, was \$3,397,684.50.

**FINANCIAL IMPACT**

The net cost to the City for the low bid submitted by Central Asphalt and Paving Inc. is as follows:

Base Tender	\$ 2,904,984.87
G.S.T.	\$ 145,249.24
Total Contract Price	<u>\$ 3,050,234.11</u>
G.S.T. Rebate	<u>\$ (145,249.24)</u>
Net Cost to City	<u>\$ 2,904,984.87</u>

The construction costs for the project as identified in the low bid submitted by Central Asphalt & Paving Inc. are \$3,050,234.11. When the estimated design, survey, street lighting and construction management costs are included with the construction costs, the total projected project costs are expected to be \$250,000 higher than the \$3,018,000 originally budgeted. A post-budget increase to Capital Project 1458 – Claypool Drive Extension, from \$3,018,000 to \$3,268,000 is, therefore, being requested.

There are sufficient funds within the Arterial Road Reserve.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PUBLIC NOTICE**

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

## **Section F – UTILITY SERVICES**

**F1) 2009 Capital Budget**  
**Capital Project #1208 – Water Treatment Plant – New Intake Facility**  
**Land Purchase**  
**(Files CK. 4020-1 and WT. 7960-55)**

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- RECOMMENDATION:**
- 1) that the City purchase from the Ministry of Agriculture a parcel of land (identified as “Spur Area” on the attached Sketch Plan) to accommodate the new water intake and pump station facility at a total cost of \$11,579; and
  - 2) that the City Solicitor be instructed to prepare the purchase agreement with the Ministry of Agriculture for execution by His Worship the Mayor and the City Clerk under the Corporate Seal.

### **BACKGROUND**

Capital Project #1208 – WTP – New Intake Facility involves the design and construction of a new raw water intake and pump station facility. A study, commissioned in 2001, assessed the feasibility of constructing a new intake system and looked at all reasonable options for the intake location considering river characteristics, regulatory requirements, and future development. The most favourable location was determined to be a man-made spur on the east side of the river, located within the Rural Municipality of Corman Park, southwest of the City limits.

The new intake will serve as the primary raw water supply for the Avenue H Water Treatment Plant, and has the capacity to supply a potential east side plant proposed to be built adjacent to the intake when demand warrants its construction. The parcel adjacent to the spur was identified as the ideal location for a future east side water treatment plant. Construction of the river crossing is currently underway to connect the new intake to the existing raw water main via a connecting valve chamber situated on the west side of the river along Spadina Crescent.

### **REPORT**

To accommodate new water intake facilities and the proposed future expansion of water treatment facilities, it is necessary to acquire a parcel of land from the Ministry of Agriculture to construct a man-made “spit” on the east side of the river. This land encompasses an area of approximately 1.147 hectares (2.83 acres).

The City’s property agent has negotiated a Sale Agreement with the Ministry of Agriculture for the land area, subject to City Council approval. Significant terms and conditions of the Agreement are as follows:

Purchase Price:

Land Value	\$11,379
Land processing fee	<u>200</u>
Total to be paid before April 22, 2011	\$11,579

Possession Date:

Entitled to possession March 23, 2011.

**OPTIONS**

The purchase of the land is required to complete the connection to the existing raw water main on Spadina Crescent and secure access to the new intake and pumping facility. There are no other options to facilitate these project requirements.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

There is sufficient funding in Capital Project #1208 - WTP – New Intake Facility to cover all expenses as provided in the terms and conditions of the Purchase and Sale Agreement.

**ENVIRONMENTAL IMPLICATIONS**

Environmental impact is based on the project not on the land purchase.

**PUBLIC NOTICE**

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

**ATTACHMENTS**

1. 'Schedule A' – Description of the Lands
2. 'Schedule B' – Plan Showing Proposed Subdivision of Parcel C
3. 'Schedule C' – Sketch Plan Showing Area for part of Parcel C "Spur Area"



Administrative Report No. 6-2011  
Section F – UTILITY SERVICES  
Monday, April 4, 2011  
Page 3

Respectfully submitted,

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Paul Gauthier, General Manager  
Community Services Department

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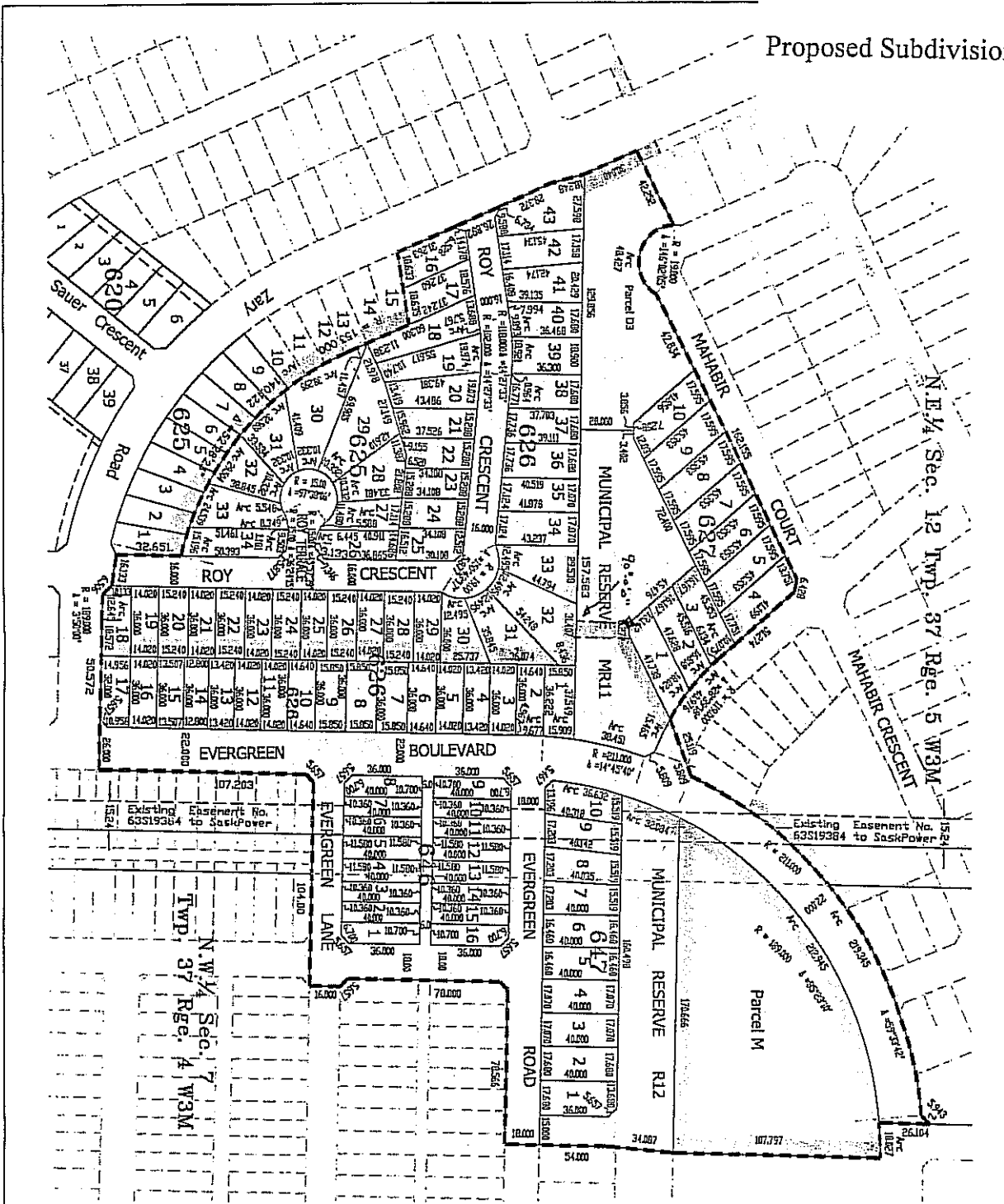
Mike Gutek, General Manager  
Infrastructure Services Department

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Jeff Jorgenson, General Manager  
Utility Services Department







- LEGEND**
- 5.0m Joint-Use (SaskEnergy, SaskPower)
  - 3.0m SaskEnergy
  - 3.0m SaskPower (c/w SaskTel)

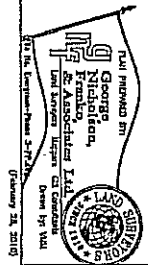
General Manager of Community Services  
or Designate.

City of Saskatoon  
Approved under the provisions of Bylaw  
No. 8537 of the City of Saskatoon.

Saskatchewan Land Survey  
156  
S.L.S.  
Saskatchewan Land Survey  
156  
S.L.S.

- Measurements are in metres and decimals thereof.
- Distances on this plan may vary by  $\pm 0.5$  m
- Area to be subdivided is outlined in a bold dashed line and contains 11.98 ha. (29.35 ac.)
- Date of preliminary survey February 28, 2010

**Evergreen Subdivision**  
**Phase 3**  
 Plan Showing  
**Proposed Subdivision**  
 of part of  
 N.E. 1/4 Sec. 12 Twp. 37 Rge. 5 W3M.  
 & N.W. 1/4 Sec. 7 Twp. 37 Rge. 4 W3M.  
 Saskatoon, Saskatchewan.  
 BY: D.V. Franko S.L.S.  
 March 2010 Scale 1:2000





FI

Attachment 1

## Schedule "A" – Description of the Lands

Proposed Subdivision:

Parcel No. 164822889 as Blk/ Par C- Plan 102015986 Ext 0

SE ¼ Sec. 18; Twp. 36, Rge. 5 W3M, lying West of the East Bank of the South Saskatchewan River, consisting of approximately 1.147 ha or 2.83 acres, more or less, as shown as a portion of Parcel C, on approved Plan 102015986.

Rural Municipality of Corman Park #344



Sketch Plan Showing  
Area for part of Parcel C  
"Spur Area"

Plan No. 102015986

S.E. 1/4 Sec. 18 Twp. 36 Rge. 5 W3M1er.  
R.M. of Corman Park #344

Saskatchewan

By: W.C. SOROSKI S.L.S.  
July 2010 Scale 1 : 1000

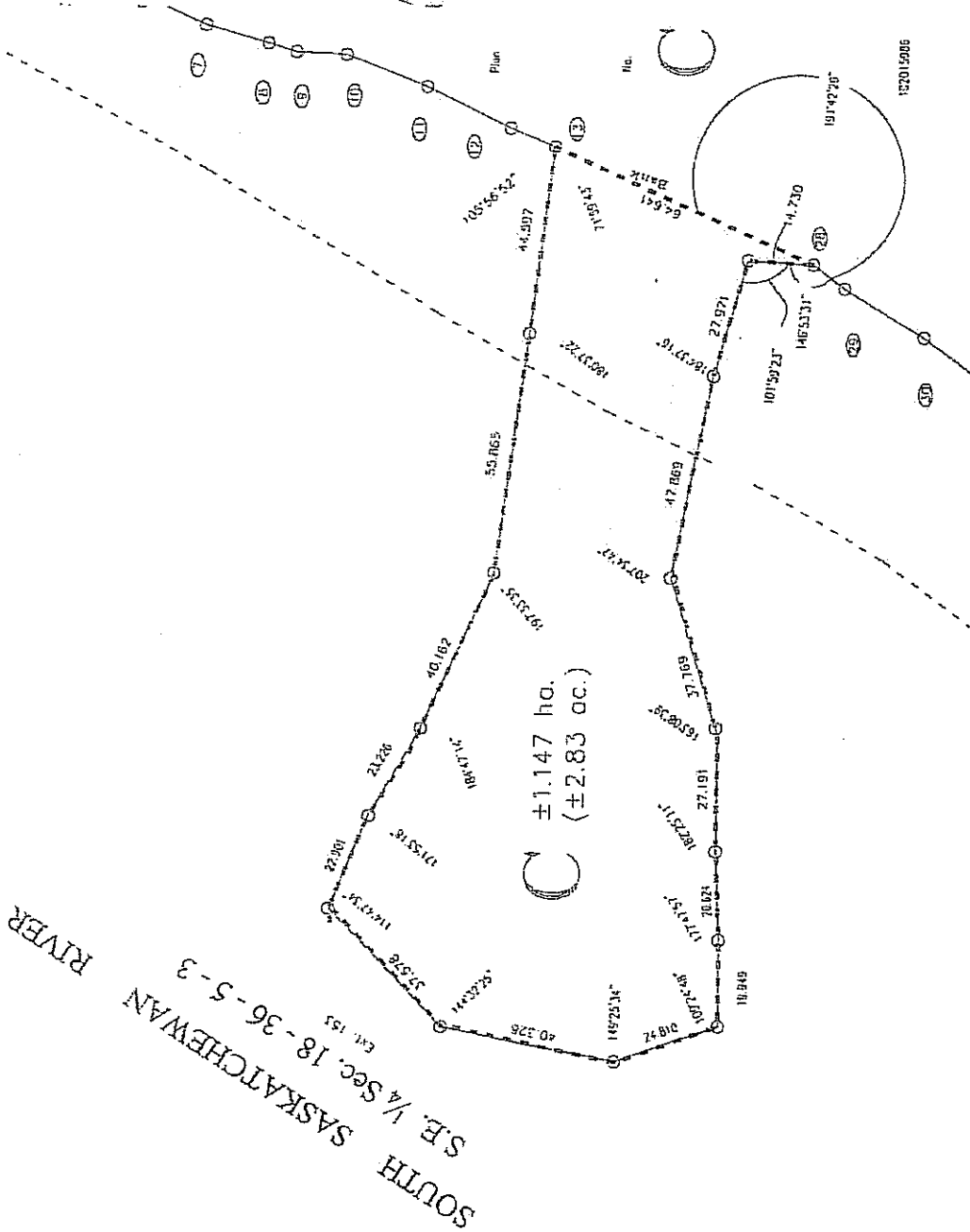
Note:  
Area shown is within the  
bold dashed line.



PLAN PREPARED BY:  
George Nicholson,  
Franko & Associates Ltd.  
Land Surveyors, Regina, Saskatchewan  
Saskatchewan  
Drawn by: (you)

File No. Spur(July2010).dwg

(July 20, 2010)





His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**

of the

**PLANNING AND OPERATIONS COMMITTEE**

Composition of Committee

Councillor P. Lorje, Chair  
Councillor C. Clark  
Councillor R. Donauer  
Councillor B. Dubois  
Councillor M. Loewen

**1. 2011 Assistance to Community Groups, Cash Grants Program,  
Social Services Component  
(Files CK. 1871-3 and LS. 1870-2)**

- RECOMMENDATION:**
- 1) that grants totaling \$949,106.28 be approved for 2011 under the Social Services Category, Assistance to Community Groups, Cash Grant Program, as outlined in Attachment 1 of the Social Services Subcommittee's March 17, 2011 report; and
  - 2) that the Administration be requested to report back on proposed changes to Policy C03-018 (Assistance to Community Groups) by September, 2011.

Attached is a report of the Social Services Subcommittee dated March 17, 2011, forwarding recommendations regarding the 2011 grants under the Social Services Category of the Community Groups, Cash Grants Program. The Subcommittee is also recommending that the Administration review Policy C03-018 and report back on possible revisions to the policy.

Your Committee has reviewed the report with the Chair of the Social Services Subcommittee and the Administration. It was clarified that the above recommendations relate to the 2011 proposed grants from the City and are in the form of either cash or tax credits, as detailed on Attachment 1 of the submitted report. With respect to a review of the Assistance to Community Groups Policy C03-018, this will include a review of the criteria for adjudication of the grants.

Following consideration of this matter, your Committee is supporting the above recommendations of the Social Services Subcommittee.

**2. Increase to Municipal Impound Lot Fees**  
**(Files CK. 1720-1 and IS. 6120-01)**

- RECOMMENDATION:**
- 1) that the Municipal Impound Lot entrance fee be increased from \$25 to \$50 per vehicle;
  - 2) that Municipal Impound Lot daily rate be increased from \$10 to \$15 per day;
  - 3) that the City Solicitor be requested to prepare the necessary amendments to Bylaw 7859, The Impounding Bylaw, for approval by City Council; and
  - 4) that the Administration report back to the Committee in one year, providing an analysis of the impact of the fees.

Attached is a report of the General Manager, Infrastructure Services Department dated March 15, 2011, with respect to proposed increases to the Municipal Impound Lot fees.

Your Committee has reviewed the report with the Administration and supports the proposed increase to the fees, with the intent being to operate the Impound Lot on a cost recovery basis. Your Committee has asked for a report in one year's time to provide an analysis of the impact of the proposed fees.

**3. Kate Waygood District Park – Playground Donation**  
**(Files CK. 4205-1 and LS-4206-WA2)**

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

Attached is a report of the General Manager, Community Services Department dated March 14, 2011, regarding the City's approval of a donation of a new playground structure for Kate Waygood District Park as per the Gifts and Memorials Policy No. C09-027.

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

**4. Request for Sole Source – Capital Project No. 2102  
Construction at Kate Waygood Park and William A. Reid Park  
(Files CK. 4205-1 and LS-4206-WA2)**

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**RECOMMENDATION:** that Wilco Contractors S.W. Inc. be approved as the sole source contractor for Capital Project No. 2102 for construction at Kate Waygood Park and William A. Reid Park in 2011, at an estimated cost of \$251,500.

Attached is a report of the General Manager, Community Services Department dated March 14, 2011, regarding a proposal for a sole source contractor for the above project.

Your Committee has reviewed the matter with the Administration. Your Committee has also discussed the availability of community gardening plots in the area and has been advised that the Administration will review possible opportunities to develop infrastructure for further community garden plots in these parks during the construction phase of the project.

Following review of this matter, your Committee is supporting the above recommendation.

**5. Business License Program – Business Profile – 2010 Annual Report  
(Files CK. 430-76 and PL. 4005-9)**

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

Attached is a report of the General Manager, Community Services Department dated March 8, 2011, forwarding the Business Profile – 2010 Annual Report.

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

City Council Members have already been provided with a copy of the Business Profile – 2010 Annual Report. A copy is available on the City's website [www.saskatoon.ca](http://www.saskatoon.ca) as part of this report and will be available on the Community Services Department site under the Planning and Development Branch, Business License Program. A copy is also available for viewing in the City Clerk's Office.

**6. Community Development Branch – Neighbourhood Services Section  
2010 Annual Report  
(Files CK. 430-34 and LS. 430-8)**

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

Attached is a report of the General Manager, Community Services Department dated March 15, 2011, providing the 2010 Annual Report of the Community Development Branch Neighbourhood Services Section.

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

**7. 2010 Saskatoon Municipal Golf Course Annual Report  
(Files CK. 430-34 and LS. 4135-1)**

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

Attached is a report of the General Manager, Community Services Department dated March 2, 2011, forwarding the 2010 Annual Report of the Saskatoon Municipal Golf Courses.

Your Committee has reviewed the report with the Administration and is forwarding the report to City Council for information. During review of the report, the Administration provided clarification that the dress code policy will take effect in 2011.

City Council members have already been provided with copies of the 2010 Annual Report. A copy is available on the City's website [www.saskatoon.ca](http://www.saskatoon.ca) as part of this report. A copy is available for review in the City Clerk's Office.

Respectfully submitted,

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Councillor P. Lorje, Chair

## SUBCOMMITTEE REPORT

**TO:** Secretary, Planning and Operations Committee  
**FROM:** Social Services Subcommittee  
**DATE:** March 17, 2011  
**SUBJECT:** 2011 Assistance to Community Groups, Cash Grants Program,  
Social Services Component  
**FILE NO:** LS 1870-2

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**RECOMMENDATION:** that a copy of this report be forwarded to City Council recommending:

- 1) approval of grants totalling \$949,106.28 for 2011 under the Social Services Category, Assistance to Community Groups, Cash Grant Program, as outlined in Attachment 1 of this report;
- 2) that the Administration be directed to report back on proposed changes to City of Saskatoon Policy C03-018 (Assistance to Community Groups) by September, 2011.

The Social Services Subcommittee has completed the process for the 2011 Assistance to Community Groups Cash Grant, Social Services Component, and respectfully submits this report and recommendations.

### **BACKGROUND**

The Social Services Subcommittee (Subcommittee) is appointed following the recommendation of the Executive Committee to City Council and consists of Tracy Muggli - Chairperson (member-at-large), Christine Thompson (United Way), Carol McInnis (Saskatoon Catholic School Board), Ian Wilson (Saskatoon Public School Board) and Doris Colson (The Ministry of Social Services). The Committee reviews applications from not-for-profit and cooperative social service organizations, pursuant to City of Saskatoon Policy C03-018 (Assistance to Community Groups), ensuring the objectives of the policy are met.

### **REPORT**

The Subcommittee reviewed the requests for funds following City of Saskatoon Policy C03-018 (Assistance to Community Groups). This total funding available is divided into two components; the cash component totals \$446,400, which is based on a formula of two dollars per capita, and a tax credit component totalling \$593,068.15.

The Subcommittee evaluated the proposals giving priority to those projects and programs that provide a direct service to enhance the quality of life for vulnerable residents of Saskatoon and where the need was clearly demonstrated by the applicant. The Social Services Grant Program criteria were carefully applied in each case.

The Subcommittee continues their dedication to this process and appreciates the commitment from the City of Saskatoon to provide assistance to the most marginalized citizens of Saskatoon.

### Subcommittee Deliberations

The Subcommittee met on three occasions in December, 2010, January, and March of 2011 to review applications from 64 community-based agencies for funds totalling \$1,648,133.73; almost double the amount available. The amounts requested range from \$3,000.00 to \$186,605.29.

The Subcommittee was again pleased to participate in the Saskatoon Collaborative Funding Partnership, which is an ongoing joint initiative involving the City of Saskatoon, the United Way and the Urban Aboriginal Strategy that allows the funders to address the needs in the community in a more collaborative manner and encourages a more effective use of funds. As part of the funding process, we have been able to successfully cross-reference grants of the three Funders, and ensure as many agencies as possible would receive assistance. This year there were a number of organizations that were initially recommended for full or partial funding from more than one funder. Under the previous system of each funder adjudicating grants in isolation, this would have resulted in a significant over-allocation to some of the organizations. This collaborative approach has enabled each funder to re-allocate funds to ensure that all of their priority applications have been funded.

The 2011 recommendations from the Subcommittee (Attachment 1) include:

- A total recommended amount of \$949,106.28 which represents funding to 52 agencies and the Saskatoon Collaborative Funding Partnership;
- This total is made up of \$443,900 in cash and \$505,206.28 in tax credits (note that the tax credits are shown in 2010 dollars and will be updated to 2011 numbers when those numbers are available). The remaining \$2,500 in cash was allocated to administrative expenses of the program;
- The amounts recommended range from \$2,849.76 to \$180,327.41;
- Included in the organizations funded are the ten flagship organizations that were identified as part of the 2010 funding process. These flagships are in the second year of a three-year funding commitment. These organizations are highlighted on page 2 of Attachment 1 and the recommended amounts of grant funding range from \$21,921.54 to \$180,327.41;
- 4 new applicants to the program received awards totalling \$25,170; and,
- A total of 12 agencies are not being recommended for funding.

Included in these amounts is a recommendation of an allocation of \$10,380.00 towards the capacity building work of the Saskatoon Collaborative Funding Partnership. As part of the 2011 review and adjudication process, the Subcommittee noted in a number of cases there were concerns with the overall organization capacity of the applicant organization, which can impact the ability of that organization to deliver the proposed programs and services.

“Capacity is not just a fad; it’s the key to long-term sustainability. If an organization is working well in governing and managing itself, in developing assets and resources, in forging community linkages and in delivering valued services, it is a sustainable enterprise. It’s taking care of business. It has the full array of options working for it. An organization that works on all these points is increasing its chances of survival.

We believe that increasing an organization’s overall effectiveness will contribute greatly to its programs, and that without strong internal operations (board, management, staff, fund development, communications, accounting, community linkages, etc.), it’s difficult to do a good job of delivering effective programs.”  
(Doherty & Mayer, 2003, p. 2)

At the combined meeting of the Collaborative Funding Partnership, these observations were echoed by the Partners around the table. It was recognized that funders have a role to play in supporting capacity building initiatives and tools to assist community-based organizations to enhance their organizational capacity and thus their long-term sustainability. The Partnership is currently working on developing tools and processes that could be utilized by community-based organizations to enhance capacity within their organizations. These tools include training sessions, one-on-one supports and the development and implementation of a facilitated assessment tool. Assessment tools can assist the board and staff to assess both their current organizational capacity and their development needs, and also serve as an educational tool to building understanding and awareness of any potential changes needed. Your Subcommittee feels that this work will have lasting benefit within the community and that supporting such initiatives is an effective use of grant funds.

The Subcommittee also spent considerable time reviewing and discussing Policy C03-018 (Assistance to Community Groups) and have identified a number of areas they feel are in need of updating. It is the recommendation of the Subcommittee that the Administration be directed to report back on these proposed changes and updates to this policy by September of this year, prior to the next intake of funding submissions.

The Subcommittee wishes to thank Joanne Wheler, Grant Services Clerk, for her excellent support to the Subcommittee, and Shannon Hanson, Social Development Section Manager who was able to assist us in completing our work as we utilized the new electronic collaborative funding partnership application process.

We would be pleased to answer any questions you have with respect to the recommendations.

### **OPTIONS**

The option would be to not accept the recommendations of the Cash Grant Social Subcommittee.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

There are no financial implications as the grant funds have all been approved through the 2011 operating budget.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

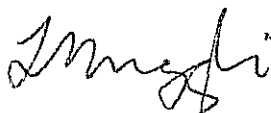
### **PUBLIC NOTICE**

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

### **ATTACHMENT**

1. Summary of Grant Recommendations for 2011 Assistance to Community Groups Cash Grant Program, Social Services Component.

Respectfully submitted,



Tracy Muggli, Chairperson  
Social Services Subcommittee

c.c. Murray Totland, City Manager



Organization Name	Program Name	Grant Approved	Cash Approved	Taxes Approved
AIDS Saskatoon Inc.	HIV Positive Support Program	\$ 3,000.00	\$ 3,000.00	
Avenue Community Centre for Gender and Sexual Diversity Inc.	Ongoing Programs and Services	\$ 15,000.00	\$ 15,000.00	
Boys and Girls Clubs of Saskatoon	Before & After School Program at St. Michael's	\$ -	\$ -	
Canadian Mental Health Association Saskatoon Branch Inc.	Aboriginal Mental Health Program	\$ -		
Canadian National Institute for the Blind (CNIB)	Vision Rehabilitation Programs and Services	\$ 10,500.00	\$ 10,500.00	
Canadian Red Cross Society (North Central Saskatchewan Region, Saskatoon Office)	Ongoing Programs and Services	\$ 15,804.43	\$ 10,500.00	\$ 5,304.43
Central Urban Metis Federation Inc.	Ongoing Programs and Services & Organization Renewal	\$ 12,670.29		\$ 12,670.29
Christian Counselling Services	Healthy Living Community Partnership	\$ 2,849.76		\$ 2,849.76
Community Legal Assistance Services for Saskatoon Inner City Inc. (CLASSIC)	CLASSIC - Organization	\$ 10,000.00	\$ 10,000.00	
Community Living Association Saskatoon Inc. (CLASI)	CLASI's core operating budget which impacts all of our programs and services	\$ 13,000.00	\$ 13,000.00	
Computers for Kids Canada Inc.	Building a Wired Community	\$ 4,728.32	\$ -	\$ 4,728.32
Core Neighbourhood Youth Co-op	CNYC	\$ 3,891.29	\$ -	\$ 3,891.29
Elizabeth Fry Society of Saskatchewan Inc.	Elizabeth Fry Society of Saskatchewan Inc. (operating funds)	\$ 11,500.00	\$ 11,500.00	
EMIS - Empowering Individuals and Society Inc.	My Life Project in Canada	\$ -		
Friends of Kinsmen Activity Place	KAP Program Supports Coordinator	\$ 12,972.23	\$ 7,000.00	\$ 5,972.23
Girl Guides of Canada Saskatoon Area Council	Girl Guide Program	\$ 4,164.59		\$ 4,164.59
Give Kids a Chance Charity Inc.	Saskatoon Dream Broker Program	\$ -		
Global Gathering Place Inc.	Global Gathering Place	\$ 12,000.00	\$ 12,000.00	
Habitat for Humanity Saskatoon Inc.	Habitat for Humanity Saskatoon	\$ 11,000.00		\$ 11,000.00
Hope Cancer Help Centre	Healing with Hope - Complimentary Therapies	\$ -	\$ -	
International Women of Saskatoon (IWS)	Voices and Tools Against Family Violence	\$ 6,170.00	\$ 6,170.00	
John Howard Society of Saskatchewan, Saskatoon Office	Ongoing Programs and Services	\$ 15,000.00	\$ 15,000.00	
Lung Association of Saskatchewan Inc.	Health Initiatives and Health Education	\$ 9,197.27		\$ 9,197.27
Mennonite Central Committee Saskatchewan	MCCS restorative justice, refugee and poverty collaborative plan.	\$ 15,118.11		\$ 15,118.11
Metis Addictions Council of Saskatchewan Inc.	MACSI Day Program	\$ -	\$ -	

2011 Social Services Grant Program

Organization Name	Program Name	Grant Approved	Cash Approved	Taxes Approved
New Community Youth Development Corporation (YDC)	Linking Current Success To Future Employment	\$ 10,000.00	\$ 10,000.00	
North Saskatchewan Independent Living Centre (NSILC)	Ongoing Programs and Services	\$ -	\$ -	
READ Saskatoon	Ongoing Programs and Services	\$ 17,000.00	\$ 17,000.00	
Rotary Club of Saskatoon	Rotary Restorative Action Program (RRAP)	\$ -		
Saskatchewan Association for Community Living	Family Network Events	\$ 3,000.00	\$ 3,000.00	
Saskatchewan Association for the Rehabilitation of the Brain Injured	SARBI Programming	\$ 6,000.00	\$ 6,000.00	
Saskatchewan Association of Rehabilitation Centres (SARC)	Ongoing Programs and Services	\$ 8,000.00		\$ 8,000.00
Saskatchewan Deaf and Hard of Hearing Services	Community Services Worker Program	\$ 7,500.00	\$ 7,500.00	
Saskatchewan Institute of Applied Science and Technology	Supporting Aboriginal Student Success	\$ -		
Saskatoon and District Labour Council	Summer Snack Program	\$ 5,000.00	\$ 5,000.00	
Saskatoon Community Service Village	Ongoing Programs and Services	\$6,009.88	\$ -	\$6,009.88
Saskatoon Community Youth Arts Programming Inc. (SCYAP)	Ongoing Programs and Services	\$ 10,000.00	\$ 10,000.00	
Saskatoon Council on Aging Inc.	Saskatoon Council on Aging - Resource Centre	\$ 12,000.00	\$ 12,000.00	
Saskatoon Indian and Metis Friendship Centre	Saskatoon Indian & Metis Friendship Centre	\$ 14,867.25	\$ -	\$ 14,867.25
Saskatoon Interval House, Inc.	The Children's Program.	\$ 5,000.00	\$ 5,000.00	
Saskatoon Services for Seniors	Home Support Services	\$ 11,000.00	\$ 11,000.00	
Saskatoon Sexual Assault and Information Centre, Inc. (SSAIC)	Saskatoon Sexual Violence Response	\$ 16,500.00	\$ 16,500.00	
Saskatoon Society for the Protection of Children Inc. (SSPC-Crisis Nursery)	Crisis Nursery - Nutrition Program	\$ -		
Saskatoon Student Wellness Initiative Toward Community Health	Student Wellness Initiative Toward Community Health (SWITCH)	\$ 17,000.00	\$ 17,000.00	
Sexual Health Centre Saskatoon	Education Program Stabilization	\$ 15,000.00	\$ 15,000.00	
Spectrum Core Community Services SCCS Inc.	Rainbow 50+ Program	\$ 5,023.05	\$ 1,500.00	\$ 3,523.05
STC Urban First Nations Services, Inc.	STC Urban Early Learning Centre	\$ 3,000.00	\$ 3,000.00	
Tamara's House, Services for Sexual Abuse Survivors Inc.	Drop In Program	\$ -	\$ -	
The Lighthouse Supported Living Inc.	Work Training Program	\$ 23,218.36	\$ -	\$ 23,218.36
The Saskatchewan Brain Injury Association	Expanded Saskatoon Programs	\$ -		
United Way of Saskatoon and Area	Volunteer Saskatoon	\$ 10,350.00	\$ 10,350.00	

## 2011 Social Services Grant Program

Organization Name	Program Name	Grant Approved	Cash Approved	Taxes Approved
<b>Flag Ships</b>				
Big Brothers Big Sisters of Saskatoon and Area Inc.	Mentoring programs for children and youth.	\$ 34,247.52	\$ 22,000.00	\$ 12,247.52
Catholic Family Services of Saskatoon	Ongoing Counselling, Education and Support	\$ 30,000.00	\$30,000.00	
CHEP Good Food Inc.	Ongoing Programs and Services	\$ 27,500.00	\$ 27,500.00	
Cosmopolitan Industries Ltd.	Ongoing Programs and Services	\$ 109,965.87	\$ -	\$ 109,965.87
Family Service Saskatoon Inc.	Ongoing Programs and Services	\$ 27,500.00	\$ 27,500.00	
Saskatchewan Abilities Council	Ongoing Programs and Services	\$ 180,327.41	\$ -	\$ 180,327.41
Saskatoon Downtown Youth Centre Inc.	Ongoing Programs and Services	\$ 21,921.54	\$ -	\$ 21,921.54
Saskatoon Food Bank Inc.	Emergency Food Distribution	\$ 28,813.06	\$ 15,000.00	\$ 13,813.06
Saskatoon Friendship Inn	Drop Inn Centre/Soup Kitchen	\$28,735.46	\$21,000.00	\$ 7,735.46
Young Women's Christian Association of Saskatoon	Ongoing Programs and Services	\$ 27,000.00	\$ 27,000.00	
<b>Seniors Groups</b>				
Fairfield Senior Citizens Corporation	Ongoing Programs and Services	\$15,546.20	\$ -	\$15,546.20
Senior Citizen's Service Association of Saskatoon	Ongoing Programs and Services	\$5,125.60	\$ -	\$5,125.60
St. Georges Senior Citizens Club	Ongoing Programs and Services	\$8,008.79	\$ -	\$8,008.79
<b>Other</b>				
Collaborative Funders Partnership	CBO Capacity Building Initiative	\$10,380.00	\$ 10,380.00	
<b>Total Requests</b>		<b>\$ 949,106.28</b>	<b>\$ 443,900.00</b>	<b>\$505,206.28</b>

**TO: Secretary, Planning and Operations Committee**  
**FROM: General Manager, Infrastructure Service Department**  
**DATE: March 15, 2011**  
**SUBJECT: Increase to Municipal Impound Lot Fees**  
**FILE NO: 6120-01**

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**RECOMMENDATION:** that the following report be submitted to City Council recommending:

- 1) that the Municipal Impound Lot entrance fee be increased from \$25 to \$50 per vehicle;
- 2) that Municipal Impound Lot daily rate be increased from \$10 to \$15 per day; and
- 3) that the City Solicitor be requested to prepare the necessary amendments to Bylaw 7859, The Impounding Bylaw, for approval by City Council.

**BACKGROUND**

The Municipal Impound Lot, located on Jonathon Avenue, which was put into operation in February, 2008, created a central location for vehicles seized due to abandonment, police matters, unpaid parking tickets, snow removal, street maintenance, parking infractions, etc.

Prior to this, the impound lot was located at 1<sup>st</sup> Avenue North and 43<sup>rd</sup> Street, and was managed by Saskatoon Police Services. Break-ins were frequent, the lot was not manned 24-hours a day and the hours of operation for the public was 30% less than the current hours. Additional revenue from auction and scrap sales was also minimal.

**Municipal Impound Lot Under Police Management (up to 2007)**

Year	Budget Variance
2005	\$21,400 Gain
2006	\$48,450 Loss
2007	\$16,800 Loss

Saskatoon Police Services works closely with the Impound Lot management and staff, and are happy with the operations and do not wish to reclaim management of the lot.

The central location for vehicles has allowed owners to locate vehicles more efficiently; has decreased the problem of parked vehicles when crews are maintaining streets, increasing safety; and has allowed for the removal of abandoned vehicles in a more timely fashion.

**REPORT**

The Impound Lot experienced a loss of \$86,000 in 2010.

In 2010, 3,229 vehicles were impounded, an increase of 153 from 2009. It is projected that this will increase to 3,500 in 2011, however, with the current rate structure and the nature of the average impound incident, the total cost per vehicle is rising and total revenue per vehicle is falling.

Further itemization of the budget variance is as follows:

- Revenue was down \$32,000 from the budgeted amount.
- Vehicles not retrieved from the impound lot rose from 15% to 20% in 2010. This increased the average cost per vehicle to \$211 in 2010 from \$192 in 2009, accounting for \$34,000 of the loss.
- Vehicles not retrieved also affected the the impound lot with the average revenue per vehicle dropping to \$184 in 2010 from \$186 in 2009, accounting for another \$6,500 of the loss.
- Increased utility and maintenance costs were incurred due to the cold winter and the abundance of snow, accounting for \$7,000.
- Advertising costs increased due to more regular disposals and auctions, adding \$8,000.
- Salary costs have increased by \$56,000 with the placement of a full-time manager at the Impound Lot in 2010 to remedy the operational issues experienced in 2008 and 2009, with these costs largely offset by additional revenue received from auction and scrap proceeds due to the work of this staff.

In order to ensure that a loss is not incurred in 2011, revenue projections were reviewed to determine the appropriate impound rates. At current rates, a projected budget variance of \$110,392 is projected.

Currently, a one-time entrance fee of \$25 per vehicle is charged when a vehicle first enters the Impound Lot. This fee is to cover administrative costs, including vehicle inspections, photos, documentation, vehicle information searches, registered owner searches, stolen vehicle searches, data entry, police reporting, owner escorts and payment processing. The process is time consuming, and on average takes 15 to 30 minutes per vehicle. In addition, daily storage rates are also charged at \$10 per day from the first day of impoundment, plus towing charges at cost.

As a comparison, listed below are storage rates charged in other Canadian municipalities:

- Calgary - \$18 Entrance Fee plus \$24 per day storage, plus towing
- Edmonton – No Entrance Fee plus \$26 per day storage, plus towing
- Hamilton -\$50 Entrance Fee plus \$25 per day storage, plus towing

The intent of the Impound Lot was to obtain payment of parking fines and associated fees in order to operate on a cost recovery basis.

The current entrance fee of \$25 is not sufficient for the cost required to process vehicles at time of entry, which includes several checks and searches that are required to meet legal reporting requirements.

The Administration is, therefore, recommending an increase in entrance fees from \$25 to \$50 per vehicle; and an increase in the daily rate from \$10 to \$15 per day. The flat fee charged for a vehicle which is picked up the same day it was received in the lot would be \$50 plus \$15, for a total of \$65, plus towing and G.S.T.

It is projected that this increase to both the entrance fee and daily fee will increase revenue for both short and long-term impounds in 2011, to a total of \$123,750 (prorated for the final three quarters of the year) and produce a positive variance (prorated) of \$13,000. Based on a full year, in 2012, the increases will offset increases in labour costs, maintenance costs, utility costs, etc.

The table below outlines the 2009 and 2010 actual costs, and the projected costs with current impound rates. The projected costs, with an increase to the impound rates as recommended in this report, is shown in the last column. Revenue or positive variances are in brackets (\$), and cost or losses are without.

	2009 Actual	2010 Actual	2011 Est. at Current Rates	2011 Est. with Proposed Rate Increase
Impound Revenue	( \$462,539)	( \$430,224)	( \$450,000)	( \$573,750) <small>(Pro-rated for 2011)</small>
Auction/Scrap Revenue	( \$110,190)	( \$163,251)	( \$180,000)	( \$180,000)
Salaries & Payroll	\$ 12,008	\$ 68,705	\$ 79,392	\$ 79,392
Car Allowances & Training	\$ 710	\$ 2,873	\$ 6,200	\$ 6,200
Advertising & Liens	\$ 17,326	\$ 26,717	\$ 26,000	\$ 26,000
Towing	\$232,298	\$251,410	\$270,000	\$270,000
Contract Services	\$ 28,751	\$219,008	\$240,200	\$240,200
Buildings & Grounds	\$ 11,127	\$ 16,677	\$ 15,000	\$ 15,000
Equip. & Ext. Rentals	\$ 226	\$ 2,802	\$ 10,000	\$ 10,000
Utilities	\$ 4,611	\$ 6,270	\$ 6,200	\$ 6,200
Office, Supplies & Printing	\$ 6,960	\$ 7,734	\$ 9,000	\$ 9,000
Computer Expenses	\$ 24,000	\$ 25,200	\$ 26,000	\$ 26,000
Interest & Principal	\$ 52,433	\$ 52,433	\$ 52,400	\$ 52,400
<b>Budget Variance</b>	<b>\$ 17,721</b>	<b>\$ 86,354</b>	<b>\$110,392</b>	<b>( \$ 13,358)</b>

Currently, approximately 20% of impounded vehicles are not retrieved by the registered owners; therefore, the recommended fee increases will impact the revenues for approximately 80% of impounded vehicles, or an estimated 2,800 in 2011.

Of vehicles not retrieved by registered owners, recent experience is that 75% are scrapped and 25% are auctioned. Currently, the City receives \$105 per scrapped vehicle. These rates are determined by contract and, therefore, are not adjustable. The current scrap contract expires on October 31, 2011, and the current auction contract expires on January 31, 2012.

When vehicles are not retrieved by owners and scrapped, a net cost to the City is created due to the following:

- Towing fees, which average \$80 per vehicle carried and postage and lien checks, in the amount of approximately \$16 are recouped by the scrap revenue;
- Administration/entrance fees in the amount of \$25 are not recouped, reducing the revenue
- Storage fees in the amount of \$10 per day are not recouped, reducing the revenue; and
- All other impound lot costs per vehicle are still incurred

This constitutes a reduction in revenue of roughly \$55 per scrapped vehicle for the same level of service from the Impound Lot. The 510 scrapped vehicles did not contribute to revenue by approximately \$30,000. Because vehicles not retrieved by owners increased in 2010 from 15% to 20%, the overall cost per vehicle has increased.

Auctioned vehicles cover hard costs (i.e. towing fees, liens, administration costs), with any leftover proceeds applied to outstanding storage fees. If funds remain after all impound fees are covered, funds are applied to any outstanding parking tickets.

### **OPTIONS**

No other options were considered.

### **POLICY IMPLICATIONS**

If the increases to the entrance fee and daily rates are approved, an amendment to Bylaw 8640, The Impounding Bylaw, would be required.

### **FINANCIAL IMPACT**

The Municipal Impound Lot 2011 Operating Budget was submitted and approved yielding a net positive budget variance of \$17,000. The 2011 projected budget variance is a loss of \$110,000. An increase to the entrance fee and daily rate will help to offset the deficit and would still place Saskatoon among one of the lowest for fee charges in Canada.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PUBLIC NOTICE**

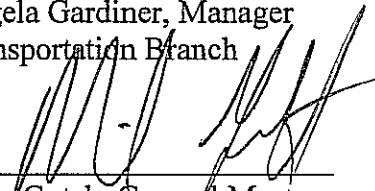
Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

### **ATTACHMENT**

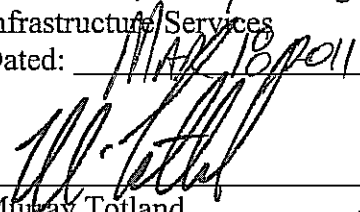
1. Report of the General Manager, Infrastructure Services, dated August 8, 2007.

Written by: Roxanne Christian, Parking Enforcement Coordinator  
Transportation Branch

Approved by: Angela Gardiner, Manager  
Transportation Branch

Approved by:   
Mike Gutek, General Manager  
Infrastructure Services

Dated: Mar 18/11

Approved by:   
Muiray Totland  
City Manager

Dated: Mar 21/11

PO RC Impound Rate Increase



**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** March 14, 2011  
**SUBJECT:** Kate Waygood District Park – Playground Donation  
**FILE NO:** LS-4206-WA2

---

**RECOMMENDATION:** that the following report be forwarded to City Council as information.

### **BACKGROUND**

In May 2010, the Circle Drive Alliance Church submitted a Letter of Intent to the City of Saskatoon (City), stating their intention to donate a new playground structure to be located in Kate Waygood District Park at an anticipated cost of \$65,000.

In August 2010, Administration met with a representative for the Circle Drive Alliance Church to confirm their commitment and outline a timeline for development. At this meeting, potential playground options were reviewed and the Circle Drive Alliance Church requested that the Administration proceed with the proposal submitted by Play Works Inc (see Attachment 1).

In September 2010, the Circle Drive Alliance Church submitted a subsequent letter to Administration confirming their commitment to provide the City with \$65,000 towards the purchase and installation of a new playground structure in Kate Waygood District Park.

In December 2010, the Community Development and Leisure Services Senior Staff Committee reviewed and approved a playground as an acceptable program amenity in Kate Waygood District Park. Administration has also determined an appropriate placement location within the park and has established a reflective operating impact.

### **REPORT**

The new playground structure in Kate Waygood District Park is intended to replace an existing playground structure that is currently located in the adjacent Golden Oaks Apartment property. The adjacent playground structure is inadequate, unsafe, and no longer meets user needs. The Circle Drive Alliance Church is requesting that a new donated playground structure be located in the Kate Waygood District Park and that the structure become property of the City.

The proposed playground structure was designed for youth ages 5 to 12. A high concentration of younger demographics in the adjacent Golden Oaks Apartments played a role in the design of this play structure. Current numbers indicate that approximately 400 youth under the age of 16 years of age live in the adjacent Golden Oaks Apartments.

Administration began work on Phase I of Kate Waygood District Park during the 2010 construction season. In January 2011, Leisure Services publicly presented Phase II of Kate Waygood District Park. Included in this conceptual design was the inclusion of the playground to be located north of the parking lot. The residents that attended the public meeting were supportive of the play structure

and its proposed location.

The proposed gifting of the playground to the City by the Circle Drive Alliance Church falls under Gifts and Memorials Policy No. C09-027. This policy provides guidelines for the donation of such items to the City to enhance programs, civic facilities, equipment, public parks and open spaces. Specifically, this proposed gift would comply with the following policy guidelines:

1. The donor is responsible for the cost of the item and its installation;
2. The final location is approved by the City; and
3. Regular maintenance will be provided by the City to keep the contribution in a safe and useable condition.

As per the Gifts and Memorials Policy No. C09-027, the General Manager of Community Services has approved the playground donation equalling a total of \$65,000.

### **OPTIONS**

The only other option is not to accept the gift of the playground structure for Kate Waygood Park.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

The ongoing operating implications for this playground structure will be \$2,695 per year. This amount will cover the costs for mandated monthly inspections, vandalism, graffiti, maintenance, and repairs.

### **PUBLIC COMMUNICATION PLAN**

The design of Kate Waygood District Park Phase II and the potential playground location were presented to the public on January 26, 2011, at a Public Open House. There were 11 people in attendance; no comment forms were submitted to the Administration, and no new concerns were raised regarding the playground.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications and/or greenhouse gas implications.

### **ATTACHMENT**

1. Play Works Inc. – Playground Proposal

Written by: Roxane Melnyk, Open Space Consultant

Reviewed by: *Cary Humphrey for*  
Cary Humphrey, Manager  
Leisure Services Branch

Approved by: *Paul Gauthier*  
Paul Gauthier, General Manager  
Community Services Department  
Dated: *March 16, 2011*

cc: Murray Totland, City Manager

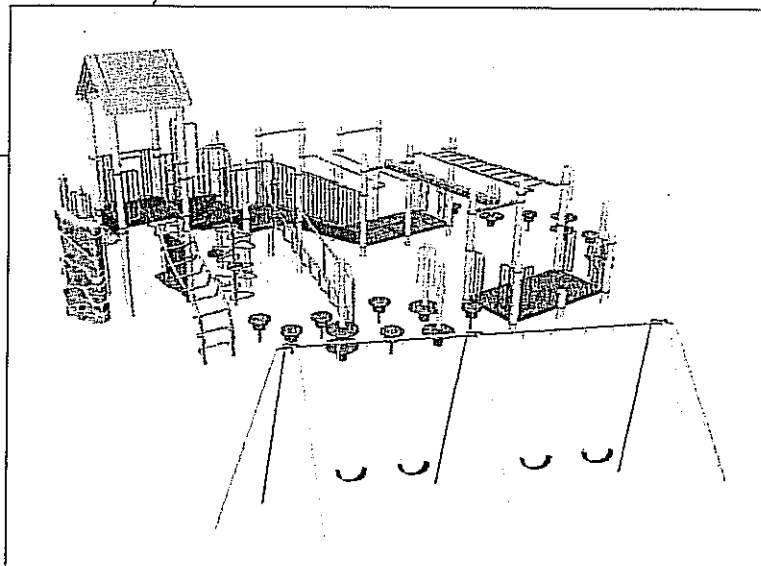
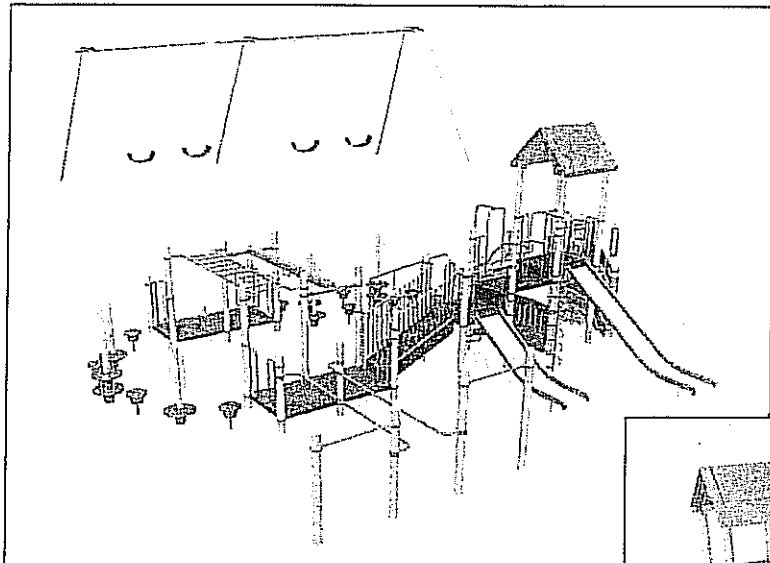
S:/Reports/LS/2011/2011 Committee/P&O Kate Waygood District Park – Playground Donation/jk/cml

# Appleby Playground

Saskatoon, SK

4-Jun-10

## Proposed Playground



*Equipment manufactured by:*

***Playcraft***

*Design Configuration and Supply of Equipment by*



*Creating innovative parks and playgrounds*



Edmonton Office  
14550-116 Avenue,  
Edmonton, AB T5M 3E9  
1-800-667-4264  
Fax: (780) 454-5645  
www.playworks.ca

Calgary Office  
1-877-682-4701

Saskatchewan Office  
1-866-343-4660

Winnipeg Office  
(204) 414-5265

Playground:  
Appleby Playground

Location:  
Saskatoon, SK

Area:  
3062 sq. ft.

Scale:  
1:150

Installation method:  
inground

Age:  
5 - 12

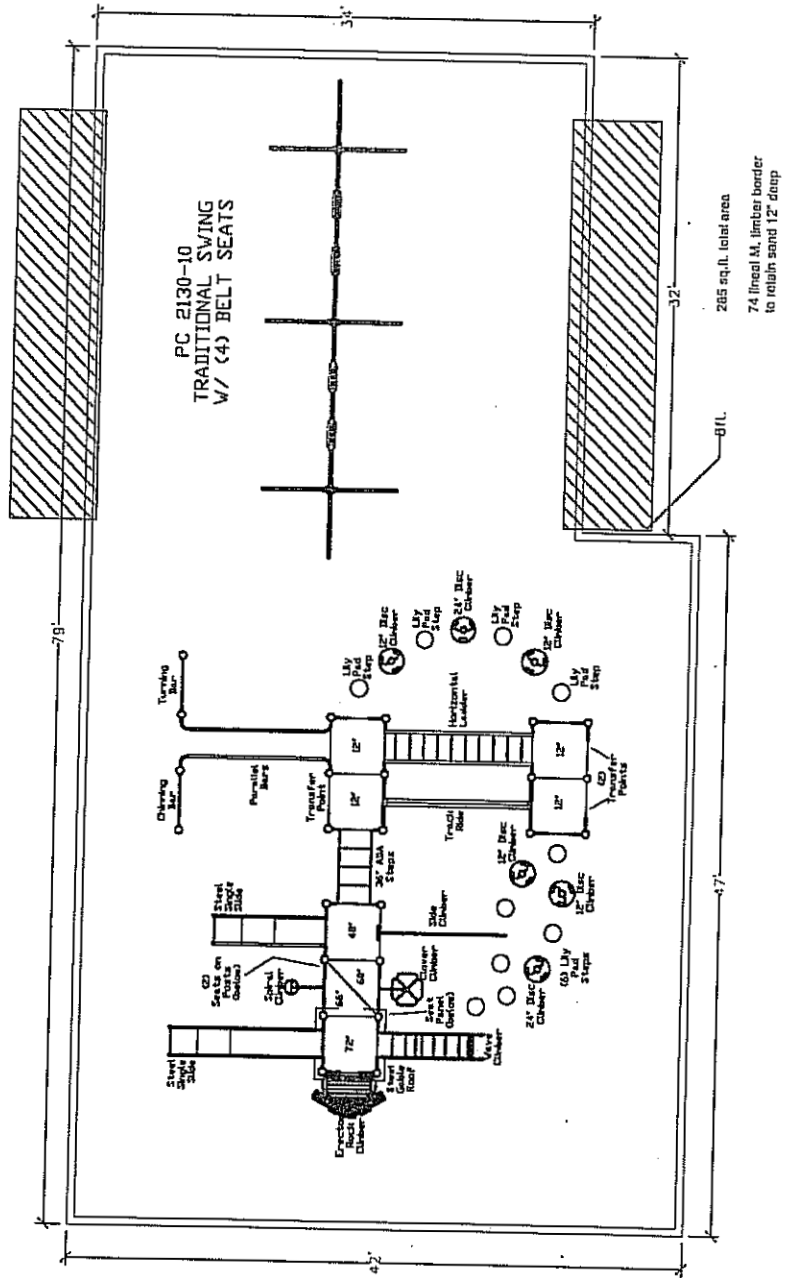
Drawn by:  
LV

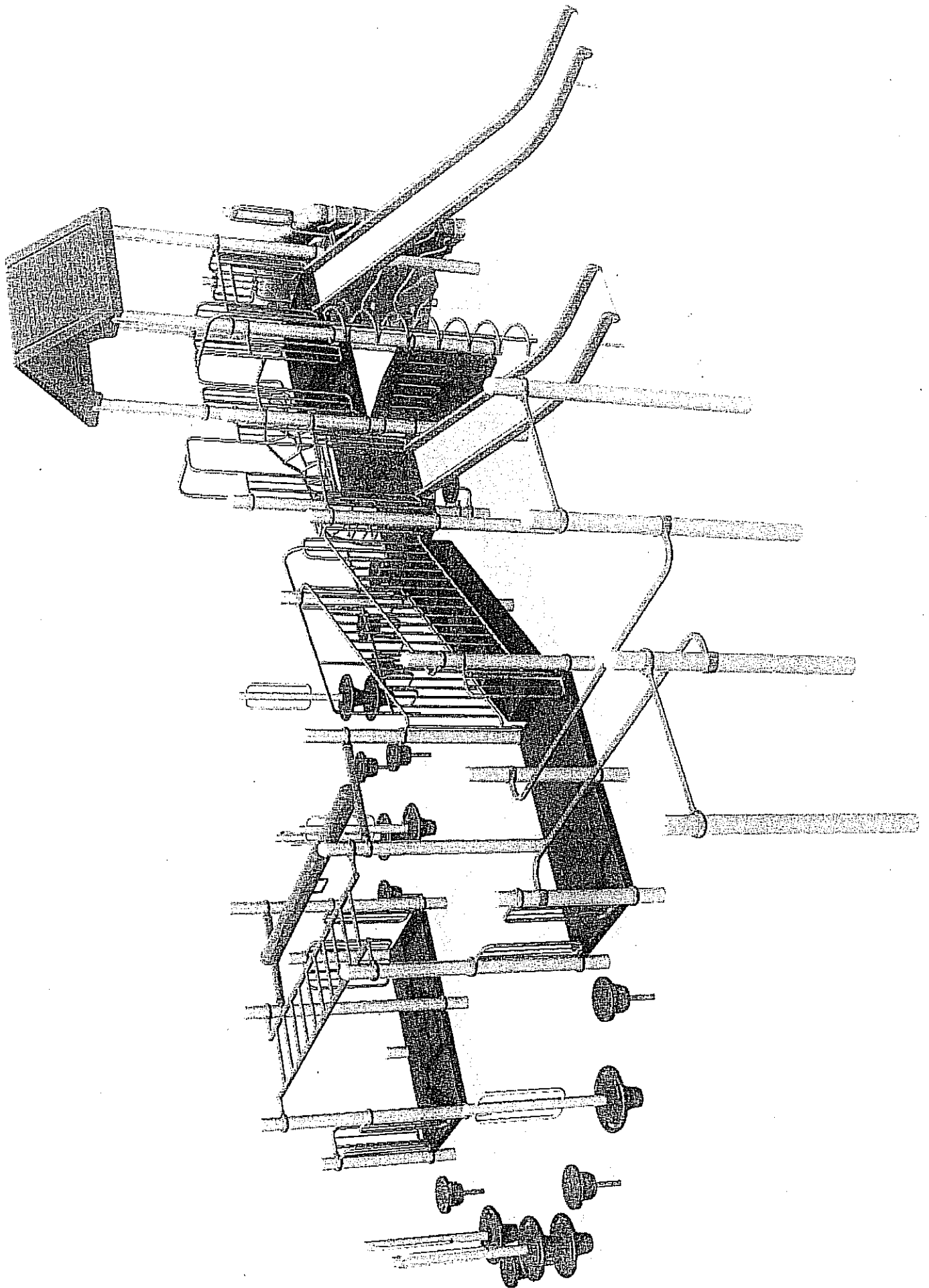
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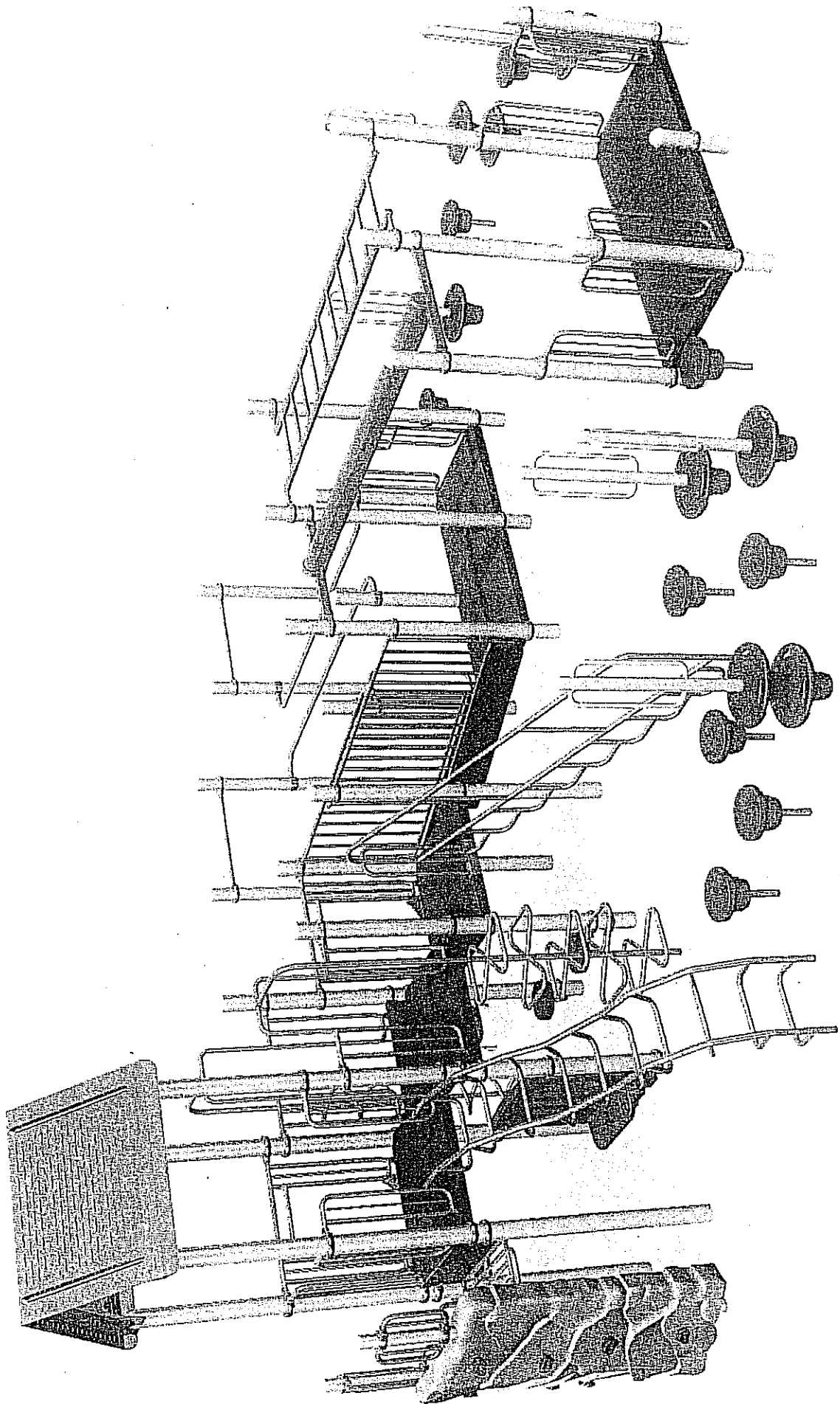
DATE:  
June 4, 2010



Equipment conforms  
to CAN/CSA-2614-07  
standard "Children's  
Playspaces and  
Equipment"







4.

**TO:** Secretary, Planning and Operation Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** March 14, 2011  
**SUBJECT:** Request for Sole Source  
**FILE NO:** LS-4206-WA2

---

**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that Wilco Contractors S.W. Inc. be requested as sole source contractor for, Capital Project No. 2102, construction at Kate Waygood Park and William A Reid Park in 2011, at an estimated cost of \$251,500.

**BACKGROUND**

Capital Project No. 2102 - Sportsfield Development and Improvement includes the development of Kate Waygood Park and William A. Reid Park (W.A. Reid Park). This development project will convert W.A. Reid Park to a four-diamond tournament complex for youth and adult softball and increase inventory of softball diamonds designed to accommodate programs and events in Saskatoon. The development at Kate Waygood Park will include the addition of four sportsfields, including two adult-size baseball fields and two multi-use fields, which will address the needs of various user groups.

**REPORT**

In 2010, Capital Project No. 2102 had total funding of \$812,000 for construction at Kate Waygood Park and W.A. Reid Park. Stantec Consulting Ltd. (Stantec) provided cost estimates which indicated the need for additional funding to complete this project's construction. The Administration made the decision to fund project over-expenditures in 2011 and proceed with the portion of construction which matched 2010 funding.

The 2010 construction contract for Kate Waygood Park and W.A. Reid Park was awarded to Wilco Contractors S.W. Inc. (Wilco), at a total net cost of \$805,949. Stantec's construction estimates indicate that an additional \$251,500 will be required in 2011 to complete project construction in Kate Waygood Park and W.A. Reid Park. During its February 22, 2011 meeting, City Council approved that \$278,500 from the Park Enhancement Reserve will fund the over-expenditures for Capital Project 2102, Sportfield Development and Improvements. This funding includes \$27,000 for field maintenance as per the 2010 Maintenance Agreement and \$251,500 to complete the 2011 construction work in Kate Waygood and W.A. Reid parks.

As per the Corporate Purchasing Procedure Policy No. A02-027, a sole source is permitted in the following circumstances: "For the extension of work with the contractors/suppliers on an existing project site where it is considered to be more economical, efficient and expedient than soliciting competitive tenders." It has been identified that there is the potential for conflict to arise between Wilco (existing contractor) and any new contractor if the City of Saskatoon (City) tenders the 2011 construction to complete Kate Waygood Park and W.A. Reid Park. Wilco will



be completing a small portion of their 2010 contract in the 2011 construction season; this work includes landscape establishment and maintenance in both park locations. Based on the tendering process, a new contractor has the potential to interfere with work already completed by Wilco in 2010, and this interference could create complex circumstances regarding warranty claims, deficiencies, and contractor accountability. This situation could increase project costs and disrupt the construction completion schedules. It is also recognized that Wilco has a vested interest in establishing and completing project work in these locations.

**OPTIONS**

Options include sending a tender out for the completion of the project construction at Kate Waygood Park and W.A. Reid Park. The sole source approached is favoured by the Administration due to Wilco's initial work on the project and the continuation of work that needs to be completed in 2011. As well, Wilco will be on site to do maintenance and warranty work from the 2010 construction year. A new contractor has the potential to interfere with work already completed in 2010, and this interference could create complex circumstances regarding warranty claims, deficiencies, and contractor accountability.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

Project work in Kate Waygood Park and W.A. Reid Park in 2011 will include fencing, crusher-dust pathways, infield irrigation, and site amenities for an estimated cost of \$251,500.

2011 Funding

Capital Project No. 2102	
Kate Waygood Park and W.A Reid Park	\$251,500

2011 Anticipated Expenses

Wilco – sole-source contract	\$251,500
Total paid in 2011	\$251,500

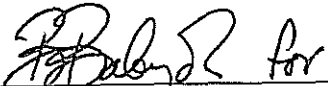
**ENVIRONMENTAL IMPLICATIONS**

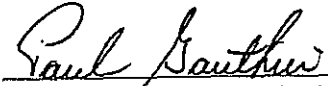
There are no environmental and/or greenhouse gas implications.

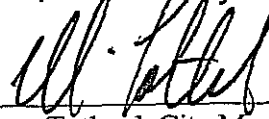
**PUBLIC NOTICE**

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

Written by: Roxane Melnyk, Open Space Consultant

Reviewed by:   
Cary Humphrey, Manager  
Leisure Services Branch

Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: March 16, 2011

Approved by:   
Murray Totland, City Manager  
Dated: Mar 21/11

**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** March 8, 2011  
**SUBJECT:** Business License Program - Business Profile – 2010 Annual Report  
**FILE NO.:** PL 4005-9

---

**RECOMMENDATION:** that the attached report be received and forwarded to City Council for information.

**BACKGROUND**

The Planning and Development Branch, Business License Program, provides business information as a value-added service to the business community. As part of this program, the Business License Section has produced the Business Profile on a semi-annual basis since 2000.

**REPORT**

Attached is the Business Profile - 2010 Annual Report. The Business Profile Annual Report provides comprehensive statistical information related to business activity for the preceding year.

Some of the information provided in the 2010 Annual Report includes:

- The total number of businesses by industry sector;
- The number of commercial and industrial businesses by neighbourhood;
- The number of home-based businesses by neighbourhood;
- A list of the top ten new commercial and industrial businesses for 2010; and
- A list of the top ten new home-based businesses for 2010.

Some of the Business License Program highlights from 2010 include:

- There were 9,299 licensed businesses in Saskatoon, for a net increase of 504 businesses over 2009;
- There were 1,234 new business license approvals;
- Saskatoon has averaged 1,059 new licensed businesses per year over the last five years;
- The trade and construction sectors contain the greatest number of licensed businesses in Saskatoon;
- Home-based businesses represent 38 percent of all businesses in Saskatoon;
- The Saskatoon Business Directory now includes Institutional (non-profit and government) Agencies; and
- The enhanced Business Start-up Guide continues to be a popular service provided through the program.

The 12-page Business Profile - 2010 Annual Report is available on the City of Saskatoon website and by request via email. To reduce costs, Business Profiles are distributed by email to all businesses that have provided their address. A limited number of printed copies will be available



# BUSINESS Profile

## Business License Program - Annual Report 2010

The Community Services Department, Planning and Development Branch is responsible for overall land use planning and development activity for the City of Saskatoon. The primary goals of the branch are to build an increasingly sustainable and vibrant community that is consistent with the vision and core strategies of the City's Strategic Plan, and by doing so, enhance the quality of life for Saskatoon's current and future residents.

Through community engagement and consultation, our Branch seeks to understand the vision of the community and reflect those values and goals through the implementation of development policies, programs, bylaws and standards.

The Planning and Development Branch, Business License Program, licenses all businesses operating from a fixed address within Saskatoon. This includes all home based businesses as well as businesses operating from commercial and industrial locations.

The Business Profile Annual Report provides a summary of business activity in Saskatoon, including information on new businesses, commercial/industrial businesses, and home based businesses for 2010. All data contained within this publication was obtained by the City of Saskatoon through the Business License Program. All businesses have been classified based on their primary business type or activity according to the North American Industry Classification System (for more information on NAICS, visit [www.statcan.gc.ca](http://www.statcan.gc.ca) and search "NAICS 2007" or email [infostats@statcan.ca](mailto:infostats@statcan.ca)).

### Business Resources

The Business License Program also offers a variety of business resources:

- Saskatoon Business Directory (**now includes** Institutional Agencies)
- Business Start-Up Guide and Checklist
- Business Profile newsletters and annual reports
- Employment Profile publication
- Statistical information and customized information requests
- BizPaL



Saskatoon's strong business growth continued in 2010.

### INSIDE THIS ISSUE

<b>Total Licensed Businesses -</b> 6% increase over 2009.....	2
<b>New Businesses - a record year in 2010.....</b>	3
<b>Commercial/Industrial Businesses -</b> 12% growth in the Construction Sector in 2010.....	4

<b>Home Based Businesses -</b> 62% increase over 5 years.....	5
<b>Appendix 1 - Commercial Businesses by NAICS.....</b>	7
<b>Appendix 2 - Commercial Businesses by Neighbourhood....</b>	8
<b>Appendix 3 - Home Based Businesses by NAICS.....</b>	10
<b>Appendix 4 - Home Based Businesses by Neighbourhood .</b>	11



City of  
**Saskatoon**

Planning & Development Branch

222 - 3rd Avenue North, Saskatoon, SK S7K 0J5

Phone: (306) 975-7710 Fax: (306) 975-7712 Email: [business.license@saskatoon.ca](mailto:business.license@saskatoon.ca)

A PDF version of this publication is available online at [www.saskatoon.ca](http://www.saskatoon.ca) (look under 'B' for Business License).  
If you would like us to email it to you, contact [business.license@saskatoon.ca](mailto:business.license@saskatoon.ca).

## Information and Mapping Requests

**The Business License Program** collects statistical information relating to business activity in Saskatoon. The type of information available upon request includes, but is not limited to the following:

- square footage of commercial/industrial space
- employment figures
- specific data by business type, such as geographic distribution and new business listings

Contact us at  
**(306) 975-7710**

email:  
**business.license@saskatoon.ca**

website:  
**www.saskatoon.ca**  
(look under 'B' for Business License)

**The Planning and Development Branch, Mapping and Research Group**, provides custom research and mapping services on various demographic, social, and economic trends in Saskatoon. The type of information available upon request includes, but is not limited to the following:

- *Neighbourhood Profiles*
- population projections (2006-2026)
- census data
- quality of life indicators

Contact us at  
**(306) 975-7641**

## Total Licensed Businesses

The Business License Program requires all businesses to obtain a license prior to operating. In 2010, there were 9,299 businesses licensed by the Program. Figure 1 illustrates the overall business growth in Saskatoon and identifies the total number of home based and commercial/industrial businesses licensed from 2006 to 2010. The total number of businesses has increased by 1,769 since 2006, an increase of 23%.

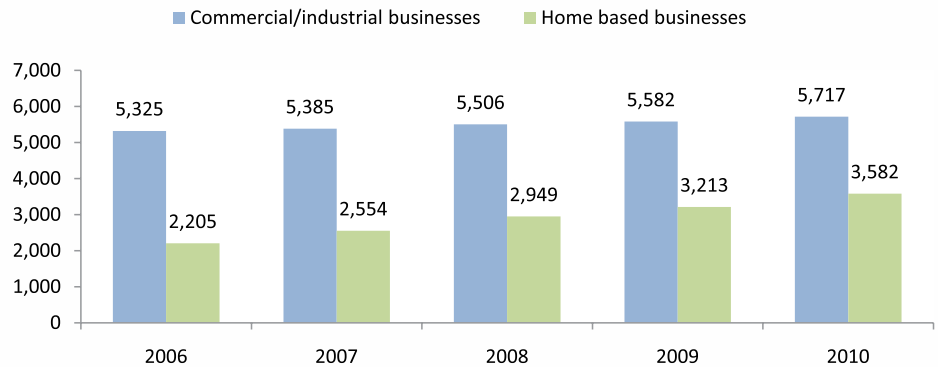


Figure 1: Total Licensed Businesses, 2006-2010

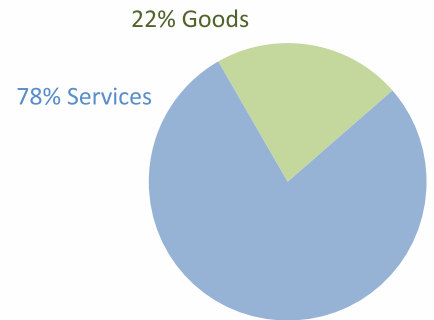
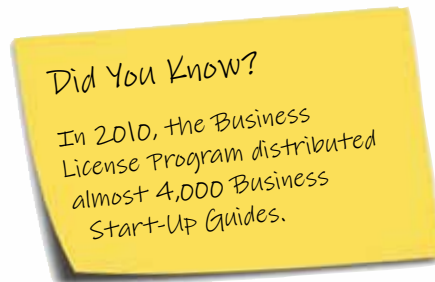


Figure 2: Total Licensed Businesses by Major Sector, 2010

Saskatoon's total licensed businesses can be divided into two major sectors: (1) goods-producing and (2) services-producing. As shown in Figure 2, Saskatoon's economy is primarily made up of services-producing businesses.

Table 1 provides a breakdown of all licensed businesses in Saskatoon by goods- and services-producing sectors as well as by NAICS sectors for the years 2006 to 2010.

Table 1: Total Licensed Businesses by NAICS Sector, 2006-2010

	2006	2007	2008	2009	2010
<b>Goods-producing sector</b>					
Agriculture, forestry & fishing	10	14	12	8	10
Mining, oil & gas extraction	21	18	29	30	31
Construction	803	1,026	1,268	1,382	1,547
Manufacturing	456	462	455	453	451
<b>Total, goods-producing sector</b>	<b>1,290</b>	<b>1,520</b>	<b>1,764</b>	<b>1,873</b>	<b>2,039</b>
<b>Services-producing sector</b>					
Trade (wholesale & retail)	1,877	1,898	1,939	1,978	2,034
Transportation & warehousing	237	243	252	262	276
Finance, insurance, real estate & leasing	471	483	486	503	491
Professional, scientific & technical services	898	960	1,025	1,086	1,155
Business, building & other support services	466	505	579	629	676
Educational services	154	164	179	185	207
Health care & social assistance	392	396	396	400	442
Information, culture & recreation	260	264	290	295	302
Accommodation & food services	537	540	536	566	588
Other services	948	966	1,009	1,018	1,089
<b>Total, services-producing sector</b>	<b>6,240</b>	<b>6,419</b>	<b>6,691</b>	<b>6,922</b>	<b>7,260</b>
<b>Total, all sectors</b>	<b>7,530</b>	<b>7,939</b>	<b>8,455</b>	<b>8,795</b>	<b>9,299</b>

The Business License Program collects and manages all personal information in accordance with The Local Authority Freedom of Information and Protection of Privacy Act.

In 2010, the largest sector was trade, which includes both wholesale and retail and accounts for 22% of all licensed businesses. The construction sector showed continued growth in 2010, increasing 12% over 2009 and over 93% since 2005. With this growth, the construction sector makes up 17% of all licensed businesses. The top four sectors (trade, construction, professional services, and other services) make up 63% of the total number of licensed businesses in Saskatoon (other services include such businesses as hair salons, automotive repair, dry cleaning and photo services). Figure 3 offers a breakdown of all sectors.

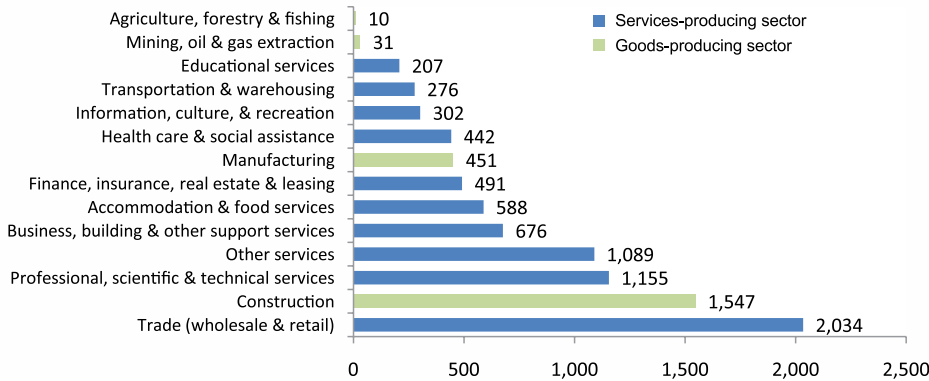


Figure 3: Total Licensed Businesses by NAICS Sector, 2010

## New Businesses

The Business License Program issued 1,234 new business licenses in 2010, a record for new businesses licensed in one year. Figure 4 illustrates the number of new licenses issued from 2006 to 2010. The number of new home based businesses continues to exceed the number of new commercial/industrial businesses.

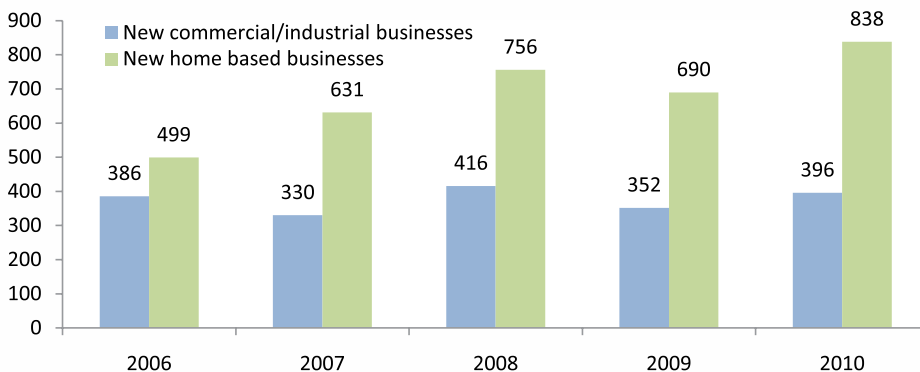


Figure 4: New Licensed Businesses, 2006-2010

Tables 2 and 3 list the top ten business starts by NAICS industry group for 2010.

Table 2: Top 10 New Commercial/Industrial Businesses, 2010\*

Rank	Industry group
1	Personal care services - <b>32</b>
2	Limited-service eating places - <b>23</b>
3	Clothing stores - <b>18</b>
4	Residential building construction - <b>16</b>
5	Automobile dealers - <b>15</b>
6	Offices of other health practitioners - <b>14</b>
7	Automotive repair & maintenance - <b>13</b>
8	Full-service restaurants - <b>12</b>
9-10	Lumber, millwork, hardware & other building supplies wholesaler-distributors; Offices of physicians - <b>10</b>

\* The number of new businesses is shown in bold after the industry group

Table 3: Top 10 New Home Based Businesses, 2010\*

Rank	Industry group
1	Residential building construction - <b>119</b>
2	Services to buildings & dwellings - <b>98</b>
3	Building finishing contractors - <b>65</b>
4	Personal care services - <b>48</b>
5	Foundation, structure & building exterior contractors - <b>40</b>
6	Other schools & instruction - <b>36</b>
7	Other professional, scientific & technical services - <b>34</b>
8	Building equipment contractors - <b>31</b>
9	Management, scientific and technical consulting services - <b>30</b>
10	Electronic shopping & mail-order houses - <b>26</b>

\* The number of new businesses is shown in bold after the industry group

Saskatoon has had an average of 1,059 new licensed businesses per year for the past five years.

Top three industries in the construction sector in 2010

- Residential building construction - **563**
- Plumbing, heating & air-conditioning contractors - **196**
- Electrical contractors & other wiring installation contractors - **105**

## NEW!

The Saskatoon Business Directory on the City of Saskatoon's website now includes Institutional Agencies such as non-profit and government organizations. To access the directory, click on "Business Directory" on the homepage at [www.saskatoon.ca](http://www.saskatoon.ca). To list your business or institution on the Directory, contact our office at (306) 975-7710 or email us at [business.license@saskatoon.ca](mailto:business.license@saskatoon.ca).

## Commercial/Industrial Businesses

In 2010, Saskatoon had a total of 5,717 licensed commercial/industrial businesses, representing 62% of all businesses. Table 4 provides a breakdown of businesses by NAICS sectors for the years 2006 to 2010. Since 2006, the commercial/industrial sector has increased by over 7%. The trade and other services sectors continue to be the most prevalent; however, the largest percentage increase in 2010 was the construction sector, which increased by 12% over 2009.

A more detailed breakdown of the total number of commercial/industrial businesses by NAICS sub-sector can be found in Appendix 1 on page 7.

Table 4: Total Commercial/Industrial Businesses by NAICS Sector, 2006-2010

	2006	2007	2008	2009	2010	
<b>Goods-producing sector</b>	Agriculture, forestry & fishing	4	7	7	6	7
	Mining, oil & gas extraction	19	18	28	29	29
	Construction	277	298	330	365	407
	Manufacturing	378	386	381	374	364
	<b>Total, goods-producing sector</b>	<b>678</b>	<b>709</b>	<b>746</b>	<b>774</b>	<b>807</b>
<b>Services-producing sector</b>	Trade (wholesale & retail)	1,702	1,729	1,759	1,763	1,794
	Transportation & warehousing	173	172	172	169	175
	Finance, insurance, real estate & leasing	432	433	433	441	426
	Professional, scientific & technical services	447	457	473	479	497
	Business, building & other support	158	160	173	180	183
	Educational services	76	75	80	78	74
	Health care & social assistance	329	326	324	327	351
	Information, culture & recreation	141	138	141	138	140
	Accommodation & food services	526	530	522	550	571
	Other services	663	656	683	683	699
	<b>Total, services-producing sector</b>	<b>4,647</b>	<b>4,676</b>	<b>4,760</b>	<b>4,808</b>	<b>4,910</b>
<b>Total, all sectors</b>	<b>5,325</b>	<b>5,385</b>	<b>5,506</b>	<b>5,582</b>	<b>5,717</b>	

Top three industry groups in the trade sector in 2010

- Clothing stores - 201
- Health & personal care stores - 122
- Automobile dealers - 119

Saskatoon is Saskatchewan's largest city with an estimated population of **224,300** as of December 31, 2010. (Courtesy of the City of Saskatoon Mapping & Research Group).

## Commercial/Industrial Businesses by Neighbourhood

Figure 5 illustrates the distribution of commercial/industrial businesses in Saskatoon by neighbourhood. The neighbourhoods with the greatest number of commercial/industrial businesses are Central Business District (917), North Industrial (745), Hudson Bay Industrial (468) and Airport Business Area (375).

Total Number of Commercial/Industrial Businesses, 2010

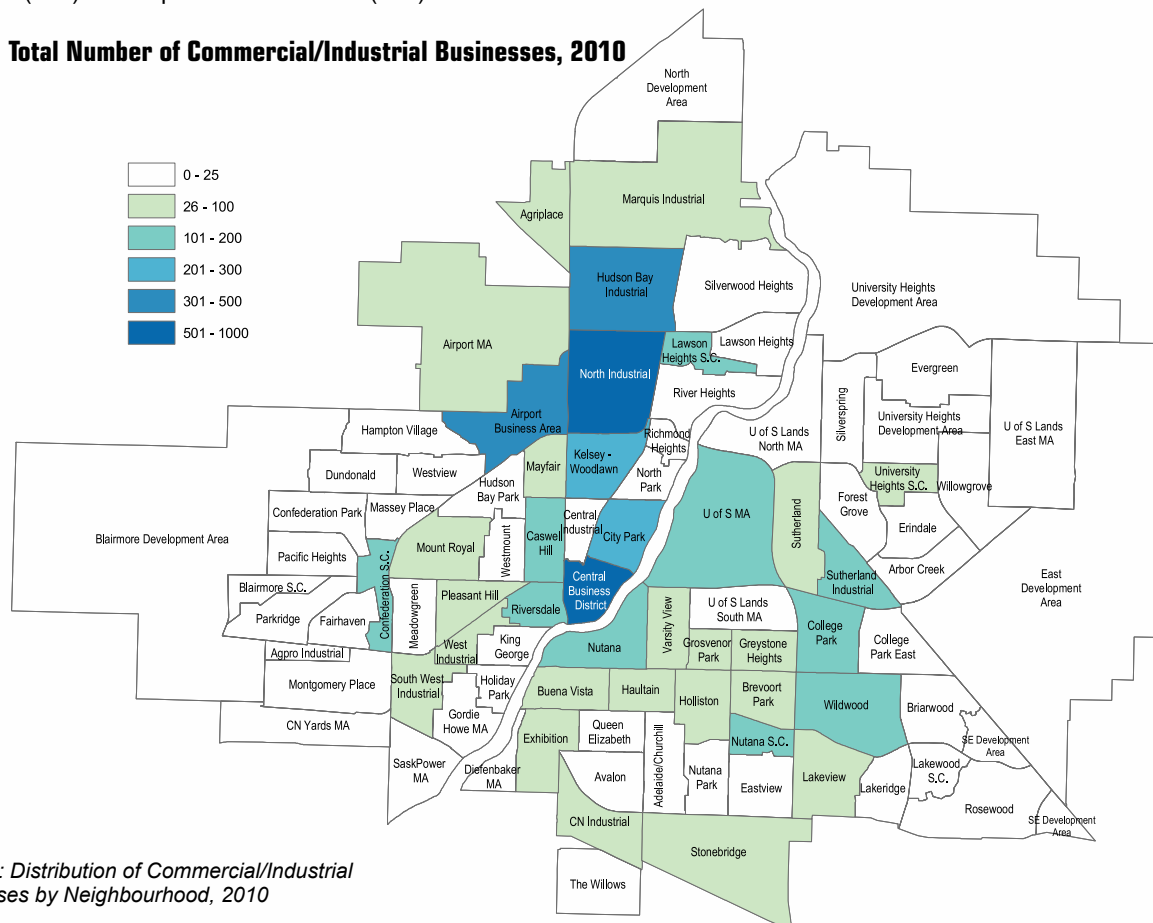


Figure 5: Distribution of Commercial/Industrial Businesses by Neighbourhood, 2010

The top sectors found in Central Business District were trade (25%); professional, scientific, and technical services (14%); and health care and social assistance (14%). The top sectors found in North Industrial are trade (38%); other services (14%); and construction (12%).

A more detailed breakdown of the total number of commercial/industrial businesses by neighbourhood can be found in Appendix 2 on page 8.

### New Commercial/Industrial Businesses

The Business License Program issued 396 new commercial/industrial business licenses in 2010 (the second highest total on record, after 2008). This represents 32% of all new business licenses issued. Table 5 shows the number of new commercial/industrial business licenses by NAICS sector for 2006 through 2010. The trade sector, which consistently has the greatest number of new licenses issued, accounted for 28% of all new commercial/industrial businesses in 2010. Table 6 lists the top 10 new commercial/industrial businesses by neighbourhood in 2010.

Table 5: New Commercial/Industrial Businesses by NAICS Sector, 2006-2010

		2006	2007	2008	2009	2010
<b>Goods-producing sector</b>	Agriculture, forestry & fishing	1	1	0	0	1
	Mining, oil & gas extraction	4	1	11	3	3
	Construction	17	24	35	40	50
	Manufacturing	16	17	22	11	10
	<b>Total, goods-producing sector</b>	<b>38</b>	<b>43</b>	<b>68</b>	<b>54</b>	<b>64</b>
<b>Services-producing sector</b>	Trade (wholesale & retail)	117	101	132	99	112
	Transportation & warehousing	13	9	10	10	12
	Finance, insurance, real estate & leasing	26	25	18	28	10
	Professional, scientific & technical services	46	37	41	32	33
	Business, building & other support services	17	12	18	11	12
	Educational services	9	3	10	2	4
	Health care & social assistance	16	11	20	14	38
	Information, culture & recreation	3	10	18	4	13
	Accommodation & food services	42	39	30	54	43
	Other services	59	40	51	44	55
<b>Total, services-producing sector</b>	<b>348</b>	<b>287</b>	<b>348</b>	<b>298</b>	<b>332</b>	
<b>Total, all sectors</b>	<b>386</b>	<b>330</b>	<b>416</b>	<b>352</b>	<b>396</b>	

Table 6: Top 10 New Commercial/Industrial Businesses by Neighbourhood, 2010\*

Rank	Neighbourhood
1	North Industrial - <b>50</b>
2	Central Business District - <b>46</b>
3	Hudson Bay Industrial - <b>38</b>
4	City Park - <b>21</b>
5	Kelsey – Woodlawn - <b>19</b>
6	Airport Business Area - <b>16</b>
7-8	Riversdale; University Heights Suburban Centre - <b>13</b>
9-10	Blairmore Suburban Centre; Marquis Industrial - <b>11</b>

\* The number of new businesses is shown in **bold** after the neighbourhood.



### Home Based Businesses

In 2010, there were a total of 3,582 licensed home based businesses in Saskatoon – a 62% increase over 2006. The proportion of home based businesses has also grown steadily over the past five years. In 2010 there were 11% more home based businesses than 2009, and they now account for 38% of the total number of licensed businesses in Saskatoon – up from 29% five years ago.

Table 7 summarizes the total number of home based businesses by NAICS sector for the years 2006 to 2010. The data in Table 7 indicates that the construction sector and the professional, scientific, and technical services sector continue to be the most prevalent. A significant increase of 25% over the last year can also be seen in the health care and social assistance sector. A more detailed breakdown of the total number of home based businesses by NAICS sub-sector can be found in Appendix 3, on page 10.

#### Home Based Businesses by Neighbourhood

Figure 6 illustrates the total number of licensed home based businesses by neighbourhood. The neighbourhoods with the greatest number of home based businesses are Silverwood Heights (192), Silverspring (121), Lakeview (113), Willowgrove (111) and Nutana (105).



The most prevalent sector in Silverwood Heights, Silverspring and Lakeview is construction, followed closely by varying combinations of professional, scientific, and technical services, other services and administrative/support services. A more detailed breakdown of the total number of home based businesses by neighbourhood can be found in Appendix 4, page 11.

**Total Number of Home Based Businesses, 2010**

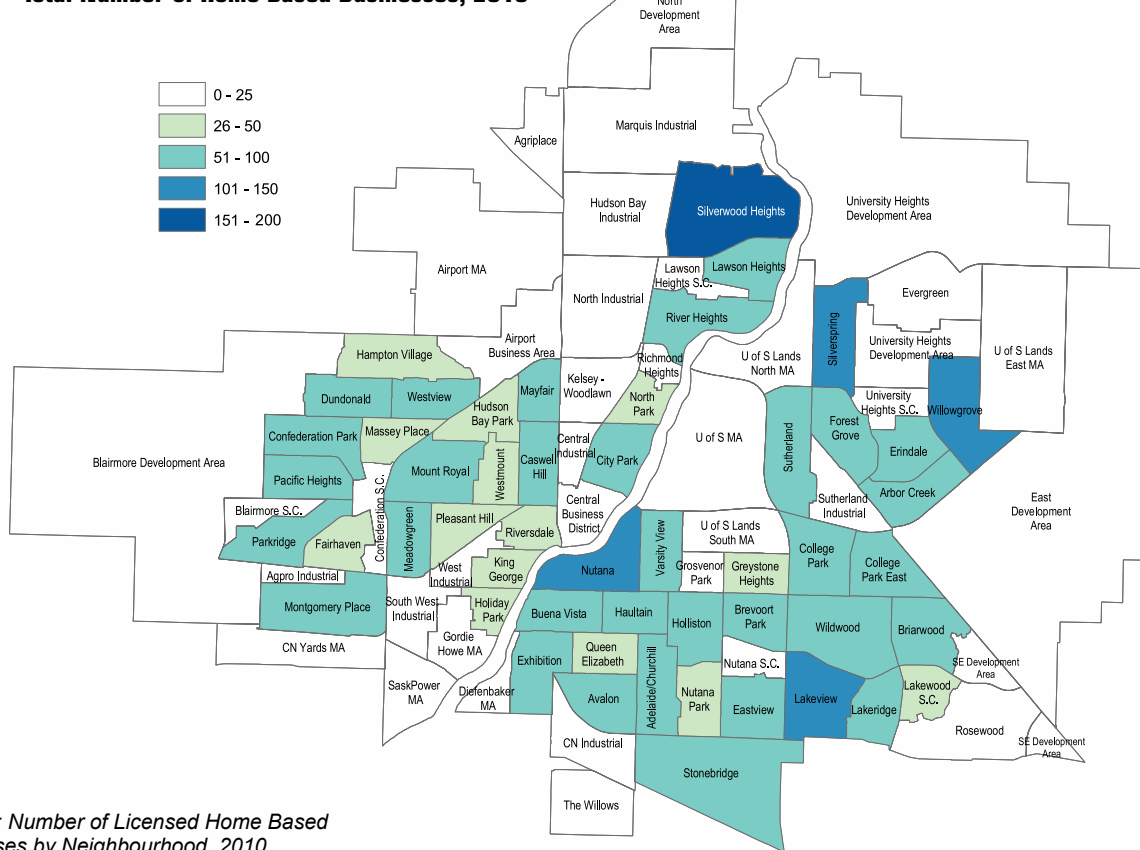


Figure 6: Number of Licensed Home Based Businesses by Neighbourhood, 2010

Table 7: Total Home Based Businesses by NAICS Sector, 2006-2010

		2006	2007	2008	2009	2010
<b>Goods-producing sector</b>	Agriculture, forestry & fishing	7	7	5	2	3
	Mining, oil & gas extraction	1	0	1	1	2
	Construction	526	728	938	1,017	1,140
	Manufacturing	78	76	74	79	87
	<b>Total, goods-producing sector</b>	<b>612</b>	<b>811</b>	<b>1,018</b>	<b>1,099</b>	<b>1,232</b>
<b>Services-producing sector</b>	Trade (wholesale & retail)	175	169	180	215	240
	Transportation & warehousing	64	71	80	93	101
	Finance, insurance, real estate & leasing	39	50	53	62	65
	Professional, scientific & technical services	451	503	552	607	658
	Business, building & other support services	308	345	406	449	493
	Educational services	78	89	99	107	133
	Health care & social assistance	63	70	72	73	91
	Information, culture & recreation	119	126	149	157	162
	Accommodation & food services	11	10	14	16	17
	Other services	285	310	326	335	390
	<b>Total, services-producing sector</b>	<b>1,593</b>	<b>1,743</b>	<b>1,931</b>	<b>2,114</b>	<b>2,350</b>
<b>Total, all sectors</b>	<b>2,205</b>	<b>2,554</b>	<b>2,949</b>	<b>3,213</b>	<b>3,582</b>	

**New Home Based Businesses**

The Business License Program issued 838 new home based business licenses in 2010, representing 68% of all new business licenses issued. Table 8 shows the number of new home based business licenses by NAICS sector for 2006 through 2010. The construction sector had the greatest number of new licenses issued, accounting for 33% of all new home based businesses. There were 149 new home based businesses in the professional, scientific and technical services sector, an increase of 32% over 2009. Table 9 lists the top 10 new home based businesses by neighbourhood in 2010.

Table 8: New Home Based Businesses by NAICS Sector, 2006-2010

		2006	2007	2008	2009	2010
<b>Goods-producing sector</b>	Agriculture, forestry & fishing	0	0	1	0	1
	Mining, oil & gas extraction	3	0	1	0	2
	Construction	132	247	307	238	273
	Manufacturing	14	7	10	14	17
	<b>Total, goods-producing sector</b>	<b>149</b>	<b>254</b>	<b>319</b>	<b>252</b>	<b>293</b>
<b>Services-producing sector</b>	Trade (wholesale & retail)	44	33	48	57	65
	Transportation & warehousing	16	18	25	28	28
	Finance, insurance, real estate & leasing	5	12	11	16	11
	Professional, scientific & technical services	87	112	105	113	149
	Business, building & other support services	54	81	118	101	110
	Educational services	15	18	13	17	36
	Health care & social assistance	20	14	13	13	25
	Information, culture & recreation	27	18	34	34	29
	Accommodation & food services	3	3	4	2	3
	Other services	79	68	66	57	89
	<b>Total, services-producing sector</b>	<b>350</b>	<b>377</b>	<b>437</b>	<b>438</b>	<b>545</b>
<b>Total, all sectors</b>	<b>499</b>	<b>631</b>	<b>756</b>	<b>690</b>	<b>838</b>	

Table 9: Top 10 New Home Based Businesses by Neighbourhood, 2010\*

Rank	Neighbourhood
1	Nutana - <b>35</b>
2	Silverwood Heights - <b>33</b>
3	Lakeview - <b>30</b>
4	Willowgrove - <b>28</b>
5	College Park - <b>26</b>
6	Arbor Creek - <b>25</b>
7-8	Confederation Park; Sutherland - <b>24</b>
9-10	Caswell Hill; College Park East; Erindale; Haultain; Silverspring; Stonebridge - <b>20</b>

\* The number of new businesses is shown in **bold** after the neighbourhood.

Top three home based industries in the professional, scientific & technical services sector in 2010 (out of total home based businesses):

- Photographic services - **103**
- Computer systems design & related services - **102**
- Accounting, tax preparation, bookkeeping & payroll services - **90**

## Appendix 1

### Number of Commercial/Industrial Businesses by NAICS Industry Sub-Sector, 2010

Industry sub-sector	2009	2010	Industry sub-sector	2009	2010
<b>Agriculture, forestry &amp; fishing</b>			Textile mills	1	0
Crop production	3	<b>3</b>	Textile product mills	10	<b>8</b>
Animal production	1	<b>2</b>	Clothing manufacturing	11	<b>11</b>
Support activities for agriculture & forestry	2	<b>2</b>	Leather & allied product manufacturing	2	<b>2</b>
<b>Mining, oil &amp; gas extraction</b>			Wood product manufacturing	11	<b>10</b>
Oil & gas extraction	2	<b>2</b>	Paper manufacturing	1	<b>1</b>
Mining & quarrying (except oil & gas)	11	<b>12</b>	Printing & related support activities	31	<b>30</b>
Support activities for mining, oil & gas extraction	16	<b>15</b>	Petroleum & coal product manufacturing	3	<b>3</b>
<b>Construction</b>			Chemical manufacturing	14	<b>13</b>
Construction of buildings	116	<b>133</b>	Plastics & rubber products manufacturing	18	<b>20</b>
Heavy & civil engineering construction	34	<b>36</b>	Non-metallic mineral product manufacturing	16	<b>17</b>
Specialty trade contractors	215	<b>238</b>	Primary metal manufacturing	2	<b>1</b>
<b>Manufacturing</b>			Fabricated metal product manufacturing	59	<b>59</b>
Food manufacturing	47	<b>45</b>	Machinery manufacturing	29	<b>31</b>
Beverage & tobacco product manufacturing	9	<b>9</b>	Computer & electronic product manufacturing	13	<b>13</b>
			Electrical equipment, appliance & component manufacturing	3	<b>3</b>
			Transportation equipment manufacturing	16	<b>14</b>

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Industry sub-sector	2009	2010
Furniture & related product manufacturing	36	33
Miscellaneous manufacturing	42	41
<b>Trade (wholesale &amp; retail)</b>		
Farm product wholesaler-distributors	13	13
Petroleum product wholesaler-distributors	8	8
Food, beverage & tobacco wholesaler-distributors	36	35
Personal & household goods wholesaler-distributors	42	43
Motor vehicle & parts wholesaler-distributors	45	43
Building material & supplies wholesaler-distributors	117	126
Machinery, equipment & supplies wholesaler-distributors	147	146
Miscellaneous wholesaler-distributors	43	44
Wholesale electronic markets & agents & brokers	24	25
Motor vehicle & parts dealers	179	183
Furniture & home furnishings stores	101	106
Electronics & appliance stores	88	89
Building material & garden equipment & supplies dealers	58	58
Food & beverage stores	109	115
Health & personal care stores	120	122
Gasoline stations	59	59
Clothing & clothing accessories stores	279	282
Sporting goods, hobby, book & music stores	100	98
General merchandise stores	30	30
Miscellaneous store retailers	158	160
Non-store retailers	7	9
<b>Transportation &amp; warehousing</b>		
Air transportation	10	11
Rail transportation	1	1
Truck transportation	72	70
Transit & ground passenger transportation	8	9
Support activities for transportation	26	31
Couriers & messengers	28	27
Warehousing & storage	24	26
<b>Finance, insurance, real estate &amp; leasing</b>		
Credit intermediation & related activities	112	111

Industry sub-sector	2009	2010
Securities, commodity contracts & other financial investment & related activities	89	85
Insurance carriers & related activities	79	76
Funds & other financial vehicles	2	1
Real estate	81	82
Rental & leasing services	78	71
<b>Professional, scientific &amp; technical services</b>		
Professional, scientific & technical services	479	497
<b>Business, building &amp; other support services</b>		
Management of companies & enterprises	33	29
Administrative & support services	139	145
Waste management & remediation services	8	9
<b>Educational services</b>		
Educational services	78	74
<b>Health care &amp; social assistance</b>		
Ambulatory health care services	303	324
Nursing & residential care facilities	4	4
Social assistance	20	23
<b>Information, culture &amp; recreation</b>		
Publishing industries (except internet)	16	13
Motion picture & sound recording industries	21	21
Broadcasting (except internet)	5	5
Telecommunications	9	12
Data processing, hosting & related services	2	3
Performing arts, spectator sports & related industries	20	23
Heritage institutions	1	1
Amusement, gambling & recreation industries	63	62
<b>Accommodation &amp; food services</b>		
Accommodation services	42	45
Food services & drinking places	508	526
<b>Other services</b>		
Repair & maintenance	272	273
Personal & laundry services	409	424
Religious, grant-making, civic, professional & similar organizations	2	2

## Appendix 2

### Number of Commercial/Industrial Businesses by Neighborhood, 2006-2010

Suburban development area	Neighborhood/area	2006	2007	2008	2009	2010
Blairmore	Blairmore Suburban Centre	0	0	0	6	16
	Blairmore Development Area	0	3	3	3	3
Central Business District	Central Business District	946	934	925	907	917

Suburban development area	Neighborhood/area	2006	2007	2008	2009	2010
<b>Confederation</b>	Confederation Suburban Centre	116	124	122	119	<b>116</b>
	West Industrial	69	70	79	84	<b>81</b>
	South West Industrial	43	44	48	49	<b>50</b>
	Mount Royal	29	31	32	31	<b>30</b>
	Hudson Bay Park	15	17	18	19	<b>18</b>
	Meadowgreen	12	18	16	16	<b>15</b>
	Holiday Park	12	12	12	12	<b>11</b>
	Massey Place	5	5	7	7	<b>6</b>
	Confederation Park	5	5	6	7	<b>7</b>
	Dundonald	8	8	5	7	<b>7</b>
	Westview	6	4	5	5	<b>7</b>
	Gordie Howe Management Area	4	4	4	4	<b>4</b>
	CN Yards Management Area	3	3	3	3	<b>3</b>
	Montgomery Place	3	3	3	3	<b>3</b>
	Agpro Industrial	2	2	2	2	<b>2</b>
	Fairhaven	2	2	2	2	<b>2</b>
	Hampton Village	0	0	0	0	<b>1</b>
SaskPower Management Area	0	1	0	0	<b>0</b>	
<b>Core Neighborhoods</b>	City Park	208	216	218	229	<b>228</b>
	Nutana	157	160	162	157	<b>156</b>
	Riversdale	146	145	152	151	<b>160</b>
	Caswell Hill	104	102	100	104	<b>112</b>
	Varsity View	54	53	56	61	<b>59</b>
	Pleasant Hill	65	60	54	54	<b>58</b>
	Westmount	23	21	19	20	<b>19</b>
	King George	11	12	11	11	<b>10</b>
<b>Lakewood</b>	College Park	107	108	112	111	<b>110</b>
	Wildwood	104	107	110	110	<b>113</b>
	Lakeview	50	51	47	45	<b>43</b>
	Lakewood Suburban Centre	0	4	8	14	<b>17</b>
	College Park East	10	11	12	12	<b>12</b>
	S.E. Development Area	3	4	4	4	<b>4</b>
<b>Lawson</b>	Kelsey – Woodlawn	196	196	211	216	<b>220</b>
	Lawson Heights Suburban Centre	156	149	146	153	<b>154</b>
	Mayfair	49	51	53	51	<b>48</b>
	River Heights	17	18	19	19	<b>18</b>
	Central Industrial	19	19	17	17	<b>21</b>
	North Park	8	9	9	7	<b>7</b>
	Richmond Heights	8	7	6	6	<b>8</b>
	Silverwood Heights	2	1	1	2	<b>2</b>
<b>North West Industrial</b>	North Industrial	696	694	701	715	<b>745</b>
	Hudson Bay Industrial	411	422	439	443	<b>468</b>
	Airport Business Area	377	375	381	387	<b>375</b>
	Agriplace	54	59	63	68	<b>68</b>
	Marquis Industrial	25	26	29	42	<b>64</b>
	Airport Management Area	38	38	36	37	<b>37</b>
<b>Nutana</b>	Nutana Suburban Centre	102	106	104	101	<b>103</b>
	CN Industrial	70	73	86	86	<b>86</b>

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Suburban development area	Neighborhood/area	2006	2007	2008	2009	2010
	Brevoort Park	84	82	83	83	84
	Grosvenor Park	76	73	78	77	76
	Holliston	73	72	72	71	73
	Haultain	41	43	41	42	42
	Stonebridge	0	4	22	37	48
	Exhibition	28	31	30	31	31
	Greystone Heights	27	27	26	26	27
	Avalon	22	23	22	26	25
	Buena Vista	23	24	23	23	26
	Eastview	14	15	11	11	12
	Adelaide/Churchill	10	10	11	10	10
	Nutana Park	4	3	3	4	4
	Queen Elizabeth	3	3	3	3	3
	The Willows	0	2	2	1	1
<hr/>						
<b>University Heights</b>	Sutherland Industrial	161	163	176	179	178
	U of S Management Area	110	117	130	118	118
	University Heights Suburban Centre	41	48	58	62	73
	Sutherland	41	40	39	41	44
	Forest Grove	11	12	12	12	12
	U of S Lands South Management Area	3	3	3	3	3
	Erindale	1	1	1	1	2
	Silverspring	1	1	1	1	1
	University Heights Development Area	1	1	1	1	0
<b>Total</b>		<b>5,325</b>	<b>5,385</b>	<b>5,506</b>	<b>5,582</b>	<b>5,717</b>

## Appendix 3

### Number of Home Based Businesses by NAICS Industry Sub-Sector, 2010

Industry sub-sector	2009	2010	Industry sub-sector	2009	2010
<b>Agriculture, forestry &amp; fishing</b>			Fabricated metal product manufacturing	6	7
Support activities for agriculture & forestry	2	3	Computer & electronic product manufacturing	1	1
<hr/>			Furniture & related product manufacturing	2	2
<b>Mining, oil &amp; gas extraction</b>			Miscellaneous manufacturing	32	35
Support activities for mining, oil & gas extraction	1	2	<hr/>		
<hr/>			<b>Trade (wholesale &amp; retail)</b>		
<b>Construction</b>			Farm product wholesaler-distributors	0	1
Construction of buildings	409	473	Food, beverage & tobacco wholesaler-distributors	11	11
Heavy & civil engineering construction	16	18	Personal & household goods wholesaler-distributors	22	22
Specialty trade contractors	592	649	Motor vehicle & parts wholesaler-distributors	6	4
<hr/>			Building material & supplies wholesaler-distributors	9	17
<b>Manufacturing</b>			Machinery, equipment & supplies wholesaler-distributors	17	20
Food manufacturing	1	3	Miscellaneous wholesaler-distributors	19	19
Textile product mills	7	5	Wholesale electronic markets & agents & brokers	34	41
Clothing manufacturing	13	13	Miscellaneous store retailers	2	2
Leather & allied product manufacturing	1	1	Non-store retailers	95	103
Wood product manufacturing	1	1			
Printing & related support activities	5	5			
Chemical manufacturing	3	7			
Non-metallic mineral product manufacturing	7	6			

Industry sub-sector	2009	2010	Industry sub-sector	2009	2010
<b>Transportation &amp; warehousing</b>			<b>Educational services</b>		
Truck transportation	44	52	Educational services	107	133
Transit & ground passenger transportation	14	12	<hr/>		
Scenic & sightseeing transportation	2	3	<b>Health care &amp; social assistance</b>		
Support activities for transportation	10	11	Ambulatory health care services	50	66
Couriers & messengers	22	23	Social assistance	23	25
<hr/>			<hr/>		
<b>Finance, insurance, real estate &amp; leasing</b>			<b>Information, culture &amp; recreation</b>		
Credit intermediation & related activities	3	6	Publishing industries (except internet)	13	13
Securities, commodity contracts & other financial investment & related activities	11	12	Motion picture & sound recording industries	30	26
Insurance carriers & related activities	11	11	Broadcasting (except internet)	1	1
Real estate	23	23	Telecommunications	2	1
Rental & leasing services	14	13	Data processing, hosting & related services	2	3
<hr/>			Other information services	7	11
<b>Professional, scientific &amp; technical services</b>			Performing arts, spectator sports & related industries	97	99
Professional, scientific & technical services	607	658	Amusement, gambling & recreation industries	5	8
<hr/>			<hr/>		
<b>Business, building &amp; other support services</b>			<b>Accommodation &amp; food services</b>		
Management of companies & enterprises	3	4	Food services & drinking places	16	17
Administrative & support services	440	482	<hr/>		
Waste management & remediation services	6	7	<b>Other services</b>		
<hr/>			Repair & maintenance	96	112
			Personal & laundry services	238	278

## Appendix 4

### Number of Home Based Businesses by Neighbourhood, 2006-2010

Suburban development area	Neighborhood/area	2006	2007	2008	2009	2010
<b>Central Business District</b>	Central Business District	10	14	14	21	23
<b>Confederation</b>	Confederation Park	62	79	92	92	98
	Dundonald	61	68	73	74	87
	Westview	42	55	69	71	75
	Mount Royal	46	57	68	68	60
	Pacific Heights	47	52	61	64	64
	Montgomery Place	45	44	55	61	65
	Parkridge	41	47	51	57	61
	Meadowgreen	29	39	44	50	56
	Fairhaven	33	36	39	36	38
	Massey Place	24	27	31	36	35
	Hudson Bay Park	18	19	28	33	38
	Holiday Park	18	23	28	30	29
	Hampton Village	0	7	14	26	48
	Confederation Park Suburban Centre	1	0	2	3	8
<b>Core Neighbourhoods</b>	Nutana	71	79	75	85	105
	Caswell Hill	47	54	60	67	76
	City Park	46	55	57	63	66
	Varsity View	37	43	50	49	59
	Westmount	18	17	25	38	31

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Suburban development area	Neighborhood/area	2006	2007	2008	2009	2010
	Pleasant Hill	17	23	29	31	27
	Riversdale	5	12	20	30	38
	King George	16	17	26	26	26
<b>Lakewood</b>	Lakeview	72	83	91	102	113
	Briarwood	65	74	86	95	100
	College Park	55	69	82	89	91
	Wildwood	62	67	78	75	77
	College Park East	55	59	66	74	87
	Lakeridge	61	54	64	66	68
	Lakewood Suburban Centre	0	7	19	25	31
	Rosewood	0	0	0	0	1
<b>Lawson</b>	Silverwood Heights	151	162	178	178	192
	River Heights	72	71	81	76	90
	Lawson Heights	41	42	49	58	66
	Mayfair	27	33	41	48	59
	North Park	27	33	44	37	48
	Kelsey - Woodlawn	8	7	12	16	14
	Richmond Heights	6	9	8	9	13
	Central Industrial	0	1	7	5	6
	Lawson Heights Suburban Centre	4	5	6	5	5
<b>North West Industrial</b>	Airport Business Area	0	1	5	2	1
<b>Nutana</b>	Adelaide/Churchill	57	55	60	76	83
	Holliston	39	46	50	66	68
	Buena Vista	46	56	57	63	64
	Avalon	40	46	56	60	61
	Eastview	49	58	69	58	68
	Exhibition	36	45	55	55	62
	Brevoort Park	33	42	41	49	52
	Stonebridge	0	12	29	48	69
	Nutana Park	30	37	41	46	41
	Haultain	43	45	45	44	58
	Queen Elizabeth	22	27	37	44	39
	Greystone Heights	26	29	29	34	40
	Grosvenor Park	19	16	16	18	23
	Nutana Suburban Centre	0	3	4	3	4
	The Willows	0	1	2	3	5
<b>University Heights</b>	Silverspring	96	103	110	112	121
	Arbor Creek	51	58	67	80	99
	Willowgrove	0	24	40	74	111
	Forest Grove	57	63	69	73	82
	Erindale	52	70	68	64	72
	Sutherland	61	62	63	58	71
	University Heights Suburban Centre	8	12	12	14	14
	U of S Lands South MA	0	0	1	0	0
<b>Total</b>		<b>2,205</b>	<b>2,554</b>	<b>2,949</b>	<b>3,213</b>	<b>3,582</b>

The Business Profile Annual Report is provided as an informational service to the business community, the general public, and agencies who regularly do business with City Hall. The information contained in this publication is not copyright protected and may be used freely. The Community Services Department believes all information and sources in this publication to be correct, however assumes no responsibility for its use. Readers should not act upon the information contained in this publication without first seeking professional advice.

free of charge and upon request, and printed copies will continue to be distributed to various business groups, including the Greater Saskatoon Chamber of Commerce and Saskatoon Regional Economic Development Authority.

### ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

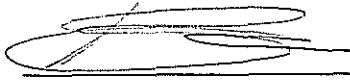
### PUBLIC NOTICE


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

### ATTACHMENT

1. Business Profile – 2010 Annual Report, Community Services Department, Planning and Development Branch.

Written by: Konrad André, Planner 16  
Business License Section

Reviewed by:   
Randy Grauer, MCIP, Manager  
Planning and Development Branch

Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: March 16, 2011

cc: Murray Totland, City Manager



6.

**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** March 15, 2011  
**SUBJECT:** Community Development Branch – Neighbourhood Services Section  
- 2010 Annual Report  
**FILE NO:** LS 430-8

---

**RECOMMENDATION:** that a copy of this report be submitted to City Council for information.

**BACKGROUND**

The mandate of the Community Development Branch is:

“to serve as a catalyst to bring the community together to provide neighbourhood-based recreation programs, to support volunteers in the delivery of those programs, and to create a network of volunteers capable of addressing other issues that affect the quality of life in their community.”

Specifically, the Neighbourhood Services Section of the Community Development Branch works with Saskatoon’s 46 community associations to coordinate neighbourhood initiatives, activities and programs throughout the city. To do this work, the Neighbourhood Services Section is comprised of a Section Manager, eight Community Consultants and one Clerk-Steno (see Attachment 1). The Community Consultants are assigned geographic areas within the city. While their primary role has traditionally been to assist community associations with program development and delivery (in partnership with the City of Saskatoon), they also, are the first point of contact for the community as civic issues arise.

Saskatoon’s community associations, in turn, are incorporated non-profit organizations operating at an arm’s length from the City of Saskatoon. They are governed by the *Non-profit Corporations Act of Saskatchewan* as administered by the Corporations Branch of the Department of Justice. Community associations recruit and train volunteers, plan and administer sport, culture and recreation programs at minimal cost to residents in the fall, winter, and spring and work to enhance the quality of life of residents within their neighbourhoods.

**REPORT**

This report provides a summary of the work done, in 2010, by the Neighbourhood Services Section of the Community Development Branch. The Neighbourhood Services Section works with the neighbourhood community associations in five key areas, noted below:

**1. Support The Provision Of Accessible Sport, Culture And Recreation Opportunities At The Neighbourhood Level**

Sport, Culture and Recreation Programs

An important aspect of the Neighbourhood Services Section’s work is to support the community associations in their efforts to provide affordable quality sport, culture and

recreation programs. These programs are varied in nature and include yoga, art classes, Scottish country dancing, learn-to-skate, adult floor hockey, and many more. In addition to these offerings, community associations partner with the city-wide minor sport groups, predominantly soccer and softball, to provide spring outdoor sport programs. Also, most community associations offer a number of special events throughout the year such as days-in-the-park, softball tournaments, and community social events. Countless hours of volunteer time are put in to provide a total of, 1,564 winter, spring and fall programs offered by the 46 associations in 2010, providing approximately 12,600 hours of programming to over 10,000 registrants.

Community associations received a total of \$110,384 in grant funds to assist them in providing these neighbourhood-based programs. Community associations must meet or exceed the following conditions to receive the annual program grant:

- provide a variety of sport, culture and recreation programs that are identified as neighbourhood needs. Consider factors such as neighbourhood demographics;
- provide a minimum of 100 hours of registered programs where the majority of programs are at the introductory skill level. A collaborative review with the Community Consultant helps confirm that the 100 hours of programs are eligible;
- use qualified instructors, leaders, coaches and / or other appropriate supervision;
- provide the Community Services Department with statistical information for all Community Association programs;
- work with the Community Services Department to evaluate programs as required;
- ensure provisions are made to make Community Association registered programs as accessible as possible (e.g. subsidize individual registration fees in part or in full, provide programs that are operated at a lower than cost basis or by providing no-cost programs); and
- communicate the Cost-As-Barrier policy within the community through all means of communication used by the association. (I.e. newsletters, website, posted at registration nights, flyers, word-of-mouth, etc.).

In 2010, the staff also completed a review of the eligibility criteria for the grants to Community Associations including the Annual Operating grant, Annual Program grant and Cost-As- a-Barrier grant.

The Neighbourhood Services Section also helps facilitate the establishment of community development type activities through such initiatives as the Recreational Use of Storm Water Retention Ponds and Community Gardening programs.

In 2010, we facilitated the development of two new community gardens (Caswell Hill, Emmanuel Village beside Fire Hall #6) and the expansion of a third garden (Charlottetown Park) in 2010. This increases the number of community gardens on City-owned property to seven (approximately 200 garden plots). Also, reviewed the recently established Recreational Use of Storm Water Ponds, and made adjustments to reflect how the program is working, including the addition of flip up signs, denoting when it is and is not safe to go

on the ice to ensure safe use of the ponds. There are now a total of eight storm water ponds included within this program.

### Outdoor Rinks

The community associations operated a total of 51 outdoor rinks and three skating ponds throughout the winter season in 2009-2010. The associations are eligible for a matching grant of up to \$1,000 to assist with the operating costs, for such expenses as board repair, ice maintenance, and supervision. They may also apply for funding assistance for major upgrades to their rink facilities. The community associations are required to provide a minimum of six hours per week of supervised skating time to ensure that everyone has an opportunity to enjoy the rinks.

The community associations spent a total of \$49,314 on the operation of their rinks in the 2009-2010 skating season. The Community Development Branch paid out \$26,834 to associations, through the Rink Operating Grant Program to help offset some of the rink operating costs. In addition, the Community Development Branch awarded another \$22,090 in rink improvement grants to assist associations who contributed an additional \$8,985 to complete major repairs such as new mesh, rink boards and lighting fixtures.

### Park Enhancements

The Park Enhancement Reserve fund was established by City Council to provide a source of funds to finance park program enhancements in neighbourhood parks. This reserve is used to fund projects that are cost-shared with the 46 community associations. In 2010, community associations and partners pledged \$10,979 towards \$29,787 worth of new park program amenities in two neighbourhoods: Fairhaven and Briarwood. The Park Enhancement Reserve contributed the balance of the cost \$18,808 which demonstrates very strong community support of these projects.

Also, the Neighbourhood Services Section worked with Parks/Facilities Branch staff in the replacement of eight wooden playground structures, upgrades to WJL Harvey Park and Achs Park, spray pad construction in Wallace Park (Willowgrove), and the redevelopment of Victoria School yard.

## **2. Assist, Support, And Develop Volunteers To Directly Contribute To The Delivery Of Recreation Services And To Enable Them To Address Other Issues That Affect Quality Of Life In Their Community**

Volunteers are the backbone of Saskatoon's community associations. They sit on the community association boards as executive members, they coach sports teams, organize neighbourhood special events such as a fun-day-in-the-park or a community clean up. Some volunteer on a regular basis, others once in a while. The supports and/or events provided for volunteers by the Neighbourhood Services Section include the following:

### Volunteer Training

The training and development of community association volunteers continued to be a priority in 2010. The Community Consultants reworked the Volunteer Conference that was held every two years and developed a unique training series based on feedback from the Community. *Learning, Leading, Living* is a series of 6 workshops designed to assist Community Association volunteers in maximizing their potential and the potential of the Community Association. The series sessions are lead by skilled and knowledgeable speakers, and provide an opportunity for volunteers to connect and learn from one another.

At the individual community association level, consultants provide board orientations, planning sessions, and one-on-one training sessions for specific board positions such as treasurer, secretary, president, volunteer coordinator, and indoor coordinator.

In 2010, the consultant staff assisted in establishing the 46th Community Association in the city, the Hampton Village Community Association. Although they do not yet have facilities available within their neighbourhood, they are working in partnership with the Westview and Dundonald neighbourhoods to deliver programs. Also, developed and piloted a self assessment tool to review the Community Association with the emphasis on increasing the capacity within the community.

### Volunteer Appreciation

Over 125 volunteers representing 30 community associations attended the annual volunteer appreciation event that was held on April 29, 2010 at TCU Place. At this event, His Worship the Mayor, Councillors and staff helped celebrate and acknowledge the work of the community association volunteers. The Community Development Branch also encouraged each community association to provide some type of appreciation to the volunteers that work within their programs.

### **3. Facilitate Input, From Community Organizations And Individuals, To Bring About Decisions That Affect Their Quality Of Life**

Neighbourhood Services Section staff work with community associations to ensure that residents have opportunities to add input on programs and services offered by the City of Saskatoon. In 2010, the Community Consultants were involved in over 40 public input and information meetings that were held in neighbourhoods across the city. These meetings dealt with issues of park development, facility development, group homes, re-zoning applications, walkway closures, front street garbage conversion, community gardens, park safety, the Culture Plan and Saskatoon Speaks.

Further to this, the Neighbourhood Services Section, through its Community Association Operating Grant requires that each association publish a minimum of three newsletters each year. These newsletters provide information to residents about programs, services, and issues within their neighbourhood and have become important communication tools in the community.

**4. Act As A Visible Liaison Between The Community And The City Through Proactive Communication And Dialogue**

The Community Consultants are a visible and active liaison between the associations and various City of Saskatoon departments ensuring there is communication and dialogue. The branch's eight community consultants make an effort to attend all monthly community association executive meetings. Their role at these meetings is to support the association executives with advice, to provide updates on City initiatives and likewise to listen and respond to the concerns of the community. Their role is unique and important in that it helps to establish a bond of trust and respect between the community associations and the City of Saskatoon.

**5. Directly Address Cost-As-A-Barrier For Recreation Programs**

The City of Saskatoon provides each community association with additional program dollars based upon the number of low-income families in their neighbourhoods according to Statistics Canada's Low Income Cut-Off (LICO) variables. The Neighbourhood Services Section distributed \$42,300 among the 40 eligible community associations. Each association is required to use these funds to address "cost-as-a-barrier" for neighbourhood program participation. In some cases, the funds are used to ensure all program registration fees are kept to a minimum level, while in other cases the associations use the funds to provide grants to waive the fees for specific individuals and families within their neighbourhood.

Over and above the cost as a barrier grant, additional program funding was also made available to the core neighbourhoods of King George, Pleasant Hill, Riversdale, and Westmount to assist them in the development of new recreation programs for younger children and families, as well as for neighbourhood community events.

The community associations continue to be the critical component in the delivery of affordable neighbourhood based sport, culture and recreation programs.

Some key initiatives planned for 2011, in the Neighbourhood Services Section will include:

- oversee park enhancements including picnic area with shade structure, play structures, and landscaping in Holliston Park, Rochdale Park and President Murray Park;
- development of the neighbourhood core park in Stonebridge (Alexander MacGillvray Young Park);
- oversee the community input and concept design phases for the replacement of Holliston and Pleasant Hill spray parks;
- continue working with Leisure Services staff, residents and our school board partners in the design of the future community centre in Willowgrove;
- develop a Community Garden Information section on our Website; and,
- review of the Rink Operating grant and funding.

**OPTIONS**

There are no options.

**POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

There are no financial implications.

**ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

**PUBLIC NOTICE**


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

**ATTACHMENT**


1. Community Consultant Area Assignments

Written by: Mike Libke, Neighbourhood Services Section Manager

Reviewed by:

  
\_\_\_\_\_  
Lynne Lacroix, Manager  
Community Development

Approved by:

  
\_\_\_\_\_  
Paul Gauthier, General Manager  
Community Services Department  
Dated: March 17, 2011

c.c Murray Totland, City Manager

## COMMUNITY CONSULTANTS AND AREAS SERVED

<p><b>Area 1    David Godwin        975-3379</b></p> <p>Confederation Park (Confederation Suburban Centre)  Dundonald  Hampton Village  Massey Place  Pacific Heights  Parkridge  Westview Heights</p>	<p><b>Area 2    Karen Farmer        975-3380</b></p> <p>Fairhaven  Holiday Park  Meadowgreen  Montgomery Place  Stonebridge</p>
<p><b>Area 3    Henry Dutka        975-3651</b></p> <p>King George  Pleasant Hill  Riversdale  Westmount</p>	<p><b>Area 4    Carrie Hutchison    975-3381</b></p> <p>Caswell Hill  City Park  Hudson Bay Park/Mayfair (Kelsey-Woodlawn)  Mount Royal  North Park/Richmond Heights  River Heights</p>
<p><b>Area 5    Marieke Knight       975-2952</b></p> <p>Erindale/Arbor Creek  Lawson Heights (Lawson Suburban Centre)  Silverspring  Silverwood Heights  Sutherland/Forest Grove  Willowgrove/University Heights</p>	<p><b>Area 6    Dylan Czarnecki     975-3375</b></p> <p>Avalon  Buena Vista  Exhibition  Nutana  Queen Elizabeth (West half of Haultain)  Varsity View (Grosvenor Park)</p>
<p><b>Area 7    Mark Planchot        975-3376</b></p> <p>Adelaide Park/Churchill  Brevoort Park  Eastview (Nutana Suburban Centre)  Greystone Heights  Holliston (East half of Haultain)  South Nutana Park</p>	<p><b>Area 8    Art Lord                975-2942</b></p> <p>Briarwood  College Park  East College Park  Lakeridge  Lakeview  Wildwood</p>

### OFFICE CONTACT INFORMATION

Clerk-Steno:        975-3378

Fax Number:        975-2324

**Mailing Address:**

Community Development Branch  
Cosmo Civic Centre  
3130 Laurier Dr  
Saskatoon SK S7L 5J7

**TO:** Secretary, Planning and Operations Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** March 2, 2011  
**SUBJECT:** 2010 Saskatoon Municipal Golf Courses Annual Report  
**FILE NO:** LS 4135-1

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**RECOMMENDATION:** that a copy of this report be forwarded to City Council for information.

**BACKGROUND**

The City of Saskatoon (City) operates three unique and affordable golf courses that are open for play from April until the end of October, weather permitting. Each course, located conveniently throughout the city, offers a memorable golfing experience and challenge to golfers of all skill levels.

The City golf courses, while providing the citizens of Saskatoon with a variety of golfing opportunities, have a financial objective of user revenues being sufficient to fund all ongoing operating costs, capital, and equipment replacements, future redevelopment and improvements, any debt payments, and a financial return based on a calculated return on assets. The challenge for golf course operations is to balance these financial objectives with the social objective of making our public golf courses affordable and accessible to the public while not discouraging the private sector from being involved in the golf business.

Amenities vary by location and include: driving ranges, Canadian Professional Golfers' Association (CPGA) qualified teaching professionals, retail golf shops, practice greens, club rentals, pull and power cart rentals, food services, and lounge services.

**REPORT**

The three City-operated golf courses provide an opportunity for golfers of all ages and ability to enjoy the benefits of this sport activity. The 2010 Annual Report will highlight the 2010 golf course operations, accomplishments, challenges, and goals (see Attachment 1). A summary of the 2010 Annual Report is as follows:

**Holiday Park**

Carved out of the South Saskatchewan River Valley, Holiday Park is a 27-hole facility that combines natural scenic beauty with great golf. The Championship 18-Hole Course is designed for an advanced level of play; the tree-lined fairways and manicured greens offer a variety of challenges that test all your skills. The picturesque back nine contains some of the most enjoyable and demanding golf holes in Saskatchewan. The Executive 9-Hole Course provides an intermediate level of play for golfers who want a quick round without having to reserve a starting time. This course is designed for walk-on play; therefore, advance bookings are not accepted. Starting times are issued in person only on a first-come, first-served basis.



### Silverwood

Silverwood is Saskatoon's only par three 18-hole course which was designed with the beginning golfer and families in mind. The course can also create a challenge even for the most advanced player, which makes it popular with anyone who wants to sharpen their short game or golf 18 holes before work or after supper. Located on the bank of the South Saskatchewan River, this unique layout matches scenery with exceptional course conditions with some of the best greens in the province.

### Wildwood

Many of Saskatchewan's best junior golfers perfected their game at Wildwood, a challenging 18-hole regulation course. Wildwood features irrigated natural fairways lined with mature trees leading to small undulating greens surrounded by a variety of hazards. This course provides an intermediate level of play which makes it popular with golfers of all ages and abilities. The installation of a modern irrigation system in 2004 has dramatically increased course conditions.

### 2010 Accomplishments

The following is a list of highlights from 2010 operations:

- In 2010, Family Golf continued to be offered at the Silverwood Golf Course from June through September. After 4 p.m. daily, children under 14 years old were allowed to golf for no cost when accompanied by at least one paid adult or senior. This was designed to allow adults an affordable way to introduce children to the game of golf and the City golf facilities. In 2010, a total of 662 golfers participated in the Family Golf Program consisting of 210 adults, 15 seniors, and 437 juniors.
- The Monday promotion, excluding holidays, at Holiday Park Golf Course of "Pay for 9, Play 18" continues to be popular with patrons. This promotion was tested in July through August 2006, and based on the results, was implemented for the entire 2007 through 2010 golf seasons.
- The "Club6Pack", first offered in 2008 to replace the old golf card of buy 11 rounds for the price of 10, enabled patrons to purchase 6 rounds for the price of 5 at all three City golf courses. Total card sales for 2010 were \$426,744 compared to \$394,310 for the same period in 2009. This represents an increase of \$32,434 or 8.2 percent.
- Transfers to reserves exceeded budgeted amounts resulting in a transfer of \$103,590 to the Golf Course Capital Reserve. This reserve is utilized for equipment replacement, course redevelopment, and capital projects.
- In 2010, an on-course recycling container for cardboard was purchased and placed at Holiday Park Golf Course to reduce the environmental impact from golf course operations and the amount of garbage transported to the landfill.

- In August 2010, City Council approved a new three-year green fee rate plan effective April 1, 2011, designed to meet the 100 percent overall cost recovery objective for the City golf courses. The new rate plan includes an annual increase in the base adult green fee rate of \$1.50 at Holiday Park Golf Course and Wildwood Golf Course, and an annual increase in the base adult green fee rate of \$1.00 at Silverwood Golf Course. These rates continue to position the City golf courses as the most affordable in the local market.

### 2011 Challenges and Goals

A new 18-hole golf course, The Legends, is scheduled to open in the town of Warman for the 2011 season. The addition of another golf course into the market may create a challenge for City golf courses to maintain their current market share. However, the attractive rate structure of the City golf courses should maintain our current level of attendance. At the end of the 2011 golf season, your Administration will have a better idea of the impact this new golf course will have on the market place.

Initiatives for 2011 include the following:

- The Silverwood Golf Course will offer a Mother's Day and Father's Day promotion in 2011;
- The Holiday Park Golf Course Redevelopment Plan will continue in fall of 2011;
- The City golf courses will introduce a new Point of Sale (POS) system and booking system in spring 2011; and
- The Holiday Park Golf Course has scheduled a tree planting program for 2011.

The City golf course operations continues to operate at a level necessary to generate funds for capital projects. Future capital projects scheduled are the completion of the paving of the parking lots at Holiday Park Golf Course and Wildwood Golf Course.

The 2010 Saskatoon Municipal Golf Courses Annual Report focuses on attendance, market research, revenue generation, operating budget, capital reserves, and your Administration's plans for 2011.

### FINANCIAL IMPLICATIONS

Golf course operation expenditures for 2010 were \$2,700,440. Significant expenditures for the year included:

1)	salary and payroll costs	\$1,232,100
2)	operating costs	\$1,101,980
3)	debt servicing	\$ 52,000
4)	transfers to reserves	\$ 314,360

Operating costs include significant expenditures for the following:

1)	special services	\$346,800
2)	course maintenance	\$178,200
3)	utility expenditures	\$ 89,140
4)	materials and supplies	\$125,560
5)	equipment maintenance	\$ 71,690
6)	maintenance charges for Infrastructure Services Department	\$ 78,440

Table 1 below summarizes the five-year operating comparison of golf courses.

**Table 1: Five-Year Operating Comparison**

	2006	2007	2008	2009	2010
<b>Total Revenues</b>	\$2,196,412	\$2,354,665	\$2,655,986	\$2,877,190	\$2,700,440
<b>Total Expenses</b>	\$2,512,261	\$2,401,106	\$2,655,986	\$2,877,190	\$2,700,440
<b>Impact to Mill Rate</b>	-\$315,849	-\$46,441	\$0	\$0	\$0
<b>% Cost Recovery</b>	87.4%	98.1%	100%	100%	100%

### ENVIRONMENTAL IMPLICATIONS

There are no environmental and/or greenhouse gas implications.

### PUBLIC NOTICE

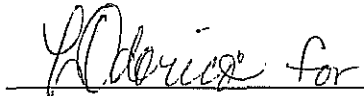
Public Notice pursuant to Section 3 of the Public Notice Policy No. C01-021, is not required.

### ATTACHMENT

1. Saskatoon Municipal Golf Courses 2010 Annual Report

Written by: Andrew Roberts, Supervisor, Golf Courses

Reviewed by:

  
 Cary Humphrey, Manager  
 Leisure Services Branch

Approved by: Paul Gauthier  
Paul Gauthier, General Manager  
Community Services Department  
Dated: March 11, 2011

cc: Murray Totland, City Manager

S/Reports/LS/2011/Committee 2011/ P&O - 2010 Golf Courses Annual Report/ks/jk

**Leisure Services Branch**

**City of Saskatoon  
Municipal Golf Courses**

**2010 Annual Report**

# Municipal Golf Courses

## 2010 Annual Report

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## INTRODUCTION

The Leisure Services Branch mission is to provide welcome and safe programs and services for our customers to have fun, get fit, and grow.

The City of Saskatoon (City) has three unique and affordable golf courses operated by the Leisure Services Branch. Each course, located conveniently throughout the city, offers a memorable golfing experience and challenge to golfers of all skill levels.

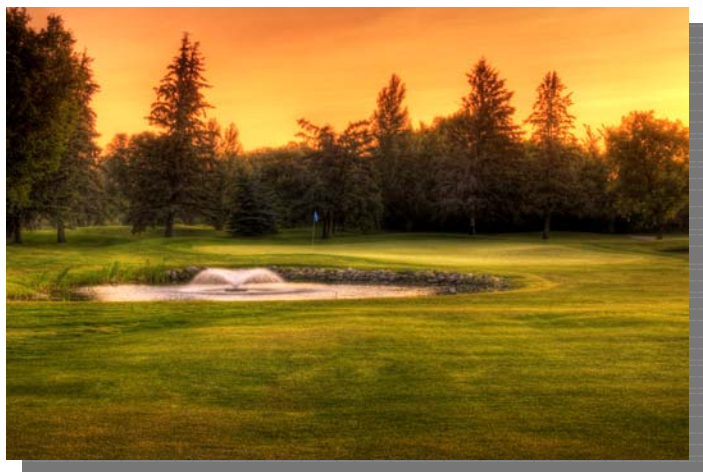
The Saskatoon Golf Courses, while providing the citizens of Saskatoon with a variety of golfing opportunities, have a 100 percent cost recovery financial objective, where as user revenues are sufficient to fund all ongoing operating costs, capital and equipment replacements, future redevelopment and improvements, any debt payments, and a financial return based on a calculated Return on Assets. The challenge for golf course operations is to balance these financial objectives with the social objective of making our public golf courses affordable and accessible to the public while not discouraging the private sector from being involved in the golf business.

Amenities vary by location and include driving ranges, Canadian Professional Golfers' Association (CPGA) qualified teaching professionals, retail golf shops, practice greens, club rental, pull and power cart rentals, food services, and lounge services.

The golf courses are open for play from April until the end of October, weather permitting.

## HOLIDAY PARK

Carved out of the South Saskatchewan River Valley, Holiday Park is a 27-hole facility that combines natural scenic beauty with great golf. The **Championship 18-Hole Course** is designed for an advanced level of play; the tree-lined fairways and manicured greens offer a variety of challenges that test all your skills. The picturesque back nine contains some of the most enjoyable and demanding golf holes in Saskatchewan. The **Executive 9-Hole Course** is a course that provides an intermediate level of play for golfers who want a quick round without having to reserve a starting time. This course is designed for walk-on play; therefore, advance bookings are not accepted. Starting times are issued in person only on a first-come, first-served basis.



## SILVERWOOD

Silverwood, Saskatoon's only Par Three 18-Hole Course, was designed with the beginning golfer and families in mind. The course can also create a challenge even for the most advanced player which makes it popular with anyone who wants to sharpen their short game or golf 18 holes before work or after dinner. Located on the bank of the South Saskatchewan River, this unique layout matches scenery with exceptional course conditions.



## WILDWOOD



Many of Saskatchewan's best junior golfers perfected their game at Wildwood, a challenging 18-Hole Regulation Course. Wildwood features irrigated natural fairways lined with mature trees, leading to small undulating greens surrounded by a variety of hazards. This course provides an intermediate level of play which makes it popular with golfers of all ages and abilities. The installation of a modern irrigation system in 2004 has dramatically increased course conditions.

## 2010 HIGHLIGHTS

The City golf courses had a challenging yet successful year in 2010. A few of the major highlights for 2010 are as follows:

- In 2010, Family Golf continued to be offered at the Silverwood Golf Course from June through September. After 4 p.m. daily, children under 14 years old were allowed to golf for no cost when accompanied by at least one paid adult or senior. This was designed to allow adults an affordable way to introduce children to the game of golf and the City golf facilities.



<b>Family Golf</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>Total</b>
Family Adult	85	93	373	210	761
Family Senior	8	20	18	15	61
Family Junior	99	487	583	437	1606
Total Participation	192	600	974	662	2428
<b>Estimated Revenue</b>	<b>\$1,198</b>	<b>\$1,435</b>	<b>\$5,441</b>	<b>\$3,315</b>	<b>\$11,389</b>

- The Monday promotion, excluding holidays, at Holiday Park Golf Course of “Pay for 9, Play 18” continues to be popular with patrons. This promotion was tested in July through August 2006, and based on the results, was implemented for the entire 2007 through 2010 golf seasons.
- The “Club6Pack”, first offered in 2008 to replace the old golf card of buy eleven rounds for the price of ten, enabled patrons to purchase six rounds for the price of five at all three City golf courses. Total card sales for 2010 were \$426,744 compared to \$394,310 for the same period in 2009. This represents an increase of \$32,434 or 8.2 percent.
- Silverwood Golf Course celebrated its 25 Year Anniversary on August 15, 2010. The anniversary involved the discounted rate of \$8.50 for nine holes for all age groups for the entire day. Although the weather did not cooperate as it rained throughout the day, 204 patrons came out and enjoyed the golf course.
- A Mother’s Day and Father’s Day promotion was run at Silverwood Golf Course with all patrons receiving a personalized golf ball celebrating the holiday.

## **FACILITY OPERATIONS – REVENUE FUNCTION**

The City golf courses derive revenue from the collection of green fees, the operation of a lounge at the Holiday Park Golf Course, concession contracts, power cart trackage, and locker rentals.

The operating budget is developed to meet the financial objective of user revenues being sufficient to fund all ongoing operating costs, capital and equipment replacements, future redevelopment and improvements, any debt payments, and a financial return based on a calculated Return on Assets. In order to achieve this 100 percent cost recovery objective, total golf course revenues and expenditures are monitored and controlled based on cost-benefit and end-user value.

## GREEN FEES

The year 2010 was the third and final year of a three-year green fee rate plan approved by City Council in October 2007. The plan included an annual increase in the base adult green fee of \$1.50 at Holiday Park Golf Course, Silverwood Golf Course, and Wildwood Golf Course. These rates positioned the City golf courses as the most affordable in the local market.

On August 18, 2010, City Council approved a new three-year green fee rate plan effective April 1, 2011, designed to meet the 100 percent overall cost-recovery objective for the City golf courses. The new rate plan includes an annual increase in the base adult green fee of \$1.50 at Holiday Park Golf Course and Wildwood Golf Course and an annual increase in the base adult green fee rate of \$1.00 at Silverwood Golf Course. These rates continue to position the City golf courses as the most affordable in the local market.

**Table 1: 2010 Local Market Base Adult Green Fee Comparison**

	Silverwood Golf Course	Wildwood Golf Course	Holiday Park Golf Course	Greenbryre Country Club	Willows Golf Club	Moon Lake Golf & Country Club	Dakota Dunes Golf Links
<b>Adult 18 Weekday</b>	\$26.25	\$28.00	\$41.00	\$40.00	\$52.00	\$48.00	\$60.00
<b>Adult 18 Weekend/Holidays</b>	\$26.25	\$28.00	\$41.00	\$45.00	\$58.00	\$56.00	\$60.00

## ATTENDANCE

Green fee revenues reflect annual attendance at each of the City golf courses.

The City golf courses operate in a highly competitive and supplied market and compete with other leisure activities available in the city and province. Attendance at the City golf courses saw a decrease from 2009 at all three municipal golf courses.

Significant factors affecting attendance were delays in opening due to poor weather in April, significant rainfall throughout the entire golf season, and cooler than normal temperatures. Rainfall was the most significant challenge with the City of Saskatoon receiving more than 160 percent of its average annual rainfall for the months of June, July, and August. Longstanding rainfall records were broken and the frequency of rain was also unprecedented.

**Table 2: Five-Year Attendance Comparison**

		2006	2007	2008	2009	2010
<b>HPGC</b>	April	4,573	2,863	1,817	2,711	4,470
	May	7,657	9,173	10,650	9,720	7,646
	June	9,810	11,031	12,355	12,295	10,452
	July	11,363	11,029	12,382	12,361	11,196
	August	11,552	10,190	11,502	12,661	10,671
	September	5,464	6,500	7,737	8,884	6,538
	October	1,427	2,359	2,237	1,028	3,322
<b>Totals</b>		<b>51,846</b>	<b>53,145</b>	<b>58,680</b>	<b>59,660</b>	<b>54,295</b>
<b>SWGC</b>	April	2,655	1,538	360	484	1,473
	May	4,710	4,538	5,322	4,958	3,320
	June	5,824	6,057	6,670	6,045	5,294
	July	7,856	6,279	7,059	6,514	5,921
	August	7,585	5,594	6,213	6,972	5,979
	September	3,682	3,731	4,477	4,736	3,065
	October	714	853	511	181	1,363
<b>Totals</b>		<b>33,026</b>	<b>28,590</b>	<b>30,612</b>	<b>29,890</b>	<b>26,415</b>
<b>WWGC</b>	April	5853	4,800	3,564	4,276	6,058
	May	7316	7,824	9,212	8,011	6,523
	June	7992	8,803	9,268	9,674	8,140
	July	9421	9,244	10,275	10,234	9,274
	August	9516	8,716	9,148	9,863	8,901
	September	5260	5,997	7,383	7,629	5,742
	October	1810	3,199	2,839	2,720	4,277
<b>Totals</b>		<b>47,168</b>	<b>48,583</b>	<b>51,689</b>	<b>52,407</b>	<b>48,915</b>

In 2010, attendance at the three municipal golf courses totalled 129,625, a decrease of 8.69 percent over 2009. Attendance was 5.8 percent below projected budget levels, and as a result, green fee revenues were 4.60 percent below budget. Weather was the contributing factor with heavy rain falls, golf course flooding, and cooler temperatures. Despite the weather factors, the golf courses were in good playing condition throughout the season.

**Table 3: Five Year Total Attendance By Course**

<b>Golf Course</b>	<b>2006 Attendance</b>	<b>2007 Attendance</b>	<b>2008 Attendance</b>	<b>2009 Attendance</b>	<b>2010 Budget</b>	<b>2010 Attendance</b>
Holiday Park	51,846	53,145	58,680	59,660	58,058	54,295
Silverwood	33,026	28,590	30,612	29,890	30,323	26,415
Wildwood	47,168	48,583	51,689	52,407	49,231	48,915

Overall, in 2010, the City golf course revenues decreased by \$176,750 (-6.14 percent) compared to 2009 due to reduced attendance. The reduced attendance was a direct result of the poor weather conditions and record levels of rainfall received in 2010.

**Table 4: Total Revenues By Source**

	2006	2007	2008	2009	2010 Budget	2010	% Change From 2009
<b>Green Fees</b>	\$1,933,372	\$2,063,980	\$2,303,278	\$2,502,100	\$2,490,300	\$2,387,100	-4.60%
<b>Lounge</b>	\$216,779	\$241,335	\$298,731	\$315,670	\$302,200	\$253,000	-19.85%*
<b>Leases</b>	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,380	1.80%
<b>Lockers/Carts</b>	\$25,261	\$28,350	\$32,977	\$38,420	\$42,700	\$38,960	1.41%
<b>Totals</b>	<b>\$2,196,412</b>	<b>\$2,354,665</b>	<b>\$2,655,986</b>	<b>\$2,877,190</b>	<b>\$2,856,200</b>	<b>\$2,700,440</b>	<b>-6.14%</b>
<b>% Change</b>	4.50%	7.20%	12.80%	8.33%	n/a	-6.14%	

**Note: Due to a change in accounting practice, lounge revenues for 2010 were \$25,000 lower, with a corresponding equivalent reduction in operating expenses. Change was due to the method of calculating lounge revenue and the handling of the liquor consumption tax. For comparative purposes, lounge revenues were 11.93 percent below 2009 levels.**

### **Opportunities and Challenges**

- A new 18 hole golf course, The Legends, is scheduled to open in the town of Warman for the 2011 season. The addition of another golf course into the market may create a challenge for the City golf courses to maintain its current market share level. The green fee rates for this new golf course have not been released.
- The City golf courses will be installing a new Point of Sale (POS) system and tee time reservation system for the 2011 season. The new POS will provide patrons with added benefits, greater reporting, and the ability to allow patrons to make tee time reservations online.
- The next construction phase in the Holiday Park Redevelopment Plan is tentatively scheduled to begin in fall 2011 and completed in spring 2012. The projected budget for the next phase of construction is \$600,000. The project will be determined by the changes necessary as a result of the construction of the South Bridge roadway that will run parallel to the south border of the Holiday Park Golf Course. The golf course architect, Mr. Bill Newis, has developed the preliminary plans which focus on the construction of a new tee box complex and fairway bunkering on Hole No. 7, new green complex and tee box complex for Holes No. 2 and No. 8, and new tee complex for Hole No. 9. The redevelopment is designed to improve the quality and challenge of the Holiday Park Golf Course and retain its market share.

### **LOUNGE REVENUE**

Lounge revenues reflect the revenue from the sale of beer and liquor products at the Holiday Park Golf Course. Lounge revenues were below budget in 2010. The decrease in revenues was a result of decreased attendance and tournament bookings due to cancellations and poor weather.

## **Opportunities and Challenges**

- Due to record levels of rain, the Holiday Park Golf Course saw reduced tournament bookings. This accounted for a significant portion of the 11.93 percent decrease in lounge revenue from 2009.
- As part of the continued risk management at City facilities, the entire Holiday Park Golf Course lounge staff were required to take the SmartServe online training course for the serving of alcohol. The benefit is that staff are made aware of the risks and responsibilities in the serving of alcohol, and the legislation in place regarding the serving of alcohol.

## **CONCESSIONS**

The City leases out concession services at Holiday Park Golf Course and Wildwood Golf Course on an annual basis. Concession lease revenue remained comparable to 2009 levels.

## **TRACKAGE AND LOCKER REVENUE**

Trackage revenue is derived from either a seasonal fee or daily fee charged to patrons to allow them the right to utilize their own power cart at a City golf course. Locker revenue is derived from the rental of seasonal lockers at the Holiday Park Golf Course. In 2010, our revenue from these sources was comparable to 2009

## **FACILITY OPERATIONS – COST RECOVERY**

### **OPERATING BUDGET OVERVIEW**

The operating budget is developed to meet the financial objective of 100 percent cost recovery as user revenues are sufficient to fund all ongoing operating costs, capital and equipment replacements, future redevelopment and improvements, any debt payments, and a financial return based on a calculated Return on Assets. In order to achieve this objective, total golf course expenditures are monitored and controlled based on cost-benefit and end-user value.

Golf course operation expenditures for 2010 were \$2,700,440. Significant expenditures for the year included salary and payroll costs of \$1,232,100, operating costs of \$1,101,980, debt servicing of \$52,000, and transfers to reserves of \$314,360. Operating costs include expenditures for special services of \$346,800 (example being Pro-Manager services), course maintenance of \$178,200, utilities of \$89,140, materials and supplies of \$125,560 (includes the \$25,000 reduction due to the accounting change for liquor consumption tax), equipment maintenance of \$71,690, and Infrastructure Services Department maintenance charges of \$78,440.

**Table 5: Five-Year Operating Comparison**

	2006	2007	2008	2009	2010
<b>Total Revenues</b>	\$2,196,412	\$2,354,665	\$2,655,986	\$2,877,190	\$2,700,440
<b>Total Expenses</b>	\$2,512,261	\$2,401,106	\$2,655,986	\$2,877,190	\$2,700,440
<b>Impact to Mill Rate</b>	-\$315,849	-\$46,441	\$0	\$0	\$0
<b>% Cost Recovery</b>	87.4%	98.1%	100%	100%	100%

## OPERATING COSTS

In 2010, the City golf courses' total costs were 5.45 percent or \$155,760 below budget. Significant contributors were staffing costs of \$145,000 below budget and operational costs \$114,320 below budget. These under expenditures were offset by an increased transfer to reserves of \$103,590 above budget.

**Table 6: Five-Year Operating Costs**

	2006	2007	2008	2009	2010 Budget	2010
<b>Salary/Payroll</b>	\$1,136,992	\$1,147,623	\$1,199,826	\$1,228,580	\$1,377,100	\$1,232,100
<b>Operating Costs</b>	\$1,020,689	\$1,004,795	\$1,033,375	\$1,217,620	\$1,216,300	\$1,101,980
<b>Debt Servicing</b>	\$100,304	\$100,303	\$100,304	\$52,000	\$52,000	\$52,000
<b>Transfer to Reserves</b>	\$254,276	\$148,385	\$322,481	\$378,990	\$210,770	\$314,360
<b>Total</b>	\$2,512,261	\$2,401,106	\$2,655,986	\$2,877,190	\$2,856,200	\$2,700,440

## Opportunities and Challenges

- The City golf courses continue to explore ways to lower its utilities consumption. The furnaces and hot-water tanks are scheduled to be replaced at both Silverwood Golf Course and Wildwood Golf Course in spring 2011. The replacement of the furnaces and hot-water tanks with high-efficiency models will have a positive effect in lowering our natural gas consumption and air emissions.
- The roof on the Holiday Park Golf Course clubhouse was replaced in spring 2010 with new insulation and shingles that resulted in a reduction of heating costs in the winter and air conditioning costs in the summer.

- The City golf courses are committed to reducing the environmental impact from operations. In 2010, a cardboard recycling container was installed at Holiday Park Golf Course, eco-friendly products were purchased for building maintenance, and the use of environmentally friendly products in food and beverage services was expanded. The golf courses will continue to research environmentally friendly products and equipment for use in operations.

## **CAPITAL OVERVIEW**

### **GOLF COURSE RESERVES**

The City golf courses have three reserves approved by City Council to address specific issues: the Golf Course Capital Reserve, Holiday Park Golf Course Redevelopment Reserve, and the Golf Course Stabilization Reserve (GCSR).

### **GOLF COURSE CAPITAL RESERVE**

In 2002, City Council approved the creation of a Golf Course Capital Reserve for equipment replacement, course redevelopment, and capital projects. The source of funds for the reserve is the amount authorized by City Council through the operating budget.

The maintenance of the City golf courses requires a substantial amount of capital equipment, both in quantity and asset value. Capital equipment for the maintenance of the golf courses and the replacement of this equipment accounts for a significant cost annually, besides the considerable value of land, clubhouses, maintenance and storage buildings, pump houses, irrigation systems, and parking lots. Industry standards for turf equipment recommend that equipment is replaced after 3,750 to 4,000 hours usage. Therefore, depending on the piece of equipment and its annual usage, specific pieces may be required to be replaced up to every four years. An average of approximately \$125,000 annually is necessary for replacement of capital turf equipment.

In 2010, \$125,000 was identified to address capital equipment replacement and was transferred to the 2010 Golf Course Capital Equipment fund. Capital equipment purchases in 2010 calendar year included a skid-steer loader, four golf course utility carts, one self-propelled Sand Trap Rake, and two self-propelled spray vehicles. Additionally, new concession tables and chairs were purchased for Silverwood Golf Course and Holiday Park Golf Course lounge patio. By management of capital purchases and trade-in values realized on used equipment, your Administration will return approximately \$10,300 to the Golf Course Capital Reserve from the 2009 Golf Course Capital Equipment.

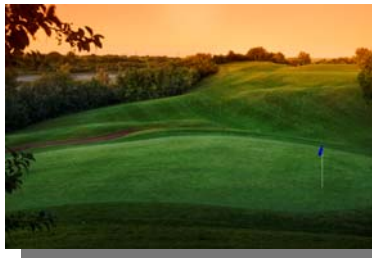
At the beginning of 2010, a balance of \$40,200 exists in the reserve, with the aforementioned funds to be returned to source still to be completed. Additions to the reserve from operations

for 2010 total \$209,060, with the budgeted expenditures of \$125,000 resulting in a year-end balance of \$134,560.

**Table 7: Five-Year Capital Plan**

	2011	2012	2013	2014	2015
<b>Revenue</b>					
<b>Total Revenue</b>	\$ 2,956,100	\$ 3,066,600	\$ 3,458,200	\$ 3,569,700	\$ 3,681,700
<b>Expenses</b>					
<b>Total Expenses</b>	2,673,641	2,737,954	3,000,333	3,069,900	3,086,100
<b>Contribution for Capital/Return On Assets</b>	282,459	328,646	457,867	499,800	595,600
<b>Mill Rate Impact</b>	-	-	-	-	-
<b>Beginning Balance Self Balancing</b>	200,000	200,000	200,000	200,000	200,000
Additions/Reductions to Self Balancing	-	-	-	-	-
<b>Ending Balance Self Balancing</b>	200,000	200,000	200,000	200,000	200,000
<b>Beginning Balance Redevelopment Reserve</b>	485,018	99,518	64,018	178,518	293,018
Additions to Redevelopment	114,500	114,500	114,500	114,500	114,500
Expenditures of Redevelopment	(500,000)	(150,000)			(400,000)
<b>Ending Balance</b>	99,518	64,018	178,518	293,018	7,518
<b>Beginning Balance Capital Reserve</b>	134,560	179,519	216,665	228,032	281,332
Additions	167,959	214,146	343,367	385,300	481,100
Return to Source					
Expenditures	(123,000)	(177,000)	(332,000)	(332,000)	(152,000)
<b>Ending Balance</b>	\$ 179,519	\$ 216,665	\$ 228,032	\$ 281,332	\$ 610,432

## HOLIDAY PARK REDEVELOPMENT RESERVE



The redevelopment plan for Holiday Park Golf Course follows a Master Plan that was developed in 1994 after consultation with our patrons. It was designed to take place over ten construction years. To date, six construction years have been completed, leaving a substantial size to be completed in four construction years. The timing of each phase is subject to the



available funds in the Holiday Park Redevelopment Reserve.

The reserve is funded through the collection of \$2, less G.S.T., from all equivalent adult 18-hole rounds of golf at the Holiday Park Golf Course. At the conclusion of 2010, a balance of \$485,000 exists in the reserve. The next construction phase in the Holiday Park Redevelopment Plan is tentatively scheduled to begin in fall 2011 and completed in spring 2012. The projected budget for the next phase of construction is \$600,000. The project will be determined by the changes necessary as a result of the construction of the South Bridge roadway that will run parallel to the south border of the Holiday Park Golf Course. The golf course architect, Mr. Bill Newis, has developed the preliminary plans which focus on the construction of a new tee box complex and fairway bunkering on Hole No. 7, new green complex and new tee box complex for Holes No. 2 and No. 8. The redevelopment is designed to improve the quality and challenge of the Holiday Park golf Course.

## **GOLF COURSE STABILIZATION RESERVE (GCSR)**

In 1997, the Administration recommended a target reserve balance of \$200,000 to offset unanticipated operating deficits.

In 2002, the GCSR had a balance of \$200,000. Following 2002 operations, the GCSR was fully depleted to partially finance the operating deficit as a result of reduced attendance. The balance in the reserve has remained at zero.

In 2007, during the development of a new Capital Plan and Green Fee Rate Plan, the Community Services Department has scheduled annual contributions, (starting in 2008), to re-establish the reserve target balance of \$200,000. In 2008, the budgeted contribution was \$75,000. A surplus of \$33,222 from 2008 operations resulted in a year-end contribution to the reserve of \$108,222. In 2009, the budgeted contribution was zero. However, in 2009, revenue less expenditure resulted in a surplus of \$131,998 of which \$91,778 will be contributed to the GCSR, bringing the year-end balance to the cap level of \$200,000.

In 2010, the GCSR had a starting balance of \$200,000. The net result of golf course operations resulted in a surplus; and as a result, no funds were required from the GCSR, and the balance at the end of 2010 remains \$200,000. The surplus funds of \$103,590 will be transferred into the Golf Course Capital Reserve.

## **MARKETING**

In 2008, Marketing and Publications Section (Marketing) began working on developing and implementing a marketing plan targeting Current Adult Occasional Golfers in order to increase awareness of golfing opportunities at municipal courses, increase the level of customer satisfaction, build repeat usage within the existing customer base, and attract new customers to municipal golf courses. Current Adult Occasional Golfers include adults who have golfed between 1 to 7 times in the past year. This group accounts for approximately 26,746 adults in

Saskatoon. The average age of Current Adult Occasional Golfers is 39, and their average household income is \$58,928.

Based upon the success of the campaign in 2008 and 2009, Marketing once again implemented the campaign in 2010 with minor modifications. The marketing mix elements included:

### Targeting Occasional Golfers

- Leisure Guide, Summer Drop-in Flyer, and Summer Saskatoon Kids Club Bulletin Advertising
- Leisure Services Webpage Banner Ad
- Leisure Centre Posters
- Utility Bill Insert (May)
- 'Club6Pack' Citywide Billboards and Bus Shelter Ads (June and July)
- InformationStation.ca Contest (May/June)



## Targeting All Golfers

- The StarPhoenix Spring Season Opening Ads (3; April)
- Opening Season Public Service Announcement (April)
- New Scorecards (Fall)
- Saskatchewan Tourism Destination Guide
- The StarPhoenix Mother's and Father's Day Ads
- Christmas Specials: Fall Leisure Guide
- Golf Rate Sheets
- Website Updates
- Silverwood Golf Course 25<sup>th</sup> Anniversary Specials/Day



In 2011, Marketing will work with the Golf Course Operations Supervisor to continue to expand on the success of the marketing strategy from 2008 to 2010, adding and removing elements as necessary, and keeping the marketing pieces fresh. Marketing will also be working on the products and promotions surrounding the new POS system to be implemented.

The Community Services Department will notify the general public of spring season pass specials through advertisements in The StarPhoenix. The City website will also be updated with the new rates. This notification allows our patrons the opportunity of purchasing their 2011 season passes at the 2010 rates prior to April 1, 2011.

The new “Club6Pack” card will be available again in 2011 with the new rates as approved by City Council.

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**

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) **Panhandling**  
**(File No. CK. 5000-1)**

- RECOMMENDATION:**
- 1) that, subject to financing, a “scan” of panhandling and street safety, as set out in the report of the City Solicitor dated March 22, 2011, be done in Saskatoon this summer, with a report of the results to come back to the Administration and Finance Committee;
  - 2) that the Panhandling Task Force investigate panhandling programs in other cities and report back to the Administration and Finance Committee;
  - 3) that the Administration report on a potential source of funding for a scan, in the amount of \$50,000; and
  - 4) that the Panhandling Bylaw be amended to prohibit panhandling within eight metres of a doorway to a liquor store or a beer and wine store.

On July 21, 2010, Councillor Lorje made an enquiry at City Council which requested that the Administration consult with various groups connected to panhandling and report back, in particular, on reinstating in the City's Panhandling Bylaw the restriction on panhandling within 10 metres of a doorway to a liquor or a beer and wine store.

On December 21, 2010, City Council received a report from the City Solicitor and approved the recommended restriction against panhandling while intoxicated. City Council also resolved that the matter of panhandling within 10 metres of a doorway to a liquor store or a beer and wine store be referred to the Administration and Finance Committee for further review and that the various stakeholders be invited to attend (i.e. Saskatoon Police Service, Business Improvement Districts, Anti-Poverty Coalition).

Your Committee subsequently considered the 10-metre setback request, as well as the wider issues of panhandling. The City Solicitor was requested to provide a legal opinion on the possibility of prohibiting all panhandling in certain geographic areas and prohibiting panhandling within two metres of a doorway to any building.

In this regard, your Committee considered and supports the attached report of the City Solicitor dated March 22, 2011. The report provides the requested legal opinion and includes recommendations regarding potential alternative approaches to dealing with panhandling as well as a recommendation regarding restricting panhandling within eight metres of a doorway to a liquor store or a beer and wine store.

**2. Communications to Council**

**From:** Rod Donlevy, QC  
McKercher LLP

**Date:** December 20, 2010

**Subject:** Request for Tax Exemption for the Property Located  
at 375 Cornish Road, Saskatoon

**(File No. CK. 1965-1)**

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**RECOMMENDATION:** 1) that the Health Care Facility Property Tax Abatement during Construction Policy, as set out in the report of the General Manager, Corporate Services Department, dated March 14, 2011, be adopted;

- 2) that, as per the Health Care Facility Property Tax Abatement during Construction Policy, City Council enter into an agreement for an abatement of property taxes for the property located at 375 Cornish Road that is owned by Amicus Health Care Inc.; and
- 3) that the City Solicitor be instructed to prepare the necessary agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement on behalf of the City of Saskatoon.

City Council, at its meeting held on January 17, 2011, considered a report of the General Manager Corporate Services Department regarding a request from Amicus Health Care that City Council use its authority to exempt the property at 375 Cornish Road from property taxes. The matter was referred to the Administration to prepare a policy to address this and similar issues and report to the Administration and Finance Committee.

Your Committee has considered the attached report of the General Manager, Corporate Services Department dated March 14, 2011 and submits the above-noted recommendations for City Council's approval.

**3. 2010 Annual Report – Advisory Committee on Animal Control**  
**(File No. CK. 430-63)**

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

Your Committee has reviewed the attached Annual Report of the Advisory Committee on Animal Control dated February 24, 2011, and is pleased to forward the report to City Council as information.

**4. Transit Charter Rates**  
**(File No. CK. 1905-4)**

- RECOMMENDATION:**
- 1) that the proposed 2011 charter fare increase be approved as outlined in Attachment 1 to the report of the General Manager, Utility Services Department dated March 22, 2011; and
  - 2) that the new rates be effective May 1, 2011.

Report No. 5-2011  
Monday, April 4, 2011  
Administration and Finance Committee  
Page 4

Your Committee has considered the attached report of the General Manager, Utility Services Department dated March 22, 2011 and supports the proposed charter fare increase effective May 1, 2011.

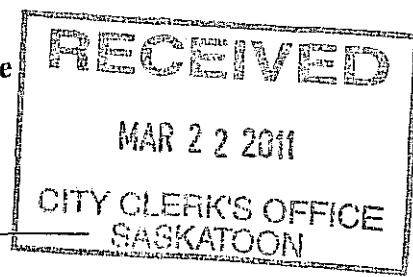
Respectfully submitted,

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Councillor M. Heidt, A/Chair

5000-1

TO: Secretary, Administration and Finance Committee  
FROM: Theresa Dust, Q.C., City Solicitor  
DATE: March 22, 2011  
SUBJECT: Panhandling  
FILE NO:



- RECOMMENDATIONS:**
- 1) that the Administration and Finance Committee recommend to City Council that, subject to financing, a "scan" of panhandling and street safety as set out in this report, be done in Saskatoon this summer, with a report of the results to come back to the Administration and Finance Committee;
  - 2) that the Administration and Finance Committee recommend to City Council that the Panhandling Task Force investigate panhandling programs in other cities and report back to the Administration and Finance Committee;
  - 3) that the Administration be asked to report further on a potential source of funding for a scan, in the amount of \$50,000; and
  - 4) that the Administration and Finance Committee recommend to City Council that the Panhandling Bylaw be amended to prohibit panhandling within eight metres of a doorway to a liquor store or a beer and a wine store.

**OVERVIEW**

In July of 2010, Councillor Lorje made a Council enquiry which requested that the Administration consult with various groups connected to panhandling and report back, in particular, on reinstating in the City's Panhandling Bylaw the restriction on panhandling within 10 metres of a doorway to a liquor store or a beer and wine store.

A report was prepared and sent to City Council. City Council approved the recommended restriction against panhandling while intoxicated. However, City Council also resolved:

"that the matter of panhandling within 10 meters of a doorway to a liquor store or a beer and wine store be referred to the Administration and Finance Committee for further review and that the various stakeholders be invited to attend (ie. Saskatoon Police Service, Business Improvement Districts, Anti-Poverty Coalition)."

The discussion at Administration and Finance Committee referred to wider issues of panhandling, not just the 10-metre setback. As a result, the Committee asked for a legal opinion on the possibility of:



- (a) prohibiting all panhandling in certain geographic areas (and specifically, as we understood it, in the Riversdale and Downtown Business Improvement District areas); and
- (b) prohibiting panhandling within two metres of a doorway to any building.

This report provides the requested legal opinion. In addition, it includes recommendations regarding potential alternative approaches to dealing with panhandling. It also includes a recommendation regarding restricting panhandling within eight metres of a doorway to a liquor store or a beer and wine store.

The legal opinion is from the City Solicitor's Office. The recommendations regarding alternative approaches and distances from liquor stores are recommendations of the "Panhandling Task Force". This Task Force includes representatives of the Saskatoon Anti-Poverty Coalition, the Saskatoon Police Service, the Partnership, the Riversdale Business Improvement District, the Broadway Business Improvement District and the Community Services Department.

## **REPORT**

Saskatoon has a Panhandling Bylaw which was passed in 1999 and amended in 2003. The Bylaw recognizes that panhandling, in general, is a permitted activity. However, the Bylaw prohibits coercive (aggressive) panhandling and panhandling from the occupants of vehicles. The Bylaw also prohibits panhandling within ten metres of the doorway to banks, credit unions or trust companies; and within ten metres of ATM machines, bus stops and bus shelters. Panhandling on a bus is also prohibited.

The panhandling which continues to be legal, is what the Courts have sometimes referred to as "passive" panhandling. "Passive" panhandling is the act of asking another for money (with or without words, and with or without approaching someone) in a manner that does not infringe the prohibitions in the Bylaw.

It is this passive panhandling that is under consideration as potentially being prohibited. The other (aggressive) forms of panhandling have already been prohibited.

Also, as we understand it, the enquiry regarding prohibition applies only to panhandling. There has been no request to consider prohibiting other users of the street such as buskers, street vendors and charities asking for money.

### **The City's Right to Regulate or Prohibit Panhandling**

*The Cities Act* (the "Act") gives the City the right to pass bylaws for (among others):

- “8(1) (b) the safety, health and welfare of people and the protection of people and property;
- (c) people, activities and things in, on or near a public place or place that is open to the public;
- (d) nuisances, including property, activities or things that affect the amenity of a neighbourhood;
- (g) streets, ...”

Section 8(3)(a) of the *Act* provides that this power to pass bylaws includes the power to regulate or prohibit. These powers provide authority for the City to pass a Panhandling Bylaw.

However, City bylaws must also comply with the *Canadian Charter of Rights and Freedoms* (the “*Charter*”). If a bylaw infringes a protected right under the *Charter*, the onus is on the City to justify the bylaw as a “reasonable limit” pursuant to Section 1 of the *Charter*.

### **Is Panhandling a Protected Right under the *Charter***

There are two main cases on panhandling and the *Charter*. They are:

- *Federated Anti-Poverty Groups of British Columbia v. Vancouver (City)* (2002), 28 M.P.L.R. (3d) 165 (B.C.S.C.); and
- *R. v. Banks* (2007), 275 D.L.R. (4<sup>th</sup>) 640 (Ont. C.A.) (Leave to Appeal to S.C.C. denied).

Both cases find that panhandling, at least in its passive form, is protected by Section 2(b) of the *Charter* which is the Section that protects freedom of expression.

In the *Vancouver* case, the Court said “Panhandling is a tool used by those in poverty to engage in dialogue with the rest of society about their plight. As such, it is a form of expression” (at para. 151).

In *R. v. Banks*, the Court said “The act of begging is communication and is evidently expression. ... The message ‘I am in need and I am requesting your help’ is primary communication that seeks and invites participation in the community” (at para. 112).

The *Vancouver* case upheld Vancouver’s Panhandling Bylaw, which had provisions somewhat similar to Saskatoon’s. The Court, in its decision, emphasized that the Bylaw did not prohibit panhandling, “other than in a narrowly defined set of circumstances” (at para. 163). The Court found that the City “recognizes panhandling as a legitimate form of expression that occurs on Vancouver’s streets. It seeks only to prohibit panhandling that results in ‘harmful physical consequences’, which are the impediment of safe and efficient passage of pedestrians” (at para. 170).

In *R. v. Banks*, the Ontario Court of Appeal was dealing with a provision of *The Ontario Safe Streets Act* which prohibited soliciting a person in a stopped, standing or parked vehicle on a roadway (which is similar to the section in Saskatoon's Bylaw). The Court upheld the prohibition against soliciting in a roadway as being a necessary part of regulating the interaction of pedestrians and vehicles on the roadways. The Court went on to say "While the legislation does effectively ban squeegeeing on roadways, it does not prohibit the appellants from expressing their message that they are in need of help. ... they are left with many alternatives. They can convey their message on the sidewalk" (at para. 131).

In both cases, the Courts upheld the right to regulate panhandling.

### **Can the City Prohibit all Panhandling, including Passive Panhandling, Throughout Certain Geographic Areas such as the Downtown and Riversdale Business Improvement Districts**

As mentioned, the Courts have found that panhandling, and specifically passive panhandling, is a form of expression protected by Section 2(b) of the *Charter*. The Courts have also upheld the right to regulate such panhandling. The question now is whether the City can move beyond regulation to a complete ban on all panhandling within a geographic area.

The onus is on the City to justify a move from regulation to a total ban. That justification must be made under Section 1 of the *Charter*.

The "rules" for a Section 1 justification are set out in the S.C.C. case called *R v. Oakes*, [1986] 1 S.C.R. 103. The City must show that:

- (a) the limitation on the right (to panhandle) is directed at a pressing and substantial objective (mere inconvenience is insufficient); and
- (b) that the limitation is proportionate (not overbroad).

"Proportionate" could be described as follows. The bylaw must be drafted with sufficient precision to address the problem, but do so with as little interference with the protected right as possible. A fair balance must be struck between the rights of the panhandlers and the rights of others using the street.

In our opinion, the City's objective in the Panhandling Bylaw, which is to "control and regulate panhandling and ensure that panhandling does not unreasonably interfere with the use and enjoyment of the streets", can be justified as a "pressing and substantial objective". However, in our opinion, a bylaw banning all panhandling, including passive panhandling, in the Business Improvement Districts would not meet the proportionality test, at this time, based on the evidence available.

In order to meet the proportionality test, the City would need to show that:

- (a) a ban on panhandling is necessary in wide geographic areas such as the Riversdale and Downtown Business Improvement Districts;
- (b) that a general ban is necessary on passive panhandling within those areas; and
- (c) that other, regulatory methods of dealing with the problems of panhandling, will not address the issue.

As far as we are aware, the documented evidence available does not meet the above requirements.

#### *Onus of Proof under Section 1 of the Charter*

When looking at a prohibition on panhandling, the Courts start from the premise that “Streets are clearly areas of public, as opposed to private, concourse, where expression of many varieties has long been accepted.” (*City of Montréal v. 2952-1366 Québec Inc.*, [2005] 3 S.C.R. 141 at para. 81)

In other words, the presumption is that forms of expression, such as panhandling, will be allowed in some way on a public street. The bar is set very high under Section 1 to justify why any problems regarding panhandling cannot be dealt with by regulation, rather than prohibition.

#### *Evidence Regarding Panhandling in Geographic Areas*

The only documented evidence that we are aware of on the location of panhandling in Saskatoon is maintained by the Saskatoon Police Service, who record the location of calls which they receive concerning panhandling. Attached are two maps prepared by the Planning and Research Unit of the Saskatoon Police Service. The first shows the spatial distribution of panhandling calls from January 1 to September 21, 2010. The second shows a “close-up” of the same data of the downtown area.

The maps show that:

- (a) panhandling is not limited to the Downtown and Riversdale Business Improvement Districts. It occurs in a variety of commercial areas from approximately Circle Centre Mall in the east to Confederation Mall in the west; and
- (b) panhandling occurs only in limited areas of both the Downtown and Riversdale Business Improvement Districts. It does not occur throughout those Business Improvement Districts.

In addition, the Saskatoon Police Service identified the nine locations which were the subject of the highest number of panhandling calls from January 1 to September 21, 2010. Six of these nine locations are outside the Downtown and Riversdale Business Improvement Districts, being locations on Confederation Drive, 22nd Street West and 8th Street East.

What the available evidence shows is that there are definitely “hot spots” of panhandling in various areas of the City. Those “hot spots” undoubtedly have problems which need to be addressed, but they do not justify a general prohibition throughout specific Business Improvement Districts.

*Evidence Regarding the Necessity for Prohibiting Passive Panhandling*

To consider a ban on all panhandling, including passive panhandling, the Courts would expect documented evidence such as the following:

- (a) that passive panhandling (as opposed to aggressive panhandling) was a serious problem in Saskatoon and/or that it was necessary to ban all panhandling to deal with aggressive panhandling;
- (b) that various methods to deal with regulating and controlling panhandling have been tried and failed (that nothing less than a total ban will deal with the problem);
- (c) that citizens avoid certain areas because the streets are perceived to be unsafe, and that a significant cause of this perception is passive panhandling; and
- (d) that passive panhandling is so much more harmful than busking, street vending or charities asking for money, that it must be banned while the other activities continue to be permitted.

To our knowledge, at this time, such documented evidence is not available.

*Evidence Regarding Regulatory Means, rather than a Total Ban for Dealing with Panhandling*

In our limited research, it would appear that no Canadian city prohibits panhandling, other than for similar provisions to what Saskatoon already has. Other cities do, however, have much more extensive programs to deal with panhandling. For example, the City of Calgary has a program which has been ongoing for the last ten years. It combines strong enforcement measures against aggressive panhandling (involving foot patrols by uniformed bylaw enforcement officers) with an active outreach program (by an agency called Alpha House) which helps people who do not want to be on the streets. Our understanding is that the City of Calgary considers that the problems of panhandling are being properly addressed with this program.

The City of Winnipeg also has a panhandling program which involves both enforcement and outreach. It is our understanding that they consider their program to be effective.

It is reasonable to assume that the Courts would expect evidence that Saskatoon had at least investigated (and probably tried) programs such as this, before asking for a ban.

### *Summary*

The Courts set the standard very high for banning forms of expression on city streets. They require strong evidence that regulation is inadequate to deal with the identified problems. In our opinion, in order to have a chance of justifying a total ban under Section 1 of the *Charter*, City Council needs significantly more evidence on what the problem is, what the alternatives to banning are, and what has been done to test the potential success of those alternatives.

### **Alternative Approaches**

The original idea of this report was to simply do a legal opinion on the questions asked by the Administration and Finance Committee. However, while doing the opinion, it became clear that:

- (a) there are problems of "street safety" (including, but not limited to, panhandling) in various areas of Saskatoon, although we are lacking good information on the specifics in many cases; and
- (b) there are programs in larger cities which combine enforcement measures and active outreach measures to deal with the issues Saskatoon is now experiencing, which would appear to be worth investigating.

As a result, the Panhandling Task Force was asked to meet.

Their unanimous recommendations are as follows:

1. That a "scan" be done this summer to collect good information on the panhandling and street safety situation in Saskatoon. The scan would include:
  - (a) identification of the areas throughout the City where panhandling is occurring and the type of panhandling which is occurring in each area;
  - (b) interviews with users of the street and store owners to identify specific concerns about "street safety" in specific locations. For example, is the issue aggressive panhandling; is it passive panhandling which is occurring in large numbers or too close to doorways; is the issue not panhandling at all, but people who appear to be intoxicated or on drugs, etc.;
  - (c) interviews with panhandlers and other "street people". Why are they panhandling or "on the street"? Are there things which can be done which would have them leave "the street"?

- (d) identification of any gaps between the number of actual incidents of panhandling or incivilities in various areas of the City and user's perceptions of their safety in those areas. For example, are people afraid to visit certain parts of the City even when incidents are low, and if so - why?; and
- (e) review buskers and their relationship to "street safety".

Our understanding is that such a scan would cost approximately \$50,000 as it is to cover all areas of the City where panhandling occurs, and interview both panhandlers and other users of the street. If financing was available, the intent would be to issue a Request for Proposals for the work. The Panhandling Task Force would be actively involved throughout. Community Services, through its Neighbourhood Safety Group, would provide administration.

2. That the Panhandling Task Force investigate panhandling programs in other cities, such as Calgary's program, to determine whether something similar might be suitable for Saskatoon.

The goal would be to have a report for City Council (through Administration and Finance Committee) in the late fall of 2011. It would include the information collected through the "scan", and proposed solutions. These could be anything from minor bylaw amendments to a full-scale program similar to Calgary's.

### **Prohibiting Panhandling Within Two Metres of the Doorway to Any Building**

The Administration and Finance Committee also requested an opinion on reinstating this provision in the Bylaw. Because it is regulation, it would be easier to justify under section 1 of the *Charter*. However, at this stage, we would suggest that it is premature.

We would suggest that we first do the "scan" proposed above, to determine whether panhandling too close to a doorway is a problem in Saskatoon and, if so, where. If it is identified as a problem, we can then move on to investigating what a two-metre distance might look like in specific circumstances.

### **Prohibiting Panhandling Within 10 Metres of a Doorway to a Liquor Store or a Beer and Wine Store**

This recommended prohibition was referred to the Administration and Finance Committee for further review. The Avenue D and 20th Street location in Riversdale had previously been identified as an area of concern by the Saskatoon Police Service. As well, Mr. Pshebylo from the Riversdale Business Improvement District brought pictures to the Administration and Finance Committee of the panhandling situation in front of the liquor store. The owner of the neighbouring

business, Great Western Furniture Co., also attended the meeting and expressed concern that the proposed ten-metre prohibition would result in the panhandlers moving in front of her store.

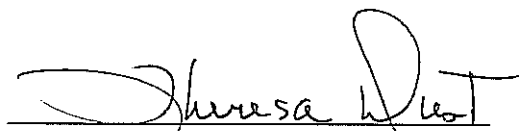
We asked the Senior Planner from Neighbourhood Safety, Community Services Department to look at the Riversdale Liquor Store situation. We specifically asked her to look at what an eight-metre prohibition would look like in the Riversdale situation. Attached is a map showing what an 8-metre restriction would look like at this location. There would be 4.6 metres remaining to the end of the Liquor Store, and a further 2 metres to the centre of the door of Great Western Furniture. The Senior Planner also reported witnessing panhandling south of the door. Patrons could not access the store without walking through the panhandlers.

It is the unanimous recommendation of the Panhandling Task Force that the Panhandling Bylaw be amended by City Council to prohibit panhandling within 8 metres of a doorway to a liquor store or a beer and wine store. This would at least begin to address the immediate and serious problem which is occurring at the Riversdale location.

#### ATTACHMENTS

1. Map showing the spatial distribution of panhandling calls from January 1 to September 21, 2010, as prepared by the Planning and Research Unit of the Saskatoon Police Service;
2. Map showing a "close-up" of the downtown area from the same data as Attachment No. 1, as prepared by the Planning and Research Unit of the Saskatoon Police Service;
3. Map as prepared by Neighbourhood Safety, Community Services Department regarding a proposed 8-metre prohibition at the Riversdale Liquor Store.

Written by:

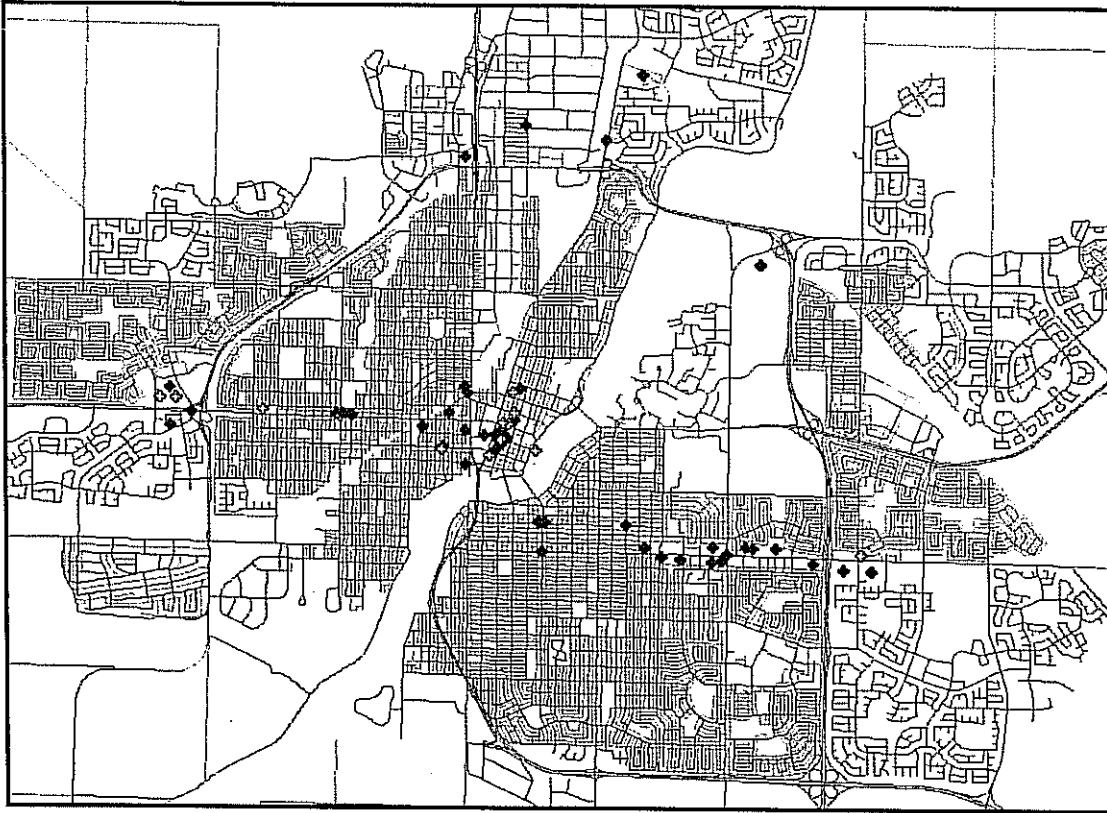


Theresa Dust, Q.C., City Solicitor

Dated: March 22, 2011

cc: - His Worship the Mayor  
- City Manager  
- Panhandling Task Force



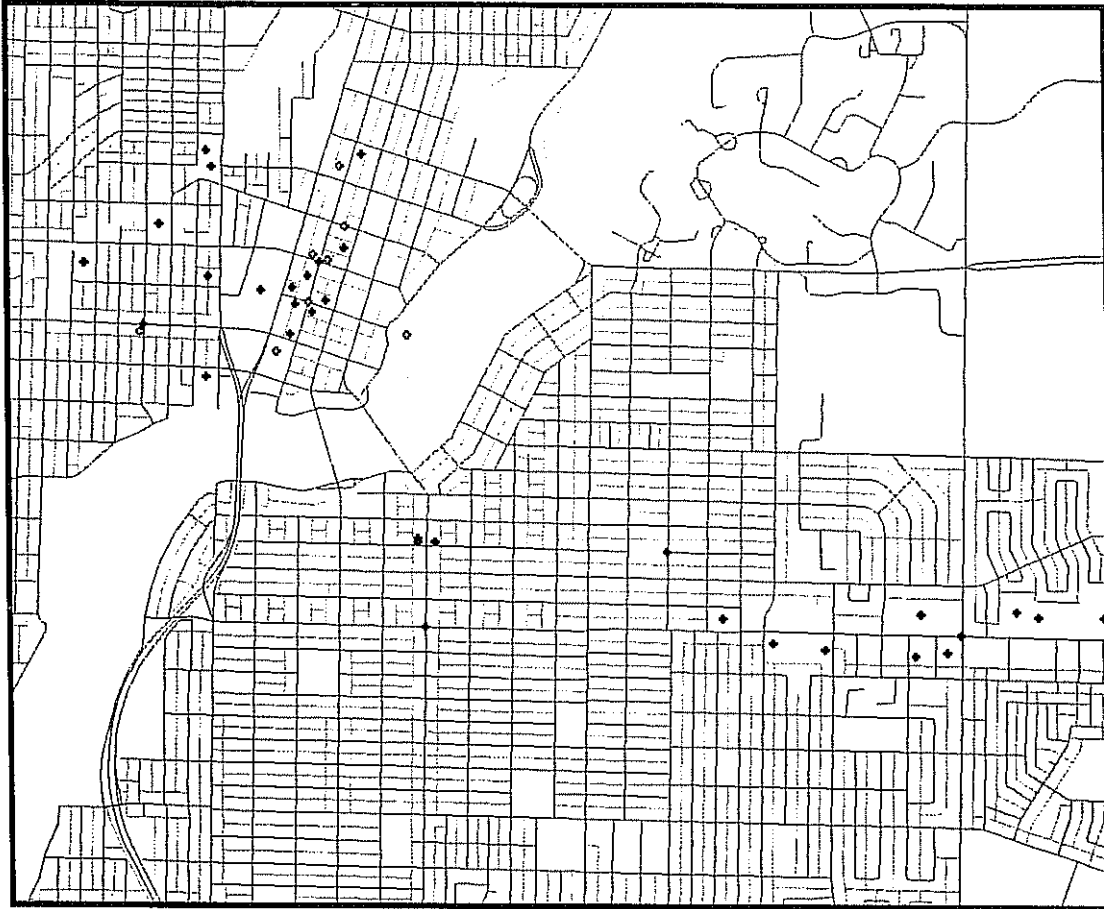


Spatial distribution of 10-83 CAD Calls since January 1, 2010

John Ng  
Research Coordinator  
Saskatoon Police Service – Planning and Research Unit  
(306) 975-2396

SP4-63  
Rev: 08-01-29  
Page 7

Memorandum



Close-up of downtown

John Ng  
Research Coordinator  
Saskatoon Police Service – Planning and Research Unit  
(306) 975-2396

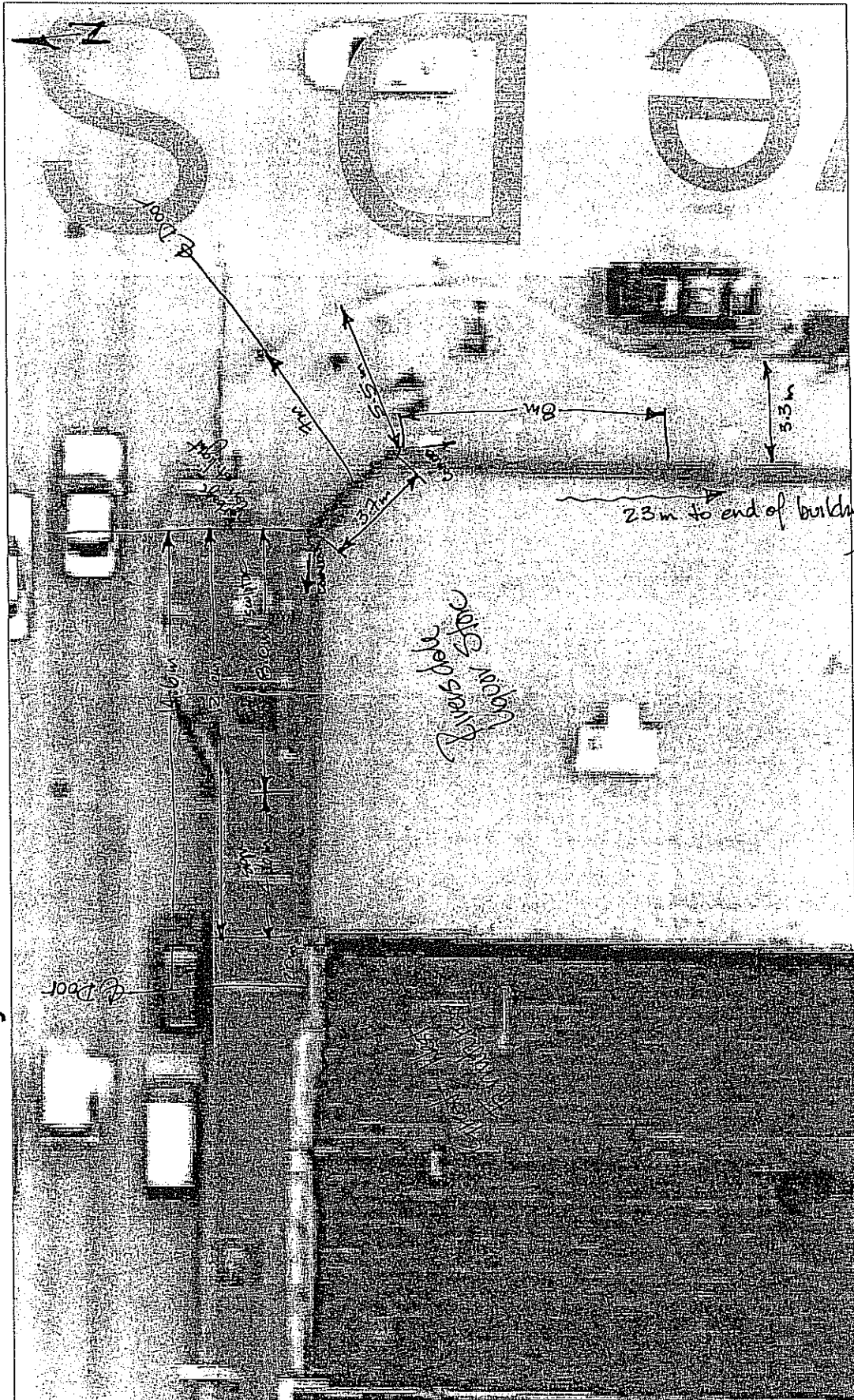
SP4-63  
Rev: 08-01-29  
Page 8

Memorandum

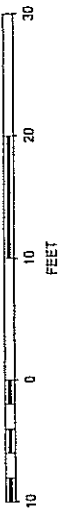
# City of Saskatoon - Land Use Map

*Medicine Shoppe*

ATTACHMENT No. 3

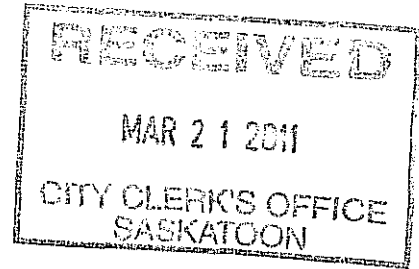


SCALE 1 : 122



1965-1 2.

**TO:** Secretary, Administration and Finance Committee  
**FROM:** General Manager, Corporate Services Department  
**DATE:** March 14, 2011  
**SUBJECT:** Communications to Council  
From: Rod Donlevy, QC  
McKercher LLP  
Date: December 20, 2010  
Subject: Request for Tax Exemption for the Property Located  
at 375 Cornish Road, Saskatoon



**FILE NO:** CS.1965-1

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that the Health Care Facility Property Tax Abatement during Construction Policy, as attached, be adopted;
- 2) that, as per the Health Care Facility Property Tax Abatement during Construction Policy, City Council enter into an agreement for an abatement of property taxes for the property located at 375 Cornish Road that is owned by Amicus Health Care Inc.; and,
- 3) that the City Solicitor be instructed to prepare the necessary agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement on behalf of the City of Saskatoon.

**BACKGROUND**

At its meeting of January 17, 2011, City Council considered the report of the General Manager, Corporate Services, regarding a request from Amicus Health Care that City Council use its authority to exempt the property from property taxes. City Council resolved that the matter be referred to the Administration to prepare a policy to address this and similar issues and report to the Administration and Finance Committee.

**REPORT**

In preparation of the attached policy designed to address this issue, your Administration has considered several factors, including:

- existence of a specific need;
- Ministry of Health commitment for future exemption approvals; and
- abatement period.

**Existence of a Specific Need**

Policies that are adopted by City Council have a clearly defined purpose and intent. The purpose of the attached policy is to allow for the abatement of property taxes during construction for specific land uses for the purpose of encouraging the development of health care facilities which are determined to be critical to the long term well-being of the community.

The above request appears to meet the purpose as stated. Representatives of the Saskatoon Health Region advise that current studies undertaken by the Health Region indicate that with the aging of the City of Saskatoon population, additional long-term care beds will be required in the future. As part of its work, the Health Region is also looking for ways to support residents to stay within their homes and their communities. The ideal situation would be that these efforts would be overwhelmingly successful resulting in a reduction of the number of beds needed. However, based on current information regarding anticipated supply and demand, the City of Saskatoon will require in excess of 800 beds for long-term care within the next 15 years. To reach this level, ideally about 100 beds would be added every two years.

#### Ministry of Health Commitment

Policy eligibility criteria includes that the use of land must be exempt from payment of property taxes upon the completion of construction as determined under the authority of *The Regional Health Services Act*.

In correspondence with the Ministry of Health, your Administration asked whether the Ministry could provide an organization with:

- a conditional letter of approval; and
- an undertaking that the organization would be designated as a "health care organization" under the Regional Health Services Administration Regulations, and that once the facility was complete, the proposed development would be designated as a special care home under the Facility Designation Regulations.

The response was that while the Ministry would be able to provide the City with administrative approval, subject to the final approval of the Minister under the Regulation, that Administrative approval would not be binding on the Ministry.

To mitigate the risk that should, for some unforeseen reason, Ministry exemption approval not be granted, the policy requires the property taxes to remain on the roll for the entire construction period of up to 24 months and until such time as the exemption is certain. The City has the right to defer the collection of property taxes under Section 244 of *The Cities Act*. Should the exemption not be ultimately approved, the property taxes, and the accrued penalties, would become due and payable.

This clause would not result in a deferral of the abatement of taxes in the above Amicus request as provincial exemption is, in fact, certain.

### Abatement Period

The policy defines the 'construction period' as the period of time beginning at construction start and ending after the following 24 consecutive months.

*The Regional Health Services Act* specifies that no exemption will be available on vacant land. Your Administration has included a similar clause as it seems practical that no commitment to an abatement of taxes would be given prior to a proven and visual commitment to development. Therefore, it is recommended that the abatement would commence on the date of the first inspection where the building inspector notes that construction has begun. Further, it is recommended that the abatement period end at the earlier of the date construction is completed or at the end of 24 months of the date construction commenced.

### OPTIONS

The Administration and Finance Committee may choose to:

1. Recommend the attached policy be adopted by City Council, or direct the Administration to revise the policy to include or exclude specific items.
2. Recommend that City Council enter into an agreement for an agreement for abatement of property taxes for the property located at 375 Cornish Road that is owned by Amicus Health Care Inc., or recommend no agreement be pursued.

### POLICY IMPLICATIONS

Council approval will result in the creation of a new Health Care Facilities Property Tax Abatement during Construction Policy.

### ENVIRONMENTAL IMPLICATIONS

No environmental implications exist.

### PUBLIC NOTICE

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

### ATTACHMENTS

1. Draft of proposed City of Saskatoon Council Policy, Health Care Facilities Property Tax Abatement during Construction.
2. Material package from W. R. (Rod) Donlevy, received Dec 13, 2010.

Written by: Shelley Sutherland, City Treasurer

Approved by: *M. Bilanski*  
Marlys Bilanski, General Manager  
Corporate Services Department  
Dated: *Mar 14/11*

Approved by: *M. Tolland*  
Murray Tolland, City Manager  
Dated: *Mar 18/11*

Amicus March 14.doc  
copy: City Manager

# CITY OF SASKATOON COUNCIL POLICY

Policy No.

<b>POLICY TITLE</b> <i>Health Care Facility Property Tax Abatement During Construction</i>	<b>ADOPTED BY:</b> <i>City Council</i>	<b>EFFECTIVE DATE</b>
<b>ORIGIN/AUTHORITY</b>	<b>CITY FILE NO.</b>	<b>PAGE NUMBER</b> <i>1 of 3</i>

## 1. PURPOSE

To allow for the abatement of property taxes during construction for specific land uses for the purpose of encouraging the development of health care facilities which are determined to be critical to the long-term well-being of the community.

## 2. REFERENCE

This Policy supports the intent and purpose of *The Regional Health Services Act*.

## 3. DEFINITIONS

For the purposes of this program, the following definitions shall be used:

- 3.1 Vacant Site – means any fully serviced site within the city limits which does not contain a permanent building or structure.
- 3.2 Construction – means the erection or assembly, of a new, permanent, habitable building, or the redevelopment, renovation and retrofit of an existing permanent structure for habitation.
- 3.3 Construction Start – the date of the first inspection where the building inspector notes that construction has begun, or upon notice from owner/applicant of construction start.
- 3.4 Construction Period – the period of time between construction start and the following 24 consecutive months.
- 3.5 Construction Completion – the expiry of the construction period, or the date on which all Building, Development and Plumbing Permits are officially closed by the City of Saskatoon, whichever comes first.



# CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Health Care Facility Tax Abatement During Construction</i>		<i>2 of 3</i>

3.6 Property Tax Abatement – means the non-collection of property taxes during the construction period.

## 4. POLICY

The City may provide a property tax abatement for specific uses of land during the construction period, subject to meeting eligibility criteria:

### 4.1 Eligibility Criteria

- a) The use of land must be exempt from payment of property taxes upon the completion of construction as determined under the authority of Regional Health Services Act.
- b) It must be demonstrated through recent and relevant research, data and information, that the proposed use is of long-term benefit to the well-being of the community.
- c) The use must be owned and operated by a non-profit agency or organization.

### 4.2 Abatement of Property Taxes

- a) The City of Saskatoon will deem any use which meets the Eligibility Criteria in 4.1 to be eligible for an abatement of property taxes equal to 100% of the payable property taxes during the construction period.
- b) Property taxes and any corresponding penalties will remain on the roll during construction, however the City of Saskatoon will defer the collection of property taxes until confirmation regarding exemptions is received from the Ministry of Health. All property taxes and penalties accrued after the construction period and prior to the completion of the building will be due and payable by the owner.

# CITY OF SASKATOON COUNCIL POLICY

NUMBER

POLICY TITLE	EFFECTIVE DATE:	PAGE NUMBER
<i>Health Care Facility Tax Abatement During Construction</i>		<i>3 of 3</i>

- c) Property taxes, and all penalties accrued during construction, will become payable immediately upon disqualification for property tax exemptions under the Regional Health Services Act
- d) Property taxes levied during construction will be abated, and any corresponding penalties cancelled, upon final approval for exemption under *The Regional Health Act*.

#### 4.4 Approval

- a) All requests for abatement of property taxes under this Policy are subject to City Council approval.

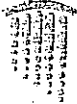
### 5. RESPONSIBILITIES

#### 5.1 General Manager of Corporate Services

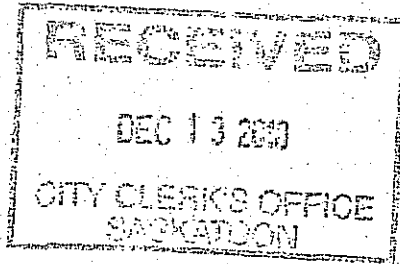
- a) Receives and reviews all requests (applications??) for consideration under this program;
- b) Submit any necessary reports and recommendations to City Council concerning the application of this Policy.
- c) Makes recommendations to City Council concerning any amendments to this Policy from time to time as warranted

#### 5.2 City Council

- a) Approves/rejects recommendations for all tax abatement applications; and
- b) Review and approve amendments to this Policy.



**McKercher LLP**  
BARRISTERS & SOLICITORS



December 10, 2010

Reply To: W. R. (Rod) Donlevy, Q.C.  
Direct Dial: 306 664 1331  
Email: r.donlevy@mckercher.ca

Assistant: Shaun Turner  
Direct Dial: 306 664 1316

City of Saskatoon  
City Hall  
Saskatoon SK

**ATTENTION: MAYOR DONALD ATCHISON**

Your Worship:

**Re: Amicus Health Care Inc. / Samaritan Place  
375 Cornish Road**

We are asking the City of Saskatoon to grant an exemption for the property at 375 Cornish Road, Saskatoon to exempt the property from taxation during the construction period and until the Department of Health issues the designation of the facility pursuant to s.63(1)(c) of *The Regional Health Services Act* as a community health organization.

This property is the site where Samaritan Place is under construction in the Stonebridge area. We have received advice from the City Solicitor that pursuant to the *Act*, the property must be assessed for taxation purposes, but the City Counsel can exempt properties from taxation for any number of reasons.

We enclose copies of the following documents:

1. Letter from Office of the City Solicitor, dated December 9, 2010
2. Copy of our letter to Office of the City Solicitor, dated December 3, 2010
3. Copy of Land Titles Registry Title
4. Copy of our letter to Dr. Greenberg, Associate Deputy Minister, dated June 23, 2010
5. Copy of our letter to Dr. Greenberg, Associate Deputy Minister, dated October 25, 2010
6. 2010 Supplementary Assessment Notice
7. 2010 Supplementary Education Property Tax Notice

8. 2010 Supplementary Municipal Property Tax Notice
9. 2010 Supplementary Property Tax Summary
10. Copy of letter from Max Hendricks, Assistant Deputy Minister, dated November 12, 2010

We will be filing an appeal in any event to preserve our right to be heard by the Board of Revision if necessary and on the basis that the property will be designated as exempt as a community health organization and should not be taxable during the construction phase and that the designation of school support contained in the Notice of Assessment should be the Catholic School Board if the property is determined to be taxable.

As we indicated in our letter to the City Solicitor, it does not make economic sense to prepare for and conduct an appeal in the circumstances that exist here.

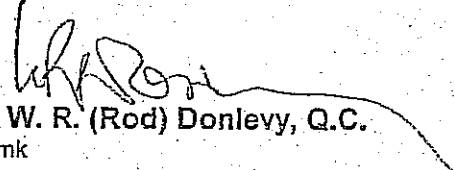
We would appreciate this matter being considered and dealt with by City Counsel at the most expedient opportunity in order to minimize our client's costs.

Thanking you for your anticipated cooperation, we remain,

Yours truly,

**McKercher LLP**

Per:

  
W. R. (Rod) Donlevy, Q.C.

WRD/mk  
Enclosures

cc Amicus: Brenda FitzGerald  
Urban Donlevy  
P. Pitka

cc Assistant Deputy Minister, Max Hendricks



City of  
Saskatoon

Office of the City  
Solicitor

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222 - 3rd Avenue North    ph 306-975-3270  
Saskatoon, SK S7K 0J5    fx 306-975-7828

December 9, 2010

*Via Facsimile 653-2669*

McKercher LLP  
Barristers & Solicitors  
374 3<sup>rd</sup> Avenue South  
Saskatoon SK S7K 1M5

Attention: W. R. Donlevy, Q.C.

Dear Mr. Donlevy:

Re: Amicus Health Care Inc.  
375 Cornish Road  
Your file No. 105939.8

Your December 3, 2010 correspondence to Mr. Manning has been forwarded to me for a response.

Pursuant to section 164 of *The Cities Act*, all property in the City is subject to assessment. This obligation of the City prevails whether or not a property is exempt or taxable.

The general rule regarding taxation of a property is that all properties shall be taxable unless they attract an exemption as identified in section 262 of *The Cities Act*. In other words, all properties are taxable unless exempted by either statute or by bylaw.

In reviewing your correspondence, you appear to be requesting that the City simply suspend the Notice of Assessment for 375 Cornish Road. Unfortunately there is no mechanism by which the City can accommodate such a request. Indeed, this would be contrary to section 164 of the *Act*.

I appreciate your position that you anticipate the facility under construction at 375 Cornish Road will be designated as a community health organization and therefore exempt from taxation pursuant to clause 63(1)(c) of *The Regional Health Services Act*. However, I understand that such designation will not attach to the facility until it is complete. As there is currently no

McKercher LLP  
Attention: W. R. Donlevy, Q.C.

December 9, 2010  
Page 2

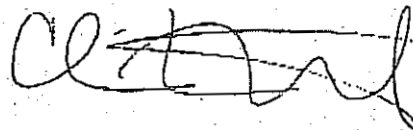
exemption which attaches to the property, it is taxable as prescribed by the provisions of *The Cities Act*.

As you have noted, there is a right to appeal the assessment and the taxable status of the property is a proper ground of appeal. However, you will be required to demonstrate that the property is exempt pursuant to section 262 of *The Cities Act*. I am uncertain whether demonstration of a future designation will be adequate to convince the Board of Revision of your position.

Alternatively or concurrently, you may wish to approach City Council to seek an exemption from taxation by bylaw to apply until such time as the Minister is prepared to approve your statutory exemption. The decision as to whether an exemption is granted is solely within City Council's discretion.

We trust this is the information you require. If you have any questions or concerns please feel free to contact myself or the Assessment Branch.

Yours truly,



Christine G. Bogad  
Solicitor

CGB:dde

December 3, 2010

Reply To: W. R. (Rod) Donlevy, Q.C.  
Direct Dial: 306 664 1331  
Email: r.donlevy@mckercher.ca

Assistant: Shaun Turner  
Direct Dial: 306 664 1316

City of Saskatoon  
Office of the City Solicitor  
222 3rd Avenue North  
Saskatoon SK S7K 0J5

**ATTENTION: JACK MANNING**

Dear Sir:

**Re: Amicus Health Care Inc.**

In the early months of this year, you and I had some discussions with respect to a proposed construction of a 100 unit long term care facility to be built in Saskatoon.

We are pleased to advise that the proposed project was accepted and acquisition of property and construction is progressing at this time.

Respecting the acquisition of the property being a seven acre parcel in the Stonebridge area, subdivision of the parcel has occurred and the property acquired by Amicus is contained in the appended Certificate of Title which is now civically described at 375 Cornish Road.

The Ministry of Health has indicated that the site is to be designated as a community health organization and thereby tax exempt.

We enclose copies of our correspondence with the Department of Health confirming our understanding and requesting the designation for conveyance to the City of Saskatoon.

We also enclose a 2010 Supplementary Assessment Notice issued by the Assessment Office, Corporate Services Department of the City of Saskatoon.

Further, we enclose correspondence from the Assistant Deputy Minister of Health confirming that the designation of the facility is to occur.

A Member of Risk Management Counsel of Canada

Our File Reference: 105939.8

Offices in Saskatoon and Regina

Please reply to Saskatoon Office:  
374 Third Avenue South  
Saskatoon, SK Canada S7K 1M5  
Telephone: 306 653 2000 : Fax: 306 653 2669

www.mckercher.ca

We note from the Assessment Notice that any appeal of the Assessment must be filed by December 20, 2010.

In light of the enclosed correspondence, and in anticipation of the designation from the Ministry of Health, we write to inquire whether the City would simply suspend the Notice of Assessment and the date for filing an appeal.

We note in the assessment that the proposed tax allocation is 71.1%/28.9%. Amicus Health Care is wholly owned by the Saskatchewan Catholic Health Corporation, and in the event the property was taxable, it would be the Amicus intention to have its school tax portion directed to the Separate School Board.

I would appreciate hearing from your office at your earliest opportunity as it is hoped that Amicus Health Care will not be put to the expense of launching and conducting an appeal.

Please note, we have provided the Assessment office with a copy of this letter and enclosures.

Thank you for your consideration.

Yours truly,

McKercher LLP

Per: 

W. R. (Rod) Donlevy, Q.C.

WRD/mst  
Enclosures

Cc: Assessment Office, Corporate Services Department  
Cc: Amicus Health Care  
Cc: Saskatchewan Catholic Health Corporation



**Province of Saskatchewan  
Land Titles Registry  
Title**

**Title #:** 139704879                      **As of:** 01 Oct 2010 11:12:19.121  
**Title Status:** Active                      **Last Amendment Date:** 16 Sep 2010 14:44:20.260  
**Parcel Type:** Surface                      **Issued:** 23 Aug 2010 14:34:02.793  
**Parcel Value:** \$2,700,000.00 CAD  
**Title Value:** \$2,700,000.00 CAD    **Municipality:** CITY OF SASKATOON  
**Converted Title:** 66S16976  
**Previous Title and/or Abstract #:** 139085534

AMICUS HEALTH CARE INC. is the registered owner of Surface Parcel  
#164989591

Reference Land Description: Lot 4Blk/Par 195Plan No 102035854  
Extension 0

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

**Registered Interests:**

**Interest #:**  
152530657

CNV Easement

**Value:**  
**Reg'd:** 15 Oct 1957 02:03:10  
**Interest Register Amendment  
Date:** N/A  
**Interest Assignment  
Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
SASKATCHEWAN POWER CORPORATION  
2025 VICTORIA AVE  
REGINA, SK, Canada S4P 0S1  
**Client #:** 100307618  
**Int. Register #:** 102520291  
**Converted Instrument #:** F0739  
**Feature #:** 100077577

**Interest #:**  
152530668

Mortgage

**Value:** \$5,300,000.00 CAD  
**Reg'd:** 20 Apr 2009 15:21:28  
**Interest Register Amendment  
Date:** N/A

**Interest Assignment**

Date: N/A

Expiry Date: N/A

**Holder:**

AFFINITY CREDIT UNION  
#300 - 310 20TH STREET EAST  
SASKATOON, SK, Canada S7K 0A7

Client #: 120831634

Int. Register #: 115370906

Interest #:  
152530679

Saskatchewan Telecommunications  
Act Easement (s.20)

**Value:**

Reg'd: 30 Jul 2010 10:48:26

Interest Register Amendment

Date: N/A

Interest Assignment

Date: N/A

Expiry Date: N/A

**Holder:**

Saskatchewan Telecommunications  
13th Floor, 2121 Saskatchewan Drive  
Regina, Saskatchewan, Canada S4P 3Y2

Client #: 100006861

Int. Register #: 116640266

Interest #:  
152530680

Joint Use Utility Easement

**Value:**

Reg'd: 16 Aug 2010 08:51:15

Interest Register Amendment

Date: N/A

Interest Assignment

Date: N/A

Expiry Date: N/A

**Holder as Tenant in Common**

Interest Share: 1/3

Interest Share Number: 158646224

**Holder:**

SASKATCHEWAN POWER CORPORATION  
2025 VICTORIA AVE  
REGINA, SK, Canada S4P 0S1

Client #: 100307618

**Holder as Tenant in Common**

Interest Share: 1/3

Interest Share Number: 158646235

**Holder:**

Saskatchewan Telecommunications  
13th Floor, 2121 Saskatchewan Drive

Regina, Saskatchewan, Canada S4P 3Y2  
Client #: 100006861

**Holder as Tenant in Common**  
**Interest Share: 1/3**  
**Interest Share Number: 158646246**  
**Holder:**  
SHAW CABLESYSTEMS LIMITED  
900, 630 - 3RD AVE, SW  
CALGARY, AB, Canada T2P 4L4  
**Client #:** 122908372  
**Int. Register #:** 116678100

**Interest #:**  
152591496

Mortgage

**Value:** \$27,000,000.00 CAD  
**Reg'd:** 30 Aug 2010 10:02:12  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
ROYAL BANK OF CANADA  
154 - 1ST AVENUE SOUTH  
SASKATOON, Saskatchewan, Canada S7K 1K2  
**Client #:** 121382333  
**Int. Register #:** 116717766

**Interest #:**  
152768526

SaskEnergy Act Easement (s.19)

**Value:**  
**Reg'd:** 16 Sep 2010 14:44:20  
**Interest Register Amendment**  
**Date:** N/A  
**Interest Assignment**  
**Date:** N/A  
**Expiry Date:** N/A

**Holder:**  
SASKENERGY INCORPORATED  
700 - 1777 Victoria Avenue  
Regina, Saskatchewan, Canada S4P 4K5  
**Client #:** 105200693  
**Int. Register #:** 116771575

Addresses for Service:

Name	Address
<b>Owner:</b> AMICUS HEALTH CARE INC. Client #: 124356203	374 THIRD AVE. S SASKATOON, SK, Canada S7K 1M5

June 23, 2010

Reply To: W. R. (Rod) Donlevy, Q.C.  
Direct Dial: 306 664 1331  
Email: r.donlevy@mckercher.ca

Assistant: Shaun Turner  
Direct Dial: 306 664 1316

Government of Saskatchewan  
Health Ministry  
3<sup>rd</sup> Floor, 3475 Albert Street  
Regina SK S4S 6X6

**ATTENTION: DR. LOUISE GREENBERG,  
ASSOCIATE DEPUTY MINISTER**

Dear Madam:

**Re: Amicus Health Care Inc.**

Amicus continues to make progress in construction of its facility in Saskatoon. While the recent spate of unseasonal rain has slowed some of the work on site, it is anticipated that construction will be ramped up by the contractor and very little impact will be experienced on the proposed construction schedule.

Amicus continues to move toward operational matters and would appreciate the assistance of the Ministry at this time.

Pursuant to the Regional Health Services Act (s.63.1) land, buildings and improvements owned and operated by the organizations named in the section (affiliates and health care organizations) are exempt from taxation by the municipality.

The Ministry has agreed that Amicus Health Care Inc. is a health care organization as prescribed by the Act.

Amicus has been in discussion with the City of Saskatoon to pursue tax exempt status and has been asked to provide the City with evidence that Amicus is a prescribed health care organization.

Would you please provide us with the designation of Amicus as a health care organization at your early convenience.

A Member of Risk Management Counsel of Canada

Our File Reference: 105939.2

Offices in Saskatoon and Regina

Please reply to Saskatoon Office:  
374 Third Avenue South  
Saskatoon, SK Canada S7K 1M5  
Telephone: 306 653 2000 : Fax: 306 653 2669

[www.mckercher.ca](http://www.mckercher.ca)

McKercher LLP

Government of Saskatchewan  
Page 2 of 2

Thanking you for your anticipated cooperation, we remain,

Yours truly,

McKercher LLP

Per:

**W. R. (Rod) Donlevy, Q.C.**

WRD/mst  
enclosure

Cc: Brenda FitzGerald, Interim CEO

Cc: Project Team

Cc: Board of Amicus Health Care Inc.

October 25, 2010

Reply To: W. R. (Rod) Donlevy, Q.C.  
Direct Dial: 306 664 1331  
Email: r.donlevy@mckercher.ca

Assistant: Shaun Turner  
Direct Dial: 306 664 1316

Government of Saskatchewan  
Health Ministry  
3<sup>rd</sup> Floor, 3475 Albert Street  
Regina SK S4S 6X6

**ATTENTION: DR. LOUISE GREENBERG,  
ASSOCIATE DEPUTY MINISTER**

Dear Madam:

**Re: Amicus Health Care Inc.**

Further to my letter of June 23, 2010 re: Amicus Health Care Inc. (copy enclosed) I now advise that the property has been registered in the name of Amicus Health Care Inc., and I enclose a copy of the title for your records.

As such, in the absence of a designation by the Ministry of Health, the land is now taxable.

The effective date of registration is August 23, 2010.

We understand that pursuant to S. 63(1) of the Regional Health Services Act health care organizations such as Amicus Health Care are exempt from taxation.

We further understand that pursuant to the Facility Designation Regulations s. 13, the Minister shall publish in Part I:

**List of designated facilities**

13(1) The minister shall publish in Part I of the Gazette a list of all facilities or parts of facilities that have been designated, their titles, the categories or subcategories to which they have been designated and their effective date of designation.

(2) The minister shall annually publish in Part I of the Gazette a notice setting out all amendments to the list described in subsection (1) that have been made within the

preceding calendar year including, without limiting the generality of the foregoing:

- (a) all additions of facilities or parts of facilities to the list;
- (b) all removals of facilities or parts of facilities from the list;
- (c) all changes in the categories or subcategories to which facilities or parts of facilities are designated.

We would ask that the necessary steps be taken to recognize the Amicus Health Care property as a "health care organization" pursuant to the legislation and list Amicus pursuant to the regulations.

Can you advise when the foregoing will occur.

In the interim, would the Ministry be amenable to providing the City of Saskatoon with a letter indicating the property is exempt from taxes as at August 23, 2010 and that the necessary protocols and advice will be forthcoming from the Ministry.

Thanking you for your anticipated cooperation, I remain,

Yours truly,

**McKercher LLP**

Per:

**W. R. (Rod) Donlevy, Q.C.**

WRD/mst  
enclosure

Cc: Brenda FitzGerald, Interim CEO  
Cc: Project Team  
Cc: Board of Amicus Health Care Inc.

<b>CIVIC ADDRESS</b>	<b>ROLL NUMBER</b>
375 Cornish Rd	565302050
<b>LEGAL DESCRIPTION</b>	
Parcel(s) 164989591	
<b>REGISTERED OWNERS</b>	
Amicus Health Care Inc	

Amicus Health Care Inc  
374 3rd Ave S  
SASKATOON SK S7K 1M5

1 11/16/2010 8:49:47 5410686

You are hereby notified that this statement shows the supplementary assessment placed on this property, upon which taxes are to be levied on the property for 4.0 months. THIS IS NOT A TAX BILL.

Description	Current Values		
	Assessed Value	% of Value	Taxable Assessment
Multi-Residential Land Taxable Portion	1,168,000	70	817,600
Totals	1,168,000		817,600

the school support for this property is designated as follows:

Public School Board: 71.1 %  
Separate School Board: 28.9 %

mailing Date: November 16, 2010.

complaints against this assessment must be made on the notice of appeal form (below)

ND must be delivered to the Board of Revision office c/o the City Clerk no later than **December 20, 2010**.

### NOTICE OF APPEAL TO THE BOARD OF REVISION

Civic Address	Roll Number	Last Date of Appeal
375 Cornish Rd	565302050	December 20, 2010

School support shown is incorrect. A SIGNED declaration form completed by each owner wishing to change their school support must be attached. These forms are available in the Assessment Office at City Hall and the website at [www.saskatoon.ca](http://www.saskatoon.ca). No fee required.

I am appealing against the assessment of this property. Applicable appeal fee must be included.  
Specific grounds for appeal and summary facts must be stated using the space provided on the reverse side.  
(See Cities Act except on reverse)

Appellant's Name:		Agent's Name (if applicable):		Agent / Appellant's Signature
Mailing Address:		Mailing Address:		
City/Town:		City/Town:		
Province:	Postal Code:	Province:	Postal Code:	Date
Home Phone #:	Business Phone #:	Home Phone #:	Business Phone #:	
Fax #:	Cell #:	Fax #:	Cell #:	\$ Fee Enclosed
E-mail address:		E-mail address:		

Please Note - The appeal of your assessment is a matter of public record. If a request is received, the City is obliged to disclose that you have appealed your assessment.



- Sec. 197 (1) An appeal of an assessment may only be taken by a person who:
- (a) has an interest in any property affected by the valuation or classification of any property; and
  - (b) believes that an error has been made in the valuation or classification of the property; or in the preparation or content of the relevant assessment roll or assessment notice.
- (2) A notice of appeal must be in writing in the form prescribed in regulations made by the minister and must:
- (a) set out the specific grounds on which it is alleged that an error exists;
  - (b) set out in summary form the particular facts supporting each ground of appeal;
  - (c) if known, set out the change to the assessment roll that is requested by the appellant;
  - (d) include a statement that:
    - (i) the appellant and the respondent have discussed the appeal, specifying the date and outcome of that discussion, including the details of any facts or issues agreed to by the parties; or
    - (ii) if the appellant and the respondent have not discussed the appeal, a statement to that effect specifying why no discussion was held; and
  - (e) include the mailing address of the appellant.
- (3) An appellant may withdraw his or her appeal for any reason by notifying the secretary of the board of revision at least 15 days before the day on which the appeal is to be heard by the board of revision.

- Sec. 199 (6) If, in the opinion of the secretary of the board of revision, the notice of appeal does not comply with section 197, the secretary shall:
- (a) notify the appellant of the deficiencies in the notice of appeal; and
  - (b) grant the appellant one 14-day extension to perfect the notice of appeal.
- (7) If the appellant does not comply with a notice given pursuant to subsection (6), the secretary of the board of revision may refuse to file the notice of appeal, which action is deemed to be a refusal by the board of revision to hear the appeal.

Appeal Fees must be submitted at the time of filing the notice of appeal or within the 30-day period commencing with the mailing date of this assessment notice. If the fee is not paid within the specified time period, the appeal is deemed to be dismissed. The fee will be refunded if the appellant is successful in whole or in part on the appeal at either the board of revision or the appeal board, if the appeal is not filed by the secretary for reasons mentioned in Sec. 199(7), if the appeal is withdrawn in accordance with Sec. 197(7), or if the appellant enters into an agreement pursuant to section 204 resolving all matters on appeal.

Residential Property or Residential Condominium Unit:	\$ 30
Multi-Unit Residential Property or Commercial Property:	
Assessed value is \$500,000 or less	\$150
Assessed value is more than \$500,000, but less than \$1,000,000	\$500
Assessed value is \$1,000,000 or more	\$750

**Changes or Corrections in School Support or Ownership**

If there has been any change in ownership since this assessment was made, OR if School Support or property address is improperly designated, a signed school declaration must accompany the appeal and must be submitted by the last date of appeal listed on the appeal form to be effective for the assessment year in question. Forms are available in the Assessment Office at City Hall or on the City's website, www.saskatoon.ca. No fee is required except where appearance before the board is required. Any school support change received after the last date for appeal will be effective for the following roll year.

**Simplified Appeals (choose option below):**

At the option of the appellant, a simplified appeal can be requested if the appeal concerns the assessment of:

- (a) a single-family residential property regardless of the total assessment; or
- (b) any property that has a total assessment of \$250,000 or less.

A simplified appeal process allows you to provide any written material and photographs in support of your appeal to the Board of Revision and City Assessor at your hearing. However, to avoid delays at your hearing, you are encouraged to provide your material to BOTH the Secretary of the Board of Revision and the City Assessor at least 20 days before the date of your hearing.

Mail or deliver the Notice of Appeal with the appeal fee enclosed to:  
 Cheques Payable to CITY OF SASKATOON. Do not send cash.

Secretary, Board of Revision c/o City Clerk's Office  
 222 Third Ave N  
 Saskatoon, SK S7K 0J5

FOR INFORMATION RELATING TO: ASSESSMENTS (306) 975-3227 APPEALS AND APPEAL FEES (306) 975-8002

To the Secretary of the Board of Revision, I hereby appeal against the: (check beside those which apply)

- Property Valuation
- Property Classification
- Exemption
- Preparation or Content of the Assessment Roll
- Preparation or Content of the Notice of Assessment

Are you opting for a Simplified Appeal (described above) as allowed by Sec. 195(1) of the Cities Act?  Yes  No

Grounds and supporting material facts: (See above and attach extra sheets if necessary). The front of this form must be completed and signed for all appeals.

request that the following change(s) be made to the assessment roll (if known)

If you are appealing the assessment on this property, have you spoken to an assessor regarding your assessment?

Officer's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Yes Summary of Discussion: (including details of facts discussed or agreed to) \_\_\_\_\_

No Reasons no discussion was held? \_\_\_\_\_



# 2010 SUPPLEMENTARY EDUCATION PROPERTY TAX

Amicus Health Care Inc  
374 3rd Ave S  
SASKATOON SK S7K 1M5

Provincial legislation requires the City of Saskatoon to collect education property tax based on the mill rates set by the province. For inquiries regarding Education Property Tax:

- Saskatoon Public School Division (306) 683-8200
- Greater Saskatoon Catholic Schools (306) 659-7000
- Ministry of Education 1-866-984-8577 or visit [www.education.gov.sk.ca](http://www.education.gov.sk.ca)

PROPERTY ADDRESS 375 Cornish Rd

ROLL NUMBER 565302050

## REGISTERED OWNERS

Amicus Health Care Inc

## LEGAL DESCRIPTION

Parcel(s) 164989591

## EDUCATION PROPERTY TAX (71.06% Public, 28.94% Separate)

Tax Category	Taxable Assessment	x	*Mill Rate	=	Tax Levy
Multi-Residential	817,600		10.08		2,747.14

per \$1000 of taxable assessment

Supplementary taxes calculated for 4.0 months.

**Education Property Tax**      **\$2,747.14**  
(45.93% of Total Taxes)

**Total 2010 Education Property Tax**      **\$2,747.14**



PROPERTY ADDRESS 375 Cornish Rd

ROLL NUMBER 565302050

**REGISTERED OWNERS**

**LEGAL DESCRIPTION**

Amicus Health Care Inc

Parcel(s) 164989591

**CITY OF SASKATOON TAX**

Tax Category	Taxable Assessment	x	*Mill Rate	x	Mill Rate Factor	=	Tax Levy
Multi Residential	817,600		11.0845		0.9623		2,907.01

**City of Saskatoon Tax** \$2,907.01  
(48.58% of Total Taxes)

**PUBLIC LIBRARY TAX**

Tax Category	Taxable Assessment	x	*Mill Rate	x	Mill Rate Factor	=	Tax Levy
Multi Residential	817,600		1.2535		0.9623		328.74

**Public Library Tax** \$328.74  
(5.49 % of Total Taxes)

per \$1000 of taxable assessment

Supplementary taxes calculated for 4.0 months.

**Total 2010 Municipal Property Tax** \$3,235.75

2010 SUPPLEMENTARY PROPERTY TAX SUMMARY



PROPERTY ADDRESS 375 Cornish Rd

ROLL NUMBER 565302050

<p><b>PROPERTY TAX DISTRIBUTION</b></p> <p>Provincial legislation requires the City of Saskatoon to collect property taxes on behalf of the following taxing authorities:</p> <p><b>School Boards:</b> Public (306) 683-8200; Separate (306) 659-7000; or contact: Ministry of Education 1-866-984-8577 or visit <a href="http://www.education.gov.sk.ca">www.education.gov.sk.ca</a></p> <p><b>City of Saskatoon:</b> (306) 975-2400 or 1-800-667-9944</p> <p><b>Saskatoon Public Library:</b> (306) 975-7558</p>	<p>Education Property Tax <span style="float:right">\$2,747.14</span> (45.93% of Total Taxes)</p>
	<p>Municipal Property Tax <span style="float:right">\$3,235.75</span> (54.07% of Total Taxes)</p>
	<p><b>Supplementary Property Tax Due December 31, 2010</b> <span style="float:right">\$5,982.89</span></p>
	<p>Supplementary Tax Previously Billed DUE December 31, 2010 <span style="float:right">\$1,052.55</span></p>
	<p><b>TAX TOTAL November 16, 2010</b> <span style="float:right">\$7,035.44</span></p>

**Late Payment Penalties and Tax Enforcement:**

Supplementary Taxes are due December 31, 2010. Outstanding Current Balances are due June 30, 2010 and will be assessed a 1.25% monthly penalty after this date. Any 2010 taxes outstanding after December 31, 2010 will be assessed a 1.5% monthly penalty and the property becomes subject to the Tax Enforcement Act. Tax Arrears are past due and are assessed a 1.5% monthly penalty. All penalties compound monthly; postmark payments by the due date to avoid penalty.



PROPERTY ADDRESS  
375 Cornish Rd

Amicus Health Care Inc  
374 3rd Ave S  
SASKATOON SK S7K 1M5

*Please return this lower section with your payment*

ROLL NUMBER 565302050  
DATE OF NOTICE November 16, 2010  
Supplementary Tax Previously Billed \$1,052.55  
DUE December 31, 2010

SUPPLEMENTARY PROPERTY TAX \$5,982.89  
DUE December 31, 2010

AMOUNT ENCLOSED



565302050000000703544512

# Supplementary Property Tax Payment Options

## Supplementary Property Tax

Supplementary Property Tax bills are due **December 31, 2010**. You may choose any of the following payment options to pay Supplementary Property Tax:

- TIPPS
- Internet or Telephone Banking
- By Mail
- 24 Hour Deposit Box
- In Person

## TIPPS Monthly Payments

- The Tax Instalment Payment Plan Service (TIPPS) allows you to make twelve monthly payments for property tax instead of a single annual payment.
- You may apply for TIPPS at any time by paying the monthly instalments owing to the date of your application. The tax year is January to December.
- Tax arrears must be paid in full, and if you are currently paying your tax bill with your mortgage payment, you must end that arrangement before joining TIPPS.
- TIPPS payments are made by automatic withdrawal from your deposit account; funds must be available on the first banking day of the month.
- Credit cards and line of credit accounts may not be used for TIPPS.
- There are no added fees or penalties for TIPPS; payments are not refundable or transferable.
- For more information on TIPPS or to obtain a TIPPS application, visit [www.saskatoon.ca](http://www.saskatoon.ca). Contact Customer Service for complete TIPPS payment details for Supplementary Property Tax by calling (306) 975-2400 or 1-800-667-9944.

## Internet or Telephone Banking

- Property Tax may be paid at most financial institutions. Look for "Saskatoon" in your bank's payee list and choose the option for property tax.
- Register your tax bill with the Roll Number located on this Summary to pay by Internet or telephone banking.

## By Mail

- Post-dated cheques are accepted.
- Include your payment stub; a receipt will be mailed.
- Do not send cash in the mail.
- Make your cheque payable to City of Saskatoon.
- Mail your payment to:  
City of Saskatoon  
P.O. Box 1788  
Saskatoon, SK S7K 8E1

## 24 Hour Deposit Box

- Drop off your payment in the Deposit Box located outside City Hall's main entrance. Include the payment stub with a cheque or money order. Do not put cash in the Deposit Box.

## In Person

- Present your complete 2010 Property Tax Summary for payment at City Hall, 222 3<sup>rd</sup> Avenue North.
- The City Hall Payment Centre is open Monday to Friday, 8:00 a.m. to 5:00 p.m.
- If paying by Interac, be aware of your payment withdrawal limit.

---

## Payment Options:

- Internet or Telephone Banking
- Most Financial Institutions
- 24 Hour Deposit Box at City Hall
- Mail (include this payment stub)
- Cashiers (8:00 - 5:00 weekdays)
- TIPPS (monthly payments)

## Make cheque payable to:

City of Saskatoon

## Mail your payment:

City of Saskatoon  
PO Box 1788  
Saskatoon, SK S7K 8E1

## Inquiries:

**Telephone:** (306) 975-2400  
**Toll Free:** 1-800-667-9944  
**Fax:** (306) 975-7975  
**E-mail:** [treasurer@saskatoon.ca](mailto:treasurer@saskatoon.ca)  
**Web Address:** [www.saskatoon.ca](http://www.saskatoon.ca)  
**City Hall Address:** 222 3<sup>rd</sup> Ave North



November 12, 2010

Mr. W. R. Donlevy, Q.C.  
McKercher Barristers & Solicitors  
374 Third Avenue South  
SASKATOON SK S7K 1M5

COPY

Dear Mr. Donlevy:

**RE: Amicus Health Care Inc.**

Thank you for your letter informing us that as August 23, 2010 Amicus Health Care Inc. has been registered as the owner of Surface Parcel #164989591 in the City of Saskatoon.

In order for the land to be exempt from taxation pursuant to Section 63(1)(c) of *The Regional Health Services Act*, Amicus Health Care Inc. needs to be prescribed as a health care organization pursuant to *The Regional Health Services Administration Regulations*. At the same time, Amicus Health Care Inc. will also need to be prescribed as "a health care organization - property exempt from taxation" pursuant to the regulations. Ministry staff have already started the necessary paperwork for the amendments to be completed. I assure you that the Ministry will take the necessary measures to complete these amendments in a timely manner. It should be noted that there is no provision within the Act to allow these regulatory changes to be made retroactive.

Once the facility is complete, it will be designated as a special care home pursuant to *The Facility Designation Regulations*. Given that the Minister's Order designating facilities is issued annually, you can anticipate that the facility will be designated in 2012. If the facility starts to accept clients in 2011, the Ministry will have to designate the facility in 2011.

The Ministry will advise you and the City of Saskatoon when the regulations are amended and will provide you and the City a copy of the amended regulations.

Mr. W. R. Donlevy, Q.C.

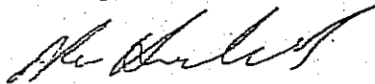
Page 2

November 12, 2010

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Should you require additional information, please contact Jacquie Messer-Lepage,  
A/Executive Director of the Risk and Relationship Management Branch at  
787-2137.

Yours truly,



Max Hendricks

Assistant Deputy Minister

cc: Jacquie Messer-Lepage, A/Exec. Dir., Risk & Relationship Mgmt.  
Anne-Marie Chevalier, Risk & Relationship Mgmt. Branch  
Brenda FitzGerald, Interim CEO, Amicus Health Care Inc.

**ADVISORY COMMITTEE REPORT**

**TO:** Administration and Finance Committee  
**FROM:** Advisory Committee on Animal Control  
**DATE:** February 24, 2011  
**SUBJECT:** 2010 Annual Report - Advisory Committee on Animal Control  
**FILE NO.:** CK. 430-63

---

**RECOMMENDATION:** that this report be submitted to City Council as information.

**BACKGROUND:**

The mandate of the Advisory Committee on Animal Control is to advise City Council, through the Administration and Finance Committee, on all policy matters relating to animal services in the community.

City Council requires that all Civic Boards and Committees submit an annual report to the appropriate Standing Committee regarding its activities for the previous year. The report that follows is provided in keeping with this requirement, for 2010.

**2010 MEMBERSHIP:**

The Advisory Committee on Animal Control has a membership of 10. The following were appointed and reappointed to the Advisory Committee on Animal Control for 2010:

- Ms. Diane Bentley, Chair, representing the general public
- Ms. Maggie Sim, Vice-Chair, representing the Saskatoon Health Region
- Councillor M. Neault, representing City Council
- Dr. Jacques Messier, representing the College of Veterinary Medicine, University of Saskatchewan
- Dr. Michael Powell, representing the Saskatoon Academy of Veterinary Practitioners
- Ms. Marni Harvey, representing the general public
- Ms. Angela Hosni, representing the general public
- Ms. Leann Lingel, representing the
- Mr. Calvin Nickel, S.P.C.A. Board of Directors
- Ms. Shirley Ross, representing the general public

In addition to these members, the Committee receives information and advice from the following individuals:

- Animal Services Coordinator James Wilke
- Solicitor Kim Bodnarchuk
- Municipal Prosecutor Debbie Patterson
- Inspector Jerome Engele, Saskatoon Police Service



Urban Forestry Superintendent Geoff McLeod  
Ms. Tiffany Koback, Shelter Manager, Saskatoon S.P.C.A.  
Ms. Eva Alexandrovici, President, Saskatoon Animal Control Agency

The Committee met eight times during 2010. Quorum was lost on two occasions.

**REPORT:**

**REFERRALS AND REQUESTS:**

**Referrals from City Council**

1. The Committee received a referral from City Council regarding Part V of the Animal Control Bylaw: Control and Regulation of Pigeons and Bees. A report from the General Manager, Corporate Services was received that provided information on past complaints, resolutions, current legislation and approaches in other jurisdictions.

At the meeting held on June 24, 2010, Mr. Dean Potapinski and Mr. Ken King appeared before the Committee.

The Committee subsequently resolved that issues of sanitation and odour control; possible limitation of young birds per loft, and proposed annual license fees be referred to the Administration and the Animal Control Agency for review.

The Committee further resolved that a report of the General Manager, Corporate Services be submitted to City Council through the Administration and Finance Committee recommending the following amendments to the Animal Control Bylaw:

- 1) that section 20(1) of the Animal Control Bylaw No. 7860 regarding the location of a pigeon loft or flight pen on a property in the city be referred to the City Solicitor to report back with a proposal to remove the word "built" and to provide an appropriate distance from the property line on the site where the loft or flight pen is located, rather than "twenty (20) feet from any school, church, dwelling or premises used for human habitation or occupancy" and
- 2) that the Advisory Committee on Animal Control report further following the administrative review of additional issues raised regarding pigeon lofts, including:
  - a) sanitation and odour control
  - b) possible limit to number of young birds in a loft; and
  - c) a proposal for an annual license fee.

### Administrative Reports

1. The Committee approved a proposed bylaw with amendments regarding permit system to cover petting zoos and similar amusements in 2008. Reports were received from the Administration and Finance Committee and the City Solicitor. This was received as information.
2. The Committee received a report from the City Solicitor forwarding Bylaw 8863 to provide appropriate exemptions to the Animal Control Bylaw for Police Service Dogs. This was adopted by City Council at its meeting held on June 28, 2010.

### Animal Services Coordinator Updates

The Animal Services Coordinator provided regular updates on numerous issues such as:

- 1) Spay and neuter program;
- 2) Doggie bag dispenser program;
- 3) Pets in downtown parks;
- 4) User groups of Off Leash areas; and
- 5) Door-to-door campaign for pet licensing.

Animal Services Coordinator Wilke provided a verbal report on meeting held with the City of Saskatoon, Saskatoon Health Region and the Animal Control Agency regarding the report of dog and cat bites. Ms. Maggie Sim, Public Health Nurse, Saskatoon Health Region appeared before the Committee with a PowerPoint presentation on findings with respect to reported animal bites.

The Saskatoon Health Region statistics on reported bites are as follows:

	<b>2008</b>	<b>2009</b>	<b>2010</b>
<b>Dog Bites</b>	217	172	167
<b>Cat Bites</b>	90	93	59
<b>Totals</b>	<b>307</b>	<b>265</b>	<b>226</b>

The Committee discussed various initiatives that could be undertaken to reduce the number of bites as well as numerous means of education for pet owners and the public. **IT WAS RESOLVED THAT:**

this information be forwarded to the Manager, Community Development Branch, Community Services Department, to explore the development of an education program on pet aggression and bite reporting through the community associations.

## Court Reports – Animal Control

The Committee reviewed Court Reports on a monthly basis as prepared by the Bylaw Enforcement Officer. Explanations and clarification was provided by the City Solicitor. A summary of these reports is attached.

## 2010 INITIATIVES:

The education of the general public and pet owners with respect to responsibilities continues to be very important and will be ongoing this year. The dog bag dispenser program has been initiated but is not yet complete throughout the city. The development of a new off-leash area has taken shape, but another off-leash park was lost. Continued efforts are being made by the Animal Services Department and user groups to regain the Montgomery area.

## FOCUS FOR 2011:

The Committee will continue to provide advice to City Council on policy matters relating to animal services in the City of Saskatoon. Areas of focus for 2011 include the following:

- Completion of the dog bag dispenser program
- Further research with respect to dog and cat bites and the development of educational tools
- Survey of pet owners to garner information on expectations of the Animal Services Program
- Continued development of off-leash recreation areas/user groups

## ATTACHMENTS:

1. 2010 Annual Court Report, Animal Control Bylaw Prosecutions, City of Saskatoon, Office of the City Solicitor.

Written by: **Ms. Diane Bentley, Chair**

Approved by:

  
\_\_\_\_\_

**Ms. Diane Bentley, Chair**  
**Advisory Committee on Animal Control**  
**Dated: February 24, 2011**

*for*

Office of the City Solicitor  
**2010 ANNUAL COURT REPORT**

Animal Control Bylaw Prosecutions - City of Saskatoon

Convictions/Orders	2010		2009	
	No.	Average Fine	No.	Average Fine
Dog Running at Large	1	\$400.00 surcharge waived	1	\$400.00 surcharge waived
Dog Running at Large	18	\$250.00 + \$60.00 surcharge	11	\$250.00 + \$60.00 surcharge
Dog Running at Large	3	\$250.00 + \$50.00 surcharge		
Dog Running at Large			2	\$250.00 + \$30.00 surcharge
Dog Running at Large	7	\$250.00 surcharge waived	12	\$250.00 surcharge waived
Dog Running at Large	8	\$100.00 + \$50.00 surcharge	10	\$100.00 + \$50.00 surcharge
Dog Running at Large	1	\$100.00 + \$40.00 surcharge	10	\$100.00 + \$40.00 surcharge
Dog Running at Large			3	\$100.00 + \$30.00 surcharge
Dog Running at Large	13	\$100.00 surcharge waived	9	\$100.00 surcharge waived
Dog Running at Large			1	\$75.00 + \$40.00 surcharge
Dog Running at Large	60	\$50.00 + \$40.00 surcharge	67	\$50.00 + \$40.00 surcharge
Dog Running at Large	3	\$50.00 + \$30.00 surcharge	14	\$50.00 + \$30.00 surcharge
Dog Running at Large	41	\$50.00 surcharge waived	26	\$50.00 surcharge waived
Dog Running at Large	1	\$10.00 surcharge waived		
Dog with No License	34	\$250.00 + \$60.00 surcharge	51	\$250.00 + \$60.00 surcharge
Dog with No License	7	\$250.00 + \$50.00 surcharge	11	\$250.00 + \$50.00 surcharge
Dog with No License			2	\$250.00 + \$40.00 surcharge
Dog with No License			1	\$200.00 + \$50.00 surcharge
Dog with No License	75	\$250.00 surcharge waived	45	\$250.00 surcharge waived
Dog Not Permitted in Park			1	\$100.00 surcharge waived
Dog Not Permitted in Park			1	\$50.00 + \$40.00 surcharge
Dog Not Permitted in Park			1	\$50.00 surcharge waived
Dog Fail to Wear ID			1	\$130.00 + \$40.00 surcharge
Dog Fail to Wear ID	2	\$125.00 + \$50.00 surcharge		
Dog Fail to Wear ID	1	\$125.00 surcharge waived		
Dog Fail to Wear ID	2	\$100.00 + \$50.00 surcharge		
Dog Fail to Wear ID	1	\$100.00 + \$40.00 surcharge	1	\$100.00 + \$40.00 surcharge

Office of the City Solicitor  
2010 ANNUAL COURT REPORT

Animal Control Bylaw Prosecutions - City of Saskatoon

Convictions/Orders	2010		2009	
	No.	Average Fine	No.	Average Fine
Dog Fail to Wear ID	6	\$30.00 + \$40.00 surcharge	6	\$30.00 + \$40.00 surcharge
Dog Fail to Wear ID			4	\$30.00 + \$30.00 surcharge
Dog Fail to Wear ID	4	\$30.00 surcharge waived	10	\$30.00 surcharge waived
Barking/Howling (Nuisance)	1	\$250.00 + \$60.00 surcharge		
Barking/Howling (Nuisance)	1	\$250.00 surcharge waived		
Barking/Howling (Nuisance)			1	\$200.00 + 50.00 surcharge
Barking/Howling (Nuisance)	1	\$100.00 + \$50.00 surcharge		
Barking/Howling (Nuisance)	1	\$100.00 + \$40.00 surcharge		
Barking/Howling (Nuisance)			1	\$100.00 + \$30.00 surcharge
Barking/Howling (Nuisance)	2	\$50.00 + \$40.00 surcharge	13	\$50.00 + \$40.00 surcharge
Barking/Howling (Nuisance)	4	\$50.00 surcharge waived	2	\$50.00 surcharge waived
Barking/Howling (Nuisance)			1	\$25.00 + \$40.00 surcharge
Barking/Howling (Nuisance)			1	\$25.00 surcharge waived
Dangerous Dog (charge)			1	\$350.00 + \$60.00 surcharge Order to Confine Issued
Dangerous Dog (charge)			3	\$250.00 + \$60.00 surcharge Order to Confine Issued
Dangerous Dog (charge)	1	\$200.00 + \$60.00 surcharge Order to Confine Issued	2	\$200.00 + \$60.00 surcharge Order to Confine Issued
Dangerous Dog (charge)	4	\$200.00 + \$50.00 surcharge Order to Confine Issued		
Dangerous Dog (charge)			1	\$200.00 surcharge waived Order to Confine
Dangerous Dog (charge)			2	\$200.00 surcharge waived Order for Destruction
Dangerous Dog (charge)	1	\$150.00 + \$50.00 surcharge Order to Confine Issued		

Office of the City Solicitor  
**2010 ANNUAL COURT REPORT**

Animal Control Bylaw Prosecutions - City of Saskatoon

Convictions/Orders	2010		2009	
	No.	Average Fine	No.	Average Fine
Dangerous Dog (charge)	1	\$125.00 + \$50.00 surcharge Order to Confine Issued		
Dangerous Dog (charge)			2	\$125.00 + \$30.00 surcharge Order to Confine Issued
Dangerous Dog (charge)	1	\$125.00 surcharge waived Order to Confine Issued		
Dangerous Dog (charge)	1	\$100.00 + \$50.00 surcharge Order to Confine Issued		
Dangerous Dog (charge)			1	\$100.00 + \$40.00 surcharge Order to Confine
Dangerous Dog (charge)			1	\$100.00 + \$40.00 surcharge Dog Destroyed Prior To Plea Court
Dangerous Dog (charge)			1	\$100.00 surcharge waived Order to Confine
Dangerous Dog (hearing)	1	Dog Declared Dangerous & Order to Confine	4	Dog Declared Dangerous & Order to Confine
Fail to Comply with Dangerous Dog Order	1	\$800.00 + \$320.00 surcharge		
Fail to Comply with Dangerous Dog Order	1	\$500.00 + \$80.00 surcharge		
Fail to Comply with Dangerous Dog Order	1	\$400.00 + \$80.00 surcharge	1	\$400.00 + \$80.00 surcharge
Fail to Comply with Dangerous Dog Order	1	\$300.00 + \$60.00 surcharge	1	\$300.00 + \$60.00 surcharge
Fail to Comply with Dangerous Dog Order	1	\$250.00 + \$60.00 surcharge	1	\$250.00 + \$60.00 surcharge
Fail to Comply with Dangerous Dog Order			1	\$200.00 + \$60.00 surcharge

Office of the City Solicitor  
**2010 ANNUAL COURT REPORT**

Animal Control Bylaw Prosecutions - City of Saskatoon

Convictions/Orders	2010		2009	
	No.	Average Fine	No.	Average Fine
Fail to Comply with Dangerous Dog Order			1	\$200.00 + \$50.00 surcharge
Cat Running at Large			1	\$250.00 + \$60.00 surcharge
Cat Running at Large	4	\$250.00 surcharge waived		
Cat Running at Large	1	\$100.00 + \$50.00 surcharge	1	\$100.00 + \$50.00 surcharge
Cat Running at Large			2	\$100.00 surcharge waived
Cat Running at Large	6	\$50.00 + \$40.00 surcharge	12	\$50.00 + \$40.00 surcharge
Cat Running at Large			1	\$50.00 + \$30.00 surcharge
Cat Running at Large	4	\$50.00 surcharge waived	10	\$50.00 surcharge waived
Cat Running at Large			1	\$10.00 + \$40.00 surcharge
Cat with No License	7	\$250.00 + \$60.00 surcharge	8	\$250.00 + \$60.00 surcharge
Cat with No License	26	\$250.00 surcharge waived	11	\$250.00 surcharge waived
Cat No Collar	1	\$125.00 surcharge waived		
Cat No Collar	1	\$100.00 surcharge waived		
Cat No Collar	1	\$30.00 surcharge waived		
Pigeon Perching	1	\$50.00 + \$40.00 surcharge		
<b>Total Convictions/Orders</b>	<b>365</b>		<b>389</b>	
<b>Other Outcomes</b>				
Withdrawn	103		185	
Dismissed	31		24	
<b>Total Other Outcomes</b>	<b>134</b>	<b>\$59,690.00 + \$9,020.00</b>	<b>209</b>	<b>\$55,315.00 + \$11,660.00</b>
<b>Total Charges Before Court</b>	<b>499</b>	<b>surcharge</b>	<b>598</b>	<b>surcharge</b>

Only those violations dealt with by the Court are recorded in this report.  
 The number of fines paid voluntarily are not included.



Debbie Patterson,  
 Bylaw Enforcement Officer

c: Advisory Committee on Animal Control (Office of the City Clerk)

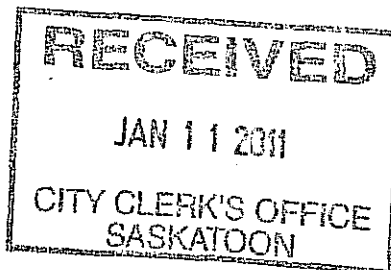
Executive Director, SPCA

Eva Alexandrovici, SACA

City Solicitor

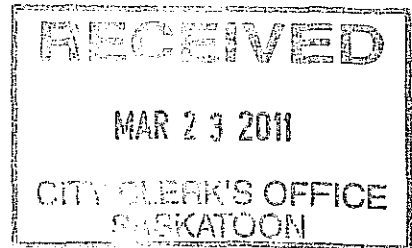
Kim Bodnarchuk - Solicitor

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1905-4 4.



TO: Secretary, Administration and Finance Committee  
FROM: General Manager, Utility Services Department  
DATE: March 22, 2011  
SUBJECT: Transit Charter Rates  
FILE NO: 1905-2

**RECOMMENDATION:** that the Administration and Finance Committee recommend to City Council:

- 1) that the proposed 2011 charter fare increase be approved as outlined in Attachment 1; and
- 2) that the new rates be effective on May 1, 2011.

**REPORT**

Saskatoon Transit offers a charter service to meet the transportation needs of customers requiring private bus service, while providing a revenue stream to the City of Saskatoon. Charters are only provided when the ability to provide transit service to the public is not compromised.

Charter rates have typically been reviewed annually by the Administration and have been increased as costs rise. The existing Charter rates have been in place since May 1, 2009.

Charter revenue has a positive impact on the mill rate, provided that revenue exceeds incremental costs. Incremental costs include: operator, charter coordinator and supervisor wages and benefits; fuel; tires; parts; deadhead time and the capital impact of a shortened bus life. Since the time that charter rates were last set, costs have risen significantly; particularly in fuel, capital replacement costs and wages. Accordingly, an increase to the rates is required to cover Transit's costs and to provide a reasonable return on investment.

Attachment 1 shows the 2009 and 2011 charter rates. The 2011 charter rates will be effective May 1, 2011. The following comparison shows that Transit's 2011 hourly charter rates during non-peak hours are still very competitive with other organizations that provide similar services in Western Canada and also similar to the average charter rates of First Bus located in Saskatoon:

<u>Company</u>	<u>Per hour rate (unless noted)</u>
Saskatoon Proposed Rate	\$105.00
Regina Transit	\$100.00
Edmonton Transit	\$111.00
First Bus (charged per trip)	\$180.00
PA Northern	min of \$600.00

COMMUNICATIONS PLAN

The new charter rates will be advertised in The StarPhoenix and the Sunday Sun. Letters will be sent to all regular charter clients.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications

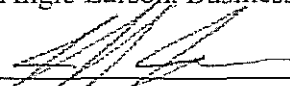
PUBLIC NOTICE

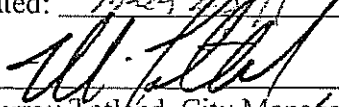
Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENT

- 1. Charter Rates, effective May 1, 2009; and Charter Rates, effective May 1, 2011.

Written by: Angie Larson, Business Administration Manager

Approved by:   
 Jeff Jorgenson, General Manager  
 Utility Services Department  
 Dated: Mar 23/11

Approved by:   
 Murray Totland, City Manager  
 Dated: Mar 23/11

## 2009 Charter Rates

## ATTACHMENT 1

Effective May 1, 2009



Hourly Rates (minimum charge 1 hour/trip)

	Regular	Evening, Peak Hours & Weekend*	Public Holidays** & Late Night (24:00 - 05:30)
a) within Saskatoon City limits	\$ 95.00	\$ 135.00	\$ 240.00
b) outside Saskatoon City limits (less than 25 km, max 45 passengers)	\$ 138.00	\$ 210.00	\$ 330.00
c) outside Saskatoon City limits (25 - 40 km, max 45 passengers)	\$ 175.00	\$ 260.00	\$ 460.00
d) standby time (bus is waiting for customer)	\$ 90.00	\$ 132.00	\$ 230.00
e) late cancellation charge	\$ 90.00	\$ 132.00	\$ 230.00
f) Supervisor - may be required if a large number of buses or locations are involved	\$ 45.00	\$ 68.00	\$ 68.00

All service subject to GST

**\* PEAK HOURS, EVENINGS, AND WEEKENDS**

Weekends: 5:30 a.m. - midnight  
 Weekdays: 5:30 to 9:15 a.m.  
 Weekdays: 2:30 - 6:00 p.m.  
 Weekdays: 7:30 p.m. - midnight

**\*\* PUBLIC HOLIDAYS**

New Year's Day, Family Day, Good Friday, Victoria Day, Canada Day, Saskatchewan Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day

**\*\*\* ELEMENTARY SCHOOL AND DAYCARE RATES (discontinued July 1, 2007)**

Apply only Monday to Friday 9:15 a.m. to 2:30 p.m., excluding school vacations

**ADDITIONAL DEPOSITS/CHARGES**

PUB CRAWLS - \$1,000 damage deposit and adequate supervision  
 cleaning - only required if buses dirty beyond normal \$201  
 major cleaning - only required if buses excessively dirty \$403  
 vehicle damage - at repair/replacement cost

**Special Destinations**

Regular rate

Wanuskewin

SPCA

Floral Acres

Less than 25 km

Martensville

Beaver Creek

Dalmeny

25 - 40 km

Pike Lake

Blackstrap

St. Denis - Champetre County

## 2011 Charter Rates

Effective May 1, 2011

Hourly Rates (minimum charge 1 hour/trip)

	Regular	Evening, Peak Hours & Weekend*	Public Holidays** & Late Night (24:00 - 05:30)
a) within Saskatoon City limits	\$ 105.00	\$ 150.00	\$ 263.00
b) outside Saskatoon City limits (less than 25 km, max 45 passengers)	\$ 153.00	\$ 233.00	\$ 408.00
c) outside Saskatoon City limits (25 - 40 km, max 45 passengers)	\$ 175.00	\$ 289.00	\$ 506.00
d) standby time (bus is waiting for customer)	\$ 100.00	\$ 147.00	\$ 257.00
e) late cancellation charge	\$ 100.00	\$ 147.00	\$ 257.00
f) Supervisor - may be required if a large number of buses or locations are involved	\$ 50.00	\$ 75.00	\$ 131.00

All service subject to GST

**\* PEAK HOURS, EVENINGS, AND WEEKENDS**

Weekends: 5:30 a.m. - midnight  
 Weekdays: 5:30 to 9:15 a.m.  
 Weekdays: 2:30 - 6:00 p.m.  
 Weekdays: 7:30 p.m. - midnight

**\*\* PUBLIC HOLIDAYS**

New Year's Day, Family Day, Good Friday, Victoria Day, Canada Day, Saskatchewan Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day

**\*\*\* ELEMENTARY SCHOOL AND DAYCARE RATES (discontinued July 1, 2007)**

Apply only Monday to Friday 9:15 a.m. to 2:30 p.m., excluding school vacations

**ADDITIONAL DEPOSITS/CHARGES**

Articulated buses are available for Charter for an additional \$50 per hour  
 Mid sized buses are available for Charters as per regular Charter rate schedule  
 PUB CRAWLS - \$1,000 damage deposit and adequate supervision  
 cleaning - only required if buses dirty beyond normal \$201  
 major cleaning - only required if buses excessively dirty \$403  
 vehicle damage - at repair/replacement cost

**Special Destinations**

Regular rate

Wanuskewin

SPCA

Floral Acres

Less than 25 km

Martensville

Beaver Creek

Dalmeny

25 - 40 km

Pike Lake

Blackstrap

St. Denis - Champetre County

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
**of the**  
**LAND BANK COMMITTEE**

Composition of Committee

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

1. **Land Bank Operations – Land Development  
Annual Report for Year Ending December 31, 2010  
(File No. CK. 430-61)**
- 

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

Attached is a report of the General Manager, Community Services Department dated March 2, 2011 forwarding the 2010 Annual Report of Land Bank Operations – Land Development.

Your Committee has reviewed this report with the Administration, and is pleased with the lot sales as outlined therein.

**2. Request to Sell City-Owned Property**  
**Lots 121 to 169, Block 979, Plan 102031906; Lots 37 to 47, Block 973, Plan 102031906; Lots 1 to 28, Block 982, Plan 102031906**  
**Geary Crescent, Hampton Village Neighbourhood**  
**(File No. CK. 4215-1)**

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- RECOMMENDATION:**
- 1) that the Land Branch Manager be authorized to sell 88 lots in the Hampton Village Neighbourhood through a lot draw process as outlined in the attached report;
  - 2) that any of the lots which are not sold through the lot-draw process be placed for sale over-the-counter on a first-come, first-served basis; and
  - 3) that the Land Branch Manager be authorized to administer development controls for the 88 lots in accordance with the criteria outlined in the attached report.

Attached is a report of the General Manager, Community Services Department dated March 1, 2011, forwarding recommendations regarding the sale of 88 lots in the Hampton Village Neighbourhood, as outlined in the report.

Your Committee has reviewed this report with the Administration and supports the sale of lots as outlined in the report, including the change in development controls to require provision of a garage pad rather than a garage.

**3. Lot Sales Policy**  
**(File No. CK. 4314-0)**

- RECOMMENDATION:**
- 1) that the Residential Lot Sales Policy – Contractor Allocations (C09-001) be amended to:
    - i. remove the words “full-time” and redefine Eligible Contractors as a homebuilder constructing complete homes for the purpose of resale; and
    - ii. remove the Principal Activity section from the required criteria to be eligible for lot allocations.

- 2) that the Residential Lot Sales Policy – Contractor Allocations (C09-001) be amended such that in the case of Probationary Applicants, the City requires such applicants to demonstrate their commitment to being or becoming an Eligible Contractor by:
  - i. paying a deposit required on the initial lot purchase of a minimum of 50 percent of the lot purchase price, as well as all applicable taxes;
  - ii. paying the remaining balance of the purchase price within one calendar year from date of purchase;
  - iii. agreeing to complete construction including all deficiencies within one calendar year from the date of purchase; and
  - iv. agreeing to purchase their initial City-owned lot from only available inventory and not from a lot draw offering.

Attached is a report of the General Manager, Community Services Department dated February 28, 2011 forwarding recommendations regarding changes to the Residential Lot Sales Policy C09-001 – Contractor Allocations.

Your Committee has reviewed this report with the Administration and supports the Policy changes as outlined therein.

Respectfully submitted,

---

Councillor M. Heidt, A/Chair

7.

TO: Secretary, Land Bank Committee  
FROM: General Manager, Community Services Department  
DATE: March 2, 2011  
SUBJECT: Land Bank Operations - Land Development  
Annual Report for Year Ending December 31, 2010  
FILE NO: LA 430-4

---

RECOMMENDATION: that a copy of this report be forwarded to City Council for information.

REPORT

Introduction

Saskatoon has been active in the business of developing and selling land since the 1920's, when numerous properties were obtained through tax enforcement. In 1945, the City Council of that time decided to formalize its involvement in the land development business by actively acquiring land through purchase for future development. This "land-banking" function of the City was unique among municipalities at that time and continues to be one of the more extensive operations of its type.

The mandate of the City's Land Bank operation is as follows:

1. To provide an adequate supply of residential, institutional and industrial land at competitive market values;
2. To provide innovation and leadership in design for new growth;
3. To provide financial returns at competitive rates of return on investment to the City for allocation to civic projects and programs;
4. To assist in the attainment of orderly urban growth; and
5. To ensure on-going competition within the land development sector.

Fourteen staff members of the Land Branch, Community Services Department, administer the Land Bank program. In the process of developing the land and offering it for sale, the staff undertakes examinations of the demand for four different markets (i.e. institutional, commercial, industrial and residential). With these examinations, they then arrange for the appropriate quantity and type of land to be designed and developed for future sale. All the procedures and regulations for land development that are applicable to private developers within the City are followed. Undertaken in consultation with various civic departments, external agencies, and in some instances other private developers or land owners, this process is very dynamic and is subject to extensive negotiations and influences. Typically, the time that is required to design, subdivide, service and bring a property to market is approximately two years.

Once the land has been made ready for sale, the sales staff is responsible for the actual sales transactions. This involves selling properties either by lot draw, tender or over-the-counter, preparing tender documents and agreements for sale and lease agreements, maintaining and updating land inventory information, and answering inquires.

Staff are also responsible for any land required or held for civic purposes (Civic Land). This includes the land required by all civic departments, or deemed desirable by City Council. Examples of Civic Land requirements include, but are not limited to, the purchase of road right-of-ways, park space, and sites for municipal operations and facilities.

The Land Branch is self-financing. The Branch receives an administration fee on all sales and leases. The administration fee is placed in the Land Operations Reserve, which finances all of the annual operating costs of the branch.

For all land sales, except for Evergreen, Willowgrove and Hampton Village, proceeds from the sale of land are distributed to administration fees, land and servicing at the time of the sale. The land component of the sale price is allocated to the Property Realized Reserve (PRR). The funds in PRR can only be expended to improve land for future resale or acquire additional property for future resale (PRR is also used to provide loans to finance various civic and acquisition projects; these loans are made with specified repayment terms).

The servicing component of the sale proceeds is distributed among various sub-accounts to pay for the costs of servicing the properties. These charges are broken down into two categories: direct service charges, and off-site service charges. Direct service charges provide financing for the costs of watermains, sanitary sewer mains, storm sewer mains, grading, sidewalks and curbs, paving, walkways and street lighting. Off-site service charges relate to the provision of area-based services such as trunk sewers, primary water mains, arterial roads, parks and associated facilities (i.e. neighbourhood parks), buffers, signing and signals, fencing, as well as planning and engineering services. This distribution of sales proceeds noted above will continue within all "old areas" of development.

With the launch of Willowgrove and Hampton Village, and recommendations of the 1999 Land Bank Audit, came a "new way of doing business". For all new residential neighbourhood development areas, which now includes Evergreen, a Land Development Fund was established and used to purchase land directly from the PRR upon completion of the subdivision. Both off-site and direct servicing for new residential neighbourhoods are now paid at the time the roads meet gravel base stage from this development fund, and sales revenue is credited directly into the Land Development Fund. Dividends will be paid from this Land Development Fund upon direction from the Finance Branch or City Council.

### 2010 Sales Highlights

Land sales for 2010 totalled \$123,907,525. Sales highlights include 575 single family lots, 46.85 acres of institutional/multi-family sales, 53.92 acres of industrial sales and the sale of a 23.23 acre Commercial site in the University Heights Suburban Centre. A five-year sales comparison by property type is included below:



**Residential Land Sales**

Year	Total Sales	Number of Lots	Average Price
<b>2010</b>	<b>\$59,619,450</b>	<b>575</b>	<b>\$103,686</b>
2009	\$37,116,293	364	\$101,967
2008	\$26,749,486	261	\$102,488
2007	\$58,923,002	733	\$80,386
2006	\$29,488,050	382	\$77,194
2006-2010 average	\$42,379,256	463	\$91,531

**Institutional/Multi-Family Land Sales**

Year	Total Sales	Number of Parcels	Total Acres	Average Price/Acre
<b>2010</b>	<b>\$27,860,800</b>	<b>13</b>	<b>46.85</b>	<b>\$594,680</b>
2009	\$9,594,555	11	18.38	\$522,010
2008	\$5,303,053	6	13.40	\$395,750
2007	\$32,845,365	30	89.31	\$367,768
2006	\$10,148,862	7	31.02	\$327,172
2006-2010 average	\$17,150,527	13	39.79	\$431,026

**Industrial Land Sales**

Year	Total Sales	Number of Parcels	Total Acres	Average Price/Acre
<b>2010</b>	<b>\$17,975,650</b>	<b>26</b>	<b>53.92</b>	<b>\$333,376</b>
2009	\$4,232,079	9	11.52	\$367,368
2008	\$10,362,781	21	35.97	\$288,095
2007	\$6,043,551	11	28.87	\$209,337
2006	\$6,252,244	25	43.72	\$143,006
2006-2010 average	\$8,973,261	19	34.80	\$257,852

In addition to this, one Tax Title property sold for \$72,500 and one Commercial site sold for \$18,214,038. Property that was optioned in 2010 and will be paid out in 2011 amounts to \$6,481,850 for industrial land and \$3,119,700 for multi-family land. This amount is in addition to the 2010 sales reported above.

**2010 Development Highlights**

In addition to the sales function of the Land Branch, 2010 was a very busy year for staff involved in the planning, design, and development of new areas. The Land Development Section of the Land Branch was active, in a variety of ways, in the development of the following project areas during 2010:

- Willowgrove;
- Evergreen;
- Hampton Village;
- Rosewood;
- Kensington Concept Plan;
- Stonebridge;
- Blairmore Suburban Centre;
- Marquis Industrial;
- CN Industrial;
- SW Industrial;
- North Downtown;
- Pleasant Hill Revitalization; and
- Miscellaneous smaller sites.

The following is a summary of the work that was undertaken in 2010:

Willowgrove continued to lead all of Saskatoon's new neighbourhoods in housing starts by accounting for over 35 percent of the building permits issued in new neighbourhoods last year. Construction was completed on the north Stensrud entrance masonry fence and the two remaining neighbourhood signs - north Stensrud and Addison Road. Construction began on most of the final major neighbourhood enhancements – the south linear parks (Rouillard Park and Varley Park), the south pocket park (Kershaw Park), and the large south drainage area. With the exception of the park development and some buffer enhancements, most land development construction work in Willowgrove is now complete.

In order to accommodate this tremendous demand in the northeast of Saskatoon, the Land Branch and the Infrastructure Services Department undertook an ambitious subdivision and servicing program of 495 lots which began in Evergreen in 2009 and continued in 2010. Due to the bad construction weather in the spring, summer and autumn of 2010, only 123 lots were completed, offered for sale, and sold out in a lot draw in November and December of 2010. In 2010 Saskatoon received a total of 707 mm of precipitation which is more than double the previous average of 348 mm of precipitation which severely compromised open trenching for underground services and road building capabilities.

Staff accomplishments in Evergreen in 2010 included the following:

- The complete detailed design of all of the lots on the west side of McOrmond Drive.
- The completed legal subdivision of 347 lots and 20.62 acres of multi-family (310 units townhouse).
- The legal subdivision is in progress for another 612 lots, 15.77 acres of multi-family (170 units townhouse and 174 units apartment style), and 2.08 acres of commercial.

- The design and tender of the entry feature signs, entry masonry fence, and linear park fencing. Construction on these enhancements began in 2010 and will be finished in 2011.
- The conceptual design of the Evergreen Village Square; Lowe Road streetscape and; Evergreen Boulevard streetscape and roundabouts.
- The application of proper land use amendments in preparation for subdivision and sale.
- Establishment of environmental incentives for builders and homeowners.
- The creation of revised and more detailed Lot Information Packages and support during the lot sale process.

As a neighbourhood on the leading edge of sustainability, Land Development Section staff worked with other City Departments and industry professionals to investigate and implement relevant green building and sustainability practices. Some of these practices include: dark sky compliant LED street lighting, the use of natural features in landscaping, alternative storm water management techniques, efficient pedestrian connectivity and incentives to promote the building of Energy Star compliant new homes, and a program of distributing free rain barrels, composters, and Saskatoon Berry Bushes to lot purchasers.

The Rosewood Neighbourhood Concept Plan was approved by City Council in 2007. As a relatively small owner in the neighbourhood, in 2010 the Land Branch focused most of its east Saskatoon land development resources on finishing Willowgrove and starting Evergreen. Nevertheless, in 2010 170 lots and 3.02 acres of multi-family (45 units) were legally subdivided, 134 lots and 9.95 acres of multi-family (150 units) are currently in the legal subdivision process, and, despite the wet conditions, lot construction continued for 170 lots and 3.02 acres of multi-family parcels. The Land Development Section continued to work with other Rosewood land owners to finalize the land exchange and coordinate neighbourhood enhancements that will to add value to the area.

In the Stonebridge neighbourhood, legal subdivision was finalized on two multi-family parcels totalling 6.02 acres. Parcel A (2.36 acres) on Willis Crescent has been designated as an Affordable and Entry-Level Housing site and, as such, will be tendered through a Request for Proposal (RFP) process early in 2011. Prior to sale, both sites require some additional grading and the shallow utility services installed this spring. The Land Branch has undertaken the subdivision, servicing and eventual sale of this land on the behalf of the Leisure Services Branch.

Hampton Village was second in all of Saskatoon's new neighbourhoods in housing starts by accounting for over 31 percent of the building permits issued in new neighbourhoods last year. At the beginning of January 2010, Hampton Village had an inventory of 317 lots. Over the counter sales during 2010 were brisk with the eventual sale of 201 lots which accounted for 63% of inventory. Not much servicing occurred in 2010 due to the shifting of resources to areas with greater demand and no inventory – Evergreen and Rosewood. Unfavourable weather did not free up servicing resources to complete any significant work in Hampton Village.

With regard to the Kensington Concept Plan, staff within the Land Development Section continued to be busy with working out the details and redesign in preparation of the final concept plan submission early in 2011. On behalf of the Kensington ownership group, the Land Development Section staff worked closely with stakeholders to solve all of the issues identified as a result of the first submission in December of 2009.

A summary of the single family residential inventory at the start of 2010 as well as the number of lots that were serviced during the year is as follows:

Inventory:	
Hampton Village	317 lots
Willowgrove	255 lots
<u>Evergreen</u>	<u>0 lots</u>
Total Inventory (as of January 1, 2010)	572 lots
New Servicing Completed in 2010:	
Hampton Village	0 lots
Willowgrove	0 lots
<u>Evergreen (completed and sold in 2010)</u>	<u>123 lots</u>
Total New Lots Serviced	123 lots
Total Sales – 2010	575 lots
Year End Balance (as of December 31, 2010)	120 lots

With regard to new servicing and tendering of industrial land, the following was completed in the Marquis Industrial area:

- Water and sewer, sidewalks, roads and pavement were completed on Arthur Rose Avenue between Wanuskewin Road and 71st Street, Gladstone Crescent, and Brodsky Avenue.
- Water and sewer, sidewalks and roads to the base gravel stage were completed on Beavis Street and Day Street.
- In December 2010 19 lots (58.64 acres) of light industrial south of Marquis Drive and north of Wanuskewin were tendered.

### 2011 Development Plans

It is anticipated that demand for residential lots in Saskatoon will continue to be steady. Low inventories of residential lots in the beginning of 2011 were a direct result of weather related servicing constraints in 2010 causing delays in servicing and subsequent depletion in residential serviced inventory. Accordingly, the Land Branch intends to fully service a total of 998 lots and 25.31 acres of multi-family parcels in the following neighbourhoods:

- 740 single family lots in Evergreen and 22.29 acres of multi-family land;
- 88 single family lots in Hampton Village; and
- 170 single family lots in Rosewood and 3.02 acres of multi-family.

The Land Branch also intends to begin servicing (to be ready for sale in 2012) the following:

- 77 single family lots and 5.08 acres of multi-family in Evergreen;
- 153 single family lots in Hampton Village; and
- 134 single family lots and 9.96 acres of multi-family in Rosewood.

The Kensington Concept Plan was submitted to City Administration for final circulation on February 24, 2011. The target date for Council approval is June 2011. Phase 1 of Kensington development will begin with topsoil stripping in late 2011. The target date for Phase 1 servicing completion and sale is late summer or early fall of 2013.

With regard to industrial work in 2011, direct servicing will be completed in Phase 5 north of Marquis Drive. A tender for 15 (27.6 acres) heavy industrial parcels and 3 (7.7 acres) light industrial parcels east of Arthur Rose Avenue is being held in March 2011. The remainder of the phase 5 parcels – 12 (26.2 acres) heavy industrial parcels and 3 (7.8 acres) light industrial parcels – will be tendered later in 2011 after road building is complete. The completion of Marquis Drive arterial roadway rail crossing work in 2011 will connect from Millar Avenue to Wanuskewin Road. This will provide an essential transportation connection for this area.


In 2011 servicing will begin in Phase 6 of Marquis Industrial and will be completed in 2012. This will ensure supply of an additional 33 (60.71 acres) heavy industrial and 7 (11.30 acres) light industrial parcels. Legal subdivision for Phase 6 is currently under way.

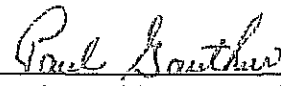
Within the CN Industrial area, subdivision and legal survey work will be completed for nine acres of light industrial land along Melville Street. Included in this area is a site designated for a new Fire Hall that will serve south Saskatoon.

While most servicing and subdivision work in the Blairmore Suburban Centre was completed in 2008, 9.16 acres of institutional land remains to be offered by public tender. As absorption of current inventories takes place in the area, these remaining properties will be offered to the market. Remaining construction work planned in the Blairmore Suburban Centre will take place when Highway 7 is permanently relocated west of the regional retail site.

In conclusion, there are a number of development plans underway in all areas of the City to ensure that sufficient inventory levels will exist in the single family, multi-family, commercial, and industrial land categories by the fall of 2011. While the heavy precipitation in 2010 pushed most servicing contracts back to 2011, the Land Branch is optimistic that the completion of all of the 2010 contracts, and the completion of the 2011 contracts will provide the desirable inventory levels to satisfy current and future demand.

Written by: Brian Casey, Finance and Sales Manager  
Derek Thompson, Land Development Project Manager

Reviewed by:   
Rick Howse, Manager Land Branch  
Dated: March 3, 2011

Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: March 3, 2011

Copy to: Murray Totland, City Manager

2.

**TO:** Secretary, Land Bank Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** March 1, 2011  
**SUBJECT:** Request to Sell City-Owned Property  
Lots 121 to 169, Block 979, Plan 102031906; Lots 37 to 47, Block 973, Plan 102031906; Lots 1 to 28, Block 982, Plan 102031906;  
Geary Crescent, Hampton Village Neighbourhood  
**FILE NO:** 4218-11-1

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that the Land Branch Manager be authorized to sell 88 lots in the Hampton Village Neighbourhood through a lot draw process as outlined in this report;
- 2) that any of the lots which are not sold through the lot draw process be placed for sale over-the-counter on a first-come, first-served basis; and
- 3) that the Land Branch Manager be authorized to administer development controls for the 88 lots in accordance with the criteria outlined in this report.

**BACKGROUND**

The purpose of this report is to obtain approval to sell 88 lots through a lot draw process to individuals and builders and obtain approval to administer development controls for each of the 88 lots.

Attachments 1 and 2 indicate the location of the lots on Geary Crescent in the Hampton Village Neighbourhood. Completion of servicing for these lots is expected in July of 2011, weather permitting. To date, all deep underground services have been installed and a roadway, curb, and sidewalk tender was issued in 2010. Utility servicing is expected to be complete by July 2011. To facilitate the timely delivery of these lots to the market, the Land Branch will offer these lots via lot draw in May prior to the lots being fully serviced. Possession of the lots will not be granted until the roads are completed to a gravel base stage. Sale agreements for these lots will reflect this delayed possession date. Offering the lots before servicing completion will provide builders some advance time to market the lots and initiate the building permit approval process while final roadway work is being completed.

## JUSTIFICATION

The lots in this phase of development vary in size from a minimum frontage of 9.14 metres (30 feet) to a maximum of 14 metres (46 feet).

There has been a significant increase in demand for lots of this type in the Saskatoon single family housing market over the last year. Many of the lots in this phase of Hampton Village have lower to moderate price points that can accommodate entry level single family housing.

### Lot Pricing

Lot prices have been determined based on an examination of current and expected lot prices for comparable properties. A base unit price of \$7,200 per front metre was used to calculate the lot prices. Adjustments were then made to the base prices, based on lot location and characteristics. A list of the individual lot prices is attached (Attachment 3). The prices range from \$70,800 to \$124,300, with average lot price for this phase being \$87,600.

Lots backing the future Claypool Drive extension have a black chain link fence installed at the back of lots to restrict access to the berm and roadway.

### Development Controls

Development controls are being proposed in this phase of development in order to maintain character within the neighbourhood and to fulfill the original vision of the neighbourhood design. The controls vary depending on zoning, housing styles and the existence of rear lanes. It should be noted that development controls in previous phases of Hampton Village rear lane lots required a garage to be built at the same time as the principal dwelling. In response to some feedback received by homebuilder customers, and as an alternative to a complete garage, your Administration is proposing a requirement for a concrete pad with access from the rear lane instead. The concrete pad can be used for parking initially and at a later date be used for the construction of a garage by the homeowner. Theoretically, this change will allow builders to offer homes at lower price points that will accommodate entry level single family homes in the Saskatoon market.

The following controls for lots on Geary Crescent are separated into two categories depending on whether or not the lots have a rear lane.

#### Lots with Lanes:

Geary Crescent – Zoned R1B

Lots 37 to 47, Block 973; Lots 1 to 28, Block 982; Lots 158 to 169, Block 979 all in Plan 102031906;

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:



- i. 1,000 square feet in the case of a bungalow or bi-level;
  - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
- c) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located 1.2 metres from the rear property line;
- d) All dwellings shall be constructed with covered front verandas. The minimum width of the front veranda for bungalows and bi-levels shall be half the width of the house façade. Two storey dwellings shall have front verandas across the entire width of the house façade. Verandas shall be partially enclosed with railings and spindles or other type of partial enclosure;
- e) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- f) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation.

Lots without Lanes:

Geary Crescent – Zoned R1A

Lots 121 to 157, Block 979, Plan 102031906;

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
- i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - ii. 1,200 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long;
- c) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling;
- d) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and

- e) Brick, stone or manufactured stone, requiring a masonry application, will be required on the front elevation of all dwellings. Masonry application must be a minimum of 100 square feet in area and must be returned 24 inches around the building corners along the side elevation.

In addition to these development controls, a separate interest will be registered against the title of each single family lot with a front attached garage indicating which side of the lot the garage must be placed against. As outlined in the report adopted by City Council on February 27, 2006, the intent of this control is to pair garages together against a common property line in order to provide a better streetscape appearance.

### OPTIONS

The only option would be to not proceed with the sale of the land at this time.

### POLICY IMPLICATIONS

There are no policy implications.

### ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

### FINANCIAL IMPACT

The proceeds from the sale of this land will be deposited into the Hampton Village Neighbourhood Land Development Fund.

### COMMUNICATIONS PLAN

Notice of the lot draw and public tender will be advertised in The Star Phoenix a minimum of two Saturdays prior to the draw and tender, pursuant to City Council Policy C09-006 Residential Lot Sales – General Policy, and will be posted on the City of Saskatoon Land Branch website.

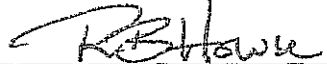
### PUBLIC NOTICE

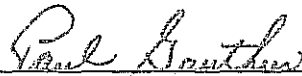
Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.


ATTACHMENTS

1. Plan of Hampton Village showing the lots to be priced.
2. Plan showing the lot and block numbers (Geary Crescent area).
3. List of 88 individual lot prices (2 pages).

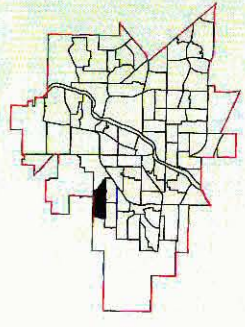
Written by: Frank Long, Land Bank Manager

Reviewed by:   
Rick Howse, Land Branch Manager  
Dated: March 3, 2011

Approved by:   
Paul Gauthier, General Manager  
Community Services Department  
Dated: March 3, 2011

Approved by:   
*for* Murray Totland, City Manager  
Dated: March 3, 2011

# HAMPTON VILLAGE



## 2011 March Pricing Report

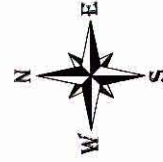
88 lots (0 ac multi-family)

- SINGLE FAMILY
  - MULTI-FAMILY
  - PARKS/BUFFERS
  - INDUSTRIAL PARK
  - COMMUNITY CENTRE & POSSIBLE SCHOOL
  - COMMERCIAL
  - PAVEMENT
- AP = Apartment Style  
 D = Drilling Group townhouse  
 ST = Street townhouse  
 RESIDENTIAL TYPE II  
 CARE HOME



City of Saskatoon  
 Community Services - Land Branch - March 2011  
 Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale.

## Phase 7 Geary Cres, 88 Lots



**City of Saskatoon**  
Community Services - Land Branch - March 2011  
Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. This is not a legal plan. This map is conceptual and may change. It does not represent what will be constructed for illustrative purposes only and does not represent what will be constructed.



## Proposed Price List

## Hampton Village (2011)

Lot	Block	Plan	Price
<b>Street- Geary Crescent</b>			
37	973	102031906	\$86,100
38	973	102031906	\$86,000
39	973	102031906	\$86,000
40	973	102031906	\$86,000
41	973	102031906	\$86,000
42	973	102031906	\$86,000
43	973	102031906	\$82,500
44	973	102031906	\$82,300
45	973	102031906	\$82,200
46	973	102031906	\$80,300
47	973	102031906	\$79,000
121	979	102031906	\$96,200
122	979	102031906	\$97,200
123	979	102031906	\$97,200
124	979	102031906	\$89,600
125	979	102031906	\$89,600
126	979	102031906	\$89,600
127	979	102031906	\$89,600
128	979	102031906	\$92,000
129	979	102031906	\$92,200
130	979	102031906	\$93,100
131	979	102031906	\$93,100
132	979	102031906	\$93,100
133	979	102031906	\$93,100
134	979	102031906	\$93,100
135	979	102031906	\$94,000
136	979	102031906	\$94,000
137	979	102031906	\$94,000
138	979	102031906	\$94,000
139	979	102031906	\$94,000
140	979	102031906	\$94,900
141	979	102031906	\$94,900
142	979	102031906	\$94,900
143	979	102031906	\$93,800
144	979	102031906	\$110,400
145	979	102031906	\$120,500
146	979	102031906	\$122,400
147	979	102031906	\$121,900
148	979	102031906	\$109,000
149	979	102031906	\$102,400
150	979	102031906	\$102,400
151	979	102031906	\$102,400
152	979	102031906	\$102,400
153	979	102031906	\$108,500

## Proposed Price List

## Hampton Village (2011)

Lot	Block	Plan	Price
<b>Street- Geary Crescent</b>			
154	979	102031906	\$119,200
155	979	102031906	\$124,300
156	979	102031906	\$117,900
157	979	102031906	\$108,800
158	979	102031906	\$75,800
159	979	102031906	\$75,800
160	979	102031906	\$75,800
161	979	102031906	\$75,800
162	979	102031906	\$75,800
163	979	102031906	\$75,800
164	979	102031906	\$75,800
165	979	102031906	\$75,800
166	979	102031906	\$75,800
167	979	102031906	\$75,800
168	979	102031906	\$75,800
169	979	102031906	\$72,300
1	982	102031906	\$81,400
2	982	102031906	\$81,400
3	982	102031906	\$87,600
4	982	102031906	\$87,600
5	982	102031906	\$79,800
6	982	102031906	\$79,800
7	982	102031906	\$79,800
8	982	102031906	\$79,800
9	982	102031906	\$79,800
10	982	102031906	\$79,800
11	982	102031906	\$79,800
12	982	102031906	\$91,500
13	982	102031906	\$91,500
14	982	102031906	\$72,600
15	982	102031906	\$72,200
16	982	102031906	\$72,200
17	982	102031906	\$72,200
18	982	102031906	\$72,200
19	982	102031906	\$72,200
20	982	102031906	\$70,800
21	982	102031906	\$70,800
22	982	102031906	\$70,800
23	982	102031906	\$70,800
24	982	102031906	\$70,800
25	982	102031906	\$70,800
26	982	102031906	\$70,800
27	982	102031906	\$72,900
28	982	102031906	\$77,500

**TO:** Secretary, Land Bank Committee  
**FROM:** General Manager, Community Services Department  
**DATE:** February 28, 2011  
**SUBJECT:** Lot Sales Policy  
**FILE NO:** LA 4214-0

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**RECOMMENDATION:** that a report be submitted to City Council recommending:

- 1) that the Residential Lot Sale Policy – Contractor Allocations C09-001 be amended to:
  - i. remove the words “full-time” and redefine Eligible Contractors as a homebuilder constructing complete homes for the purpose of resale; and
  - ii. remove the Principal Activity section from the required criteria to be eligible for lot allocations.
  
- 2) that the Residential Lot Sales Policy - Contractor Allocations C09-001 be amended such that in the case of Probationary Applicants, the City requires such applicants to demonstrate their commitment to being or becoming an Eligible Contractor by :
  - i. paying a deposit required on the initial lot purchase of a minimum of 50 percent of the lot purchase price, as well as all applicable taxes;
  - ii. paying the remaining balance of the purchase price within one calendar year from date of purchase;
  - iii. agreeing to complete construction including all deficiencies within one calendar year from the date of purchase; and
  - iv. agreeing to purchase their initial City-owned lot from only available inventory and not from a lot draw offering.

**BACKGROUND**

The City of Saskatoon has experienced a significant increase in demand in recent years as annual lot sales have grown from levels experienced earlier in the decade. Resale values for new and existing homes have also seen significant increases. These two combined factors along with the desire by persons to own their own business and perhaps use experience gained while building their own homes has caused many to be drawn to the industry in the current strong economy.



The demand for City developed lots has maintained a strong level of interest that began in 2006 and 2007. A total of 2,315 single family lots were sold between 2006 and 2010, an increase of 108 percent over the period of 2001 to 2005. Average annual lot sales in the final five years of the previous decade, was 463 lots, including the peak year of 2007 at 733 lots. In 2010 single family lot sales reached a very strong level at 575 lots surpassed only by sales in 2007. This high level of demand has been fuelled by the strength of Saskatoon's economy, the recent levels of positive net migration, job growth and the successful development of new neighbourhoods including Hampton Village, Willowgrove and the recent release of Evergreen.

The surge in interest for new homes in Saskatoon has also resulted in a significant increase in the number of new home builders within Saskatoon. The number of registered builders on the City's Eligible Contractors listing has now reached a total of 240 contractors, including those classified as Probationary. Of the 240 contractors only 172 of these contractors purchased in the years 2008 to 2010. Prior to 2002 the number of new annual applicants was usually between one and five, but these new annual contractor applications have consistently grown to double digit numbers of new applicants throughout the last five years. Approximately 50 percent of all the current Eligible Contractors have registered with the City since 2006, including 45 new contractors registering in 2010. This fact created a concern as established contractors were not able to select the number of lots they desired in the recent lot draw for Evergreen in part because of the higher number of probationary applicants that entered the lot draw.

## **REPORT**

The purpose of the Residential Lot Sales Policy – Contractor Allocations, (Attachment 1) is for contractors who construct homes for the purpose of resale and is:

“To assist in fostering competition and diversity in the home building industry in Saskatoon by ensuring a fair and equitable allocation of City-owned lots to contractors.”

The use of Principal Activity as part of Policy C09-001 identifying the criteria required has become a contentious issue in the industry. Verifying that contractors are full-time builders has become a difficult task for the Administration in today's changing and growing industry. Ensuring that current contractors neither act as a sub-trade and that home building is their principal source of income is no longer practical and based upon our Solicitor's advice, there is no logical method for ensuring compliance. Therefore, your Administration is recommending “full-time” be deleted from the definition of contractor and that the Principle Activity section be removed from the Criteria section of the Policy.

In order to maintain the integrity of the Policy and its purpose to fostering competition and diversity by ensuring fair and equitable allocation of lots to current Eligible Contractors, your Administration is of the view that the proposed changes to the definition and probationary process will support the Policy's goal. By redefining who is eligible to become a contractor, we allow those seeking new entry an opportunity to grow into the industry without taking undue risk by leaving their current employment or be forced to construct in an outlying market. These new

applicants have the opportunity to bring new ideas and innovative approaches from their various backgrounds.

As we open the door to further growth in our industry, the City would also be accepting further financial risks associated with inexperienced contractors. These risks can be reduced by taking extra steps to ensure new applicants to the Eligible Contractor listing have the financial viability to succeed in the industry and to reduce opportunities for those just looking for methods to acquire additional or preferred lots. Suggested Policy changes such as requiring a 50 percent down payment for their lot purchase, with full payment required within one year and a commitment to have a dwelling fully completed with no deficiencies within one calendar year from purchase indicate the financial viability. Requiring a Probationary Contractor to purchase their initial lot from current available inventory and not a lot draw offering indicates a commitment to the process and ensures that they are not just attempting to gain access to additional lots.

These changes will only be applied to their first and only lot until successful completion of their Probationary status. Successful completion of all these requirements is needed for the Probationary Contractor to be reclassified as an Eligible Contractor and have access to purchase additional lots including the ability to join in lot draw offerings. Failure to meet any of the criteria will prevent access to the Eligible Contractor listing and require a restart of the probationary process should they wish to continue. Implementation of these proposed changes would be in effect for all those current applicants who have not yet purchased their initial lot.

In summary, while the interest in this industry is a strong indication of our current economic strength, the suggested changes to the Lot Sales Policy are believed to best support its intent and provide continued opportunities for growth and innovation in our industry.

### OPTIONS

The other options include accepting one or both of the recommendations or to maintain the Lot Sales Policy as is.

### POLICY IMPLICATIONS

Adoption of the recommendations will require amendments to the current Lot Sales Policy.

### FINANCIAL IMPLICATIONS

There is no financial impact.

### ENVIRONMENTAL IMPLICATIONS

There are no known environmental implications.

STAKEHOLDER INVOLVEMENT

These recommended changes to the Lot Sales Policy have been discussed with and supported by the Saskatoon Regional Home Builders Association.

PUBLIC NOTICE

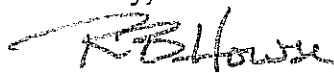
Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-021, is not required.

ATTACHMENT

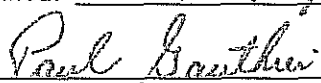
1. Copy of proposed changes to City Policy C09-001, Residential Lot Sales – Contractor Allocations.

Written by: Brian Casey, Finance and Sales Manager

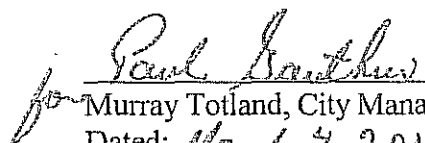
Reviewed by:

  
 Rick Howse, Manager Land Branch  
 Dated: MARCH 4, 2011

Approved by:

  
 Paul Gauthier, General Manager  
 Community Services Department  
 Dated: MARCH 4, 2011

Approved by:

  
 Murray Totland, City Manager  
 Dated: MARCH 4, 2011

# CITY OF SASKATOON COUNCIL POLICY

POLICY TITLE <i>Residential Lot Sales - Contractor Allocations</i>	ADOPTED BY: <i>City Council</i>	CITY FILE NO. <i>CK 4110-36</i>	ORIGIN/AUTHORITY <i>Planning and Development Report 16-1981; Land Bank Committee Report No. 6-1991; and amendments up to and including Land Bank Committee Report No. 1-2009</i>
	EFFECTIVE DATE <i>March 30, 1981</i>	UPDATED TO <i>January 26, 2009</i>	PAGE NUMBER <i>1 of 5</i>

## 1. PURPOSE

To assist in fostering competition and diversity in the home building industry in Saskatoon by ensuring a fair and equitable allocation of City-owned lots to contractors.

## 2. DEFINITIONS

2.1 Contractor - a ~~full-time~~ homebuilder who constructs complete homes for the purpose of resale.

## 3. POLICY

The City may, from time to time and subject to the criteria outlined in this policy, offer residential lots for sale to contractors who are full-time in the house-building business in Saskatoon.

3.1 The City will not sell lots to a contractor who does not meet the Eligibility Criteria and who does not provide sufficient information to satisfy the City that the criteria is met in spirit and in fact.

3.2 The City reserves the right to:

a) Determine contractor eligibility and to sell lots to only those who are in good standing under the criteria;

b) Remove any contractor from its eligibility list at any time; and

c) Determine the number of lots it shall offer to any contractor at any time.

# CITY OF SASKATOON COUNCIL POLICY

NUMBER  
C09-001

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Residential Lot Sales – Contractor Allocations</i>	<i>March 30, 1981</i>	<i>January 26, 2009</i>	<i>2 of 5</i>

### 3.3 Criteria

To be eligible for lot allocations, a contractor must meet the following criteria:

#### a) ~~Principal Activity~~

~~The applicant must be a full-time homebuilder constructing complete homes for sale.~~

~~Applicants excluded and alleged not to be full-time homebuilders are:~~

~~(i) Those who act as a sub-trade to other companies engaged in home building or those who are suppliers of labour, supervision or materials to other contractors.~~

~~(ii) Persons engaged in home building as a second occupation, even though this may be their principal source of income.~~

#### b) ~~Relationship to Other Contractors~~

No allocation will be made to any contractor or company known to have officers or shareholders in common with any other contractor or company otherwise eligible, until both or all contractors or companies so involved have designated only one of the contractors or companies as being the one eligible for allocations.

#### b) ~~Business Tax/License~~

The applicant must have paid a business tax or license fee for the purpose of operating a home building business in Saskatoon.

#### c) ~~Individuals Representing Contractor~~

Any contractor or company which has individuals buy, or permits individuals to buy on behalf of the contractor or company will be removed from the City's eligibility list. This does not apply however, when officers or shareholders of the company or contractor purchase lots as individuals for their own personal residence, subject to the sales policies applicable to individuals.

# CITY OF SASKATOON COUNCIL POLICY

NUMBER  
C09-001

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Residential Lot Sales – Contractor Allocations</i>	<i>March 30, 1981</i>	<i>January 26, 2009</i>	<i>3 of 5</i>

## 3.4 Probationary Applicant

The City may, from time to time, classify as probationary, an applicant who provides reasonable evidence to indicate that they will become a full time homebuilder once they have been offered a lot on which to build.

The City reserves the right to limit the number of lots offered to a Probationary Contractor and to offer no more lots until proof has been received that the contractor now meets all other criteria.

~~The City requires such applicants to demonstrate their commitment to being or becoming an Eligible Contractor by:~~

~~a) Paying a deposit on the initial lot purchase of a minimum of 50 percent of the lot purchase price, as well as all applicable taxes;~~

~~b) Paying the remaining balance of the purchase price within one calendar year from the date of purchase;~~

~~c) Agreeing to complete construction including all deficiencies within one calendar year from the date of purchase; and~~

~~d) Agreeing to purchase their initial City-owned lot from only available inventory and not from a lot draw offering;~~

## 3.5 Time to Build Requirement

The Time Frame to Build Requirement will be governed by City Policy No. C09-006 on "Residential Lot Sales – General Policy".

## 3.6 Violations

Violations of this Policy will result in the contractor being removed from the Eligibility List.

## 3.7 Inventory

# CITY OF SASKATOON COUNCIL POLICY

NUMBER  
C09-001

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Residential Lot Sales – Contractor Allocations</i>	<i>March 30, 1981</i>	<i>January 26, 2009</i>	<i>4 of 5</i>

Each Eligible Contractor is allowed to have a maximum of 40 lots purchased from the City within their current inventory. Inventory is defined as all lots that have not been completed to the backfill stage of construction.

### 3.8 Home Warranty

Each Eligible Contractor is required to maintain membership in a City recognized Home Warranty program and to register individual home warranty for a dwelling on each purchased lot.

## 4. RESPONSIBILITIES

### 4.1 Applicant

- a) Demonstrate that they are a full-time homebuilder and meet all criteria.
- b) Provide a copy of the business license or a receipt showing that the business tax has been paid.
- c) Provide, if requested, such information as in the City's opinion, is necessary to establish the status of the applicant as a full-time homebuilder.
- d) Provide the City with an affidavit, sworn before a Commissioner for Oaths, that swears that the application is accurate and true.

### 4.2 Land Branch

- a) Administer lot allocations to contractors in accordance with this policy.
- b) Review and, where appropriate, recommend changes in policy to City Council, through the Land Bank Committee.

### 4.3 Land Bank Committee

- a) Receive and consider recommendations from the Land Branch for amendments to this policy; and
- b) Provide recommendations to City Council for amendments to this policy.

# CITY OF SASKATOON COUNCIL POLICY

NUMBER

C09-001

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Residential Lot Sales – Contractor Allocations</i>	<i>March 30, 1981</i>	<i>January 26, 2009</i>	<i>5 of 5</i>

## 4.3 City Council

- a) Receive and consider recommendations from the Land Bank Committee for amendments to this policy.
- b) Approve amendments to this policy when and as required.



His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**

of the

**MUNICIPAL ENTERPRISE ZONE COMMITTEE**

Composition of Committee

Councillor D. Hill, Chair  
Councillor P. Lorje  
Mr. A. Wallace  
Mr. P. Whitenect  
Mr. R. Pshebylo

**1. Crocus Cooperative**  
**135 Avenue B South**  
**(File No.: CK 3500-15; PL 4110-34-175)**

**RECOMMENDATION:**

- 1) that City Council approve a five-year abatement of the incremental taxes to the property at 135 Avenue B South for the renovation project by Crocus Cooperative;
- 2) that the five-year tax abatement be effective in the next taxation year following completion of the project; and
- 3) that the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

**BACKGROUND**

On February 3, 2011, the Enterprise Zone Adjudication Committee (Adjudication Committee) considered an application (received prior to July 2, 2010 – Municipal Enterprise Zone Program conclusion) for incentives from Crocus Cooperative (Crocus Co-op). Crocus Co-op is a member-driven cooperative and charity. They are a community-based organization that

specializes in building mental health. Since 1983, they have been serving the Saskatoon area by providing a home-away-from-home for some of the most marginalized members of our community from all areas of the city. They have a drop-in centre as well as a variety of educational and social programs that help their membership to improve their quality of life. The organization looks to provide employment opportunities to their membership that allow them the dignity of earning a living in a fashion that meets their individual needs.

## **REPORT**

Crocus Co-op is undergoing an extensive renovation to their building at 135 Avenue B South, which was initially constructed as an automobile service garage with individual bays, overhead doors, and storage areas. Their renovations include the conversion of the property to offices, sleeping units, kitchen and dining areas, multi-use areas, as well as a shop area. Crocus Co-op estimates a \$500,000 investment in renovations for the project.

Crocus Co-op is applying for a five-year abatement of the incremental property taxes. According to the Office of the City Assessor, the incremental increase in annual property taxes for the property is estimated to be between \$12,000 and \$16,000 based on the 2010 tax year. The value of this abatement over the five-year period is estimated to be between \$27,000 and \$47,000. The final assessed value will be determined upon completion of the project and a site inspection by an assessment appraiser from the Office of the City Assessor. In addition to the five-year tax abatement, the Adjudication Committee has approved a \$5,000 Façade Improvement Grant for the project.

The Adjudication Committee considered the merits and value of the development to the Municipal Enterprise Zone. The Adjudication Committee agrees with the report from the Riversdale Business Improvement District (BID) and its recommendation to approve this application. The application submitted by Crocus Co-op is consistent with the purpose of Municipal Enterprise Zone Policy No. A09-031. The Adjudication Committee is recommending that City Council grant the five-year property tax abatement commencing in the next taxation year after completion of the project.

The Riversdale BID will conduct a follow-up inspection to ensure that the project is completed according to the proposal prior to disbursement of any rebates or commencement of the abatement.

## **OPTIONS**

1. Approve the application from Crocus Co-op (recommended).

2. Decline to support the Crocus Co-op application. This would represent a departure from precedent, which has seen projects in the Municipal Enterprise Zone, with a similar level of expansion and investment, receive approval for a five-year incremental property tax abatement.

### **POLICY IMPLICATIONS**

There are no policy implications.

### **FINANCIAL IMPLICATIONS**

The five-year incremental property tax abatement for the project at 619 20<sup>th</sup> Street West will not affect the Municipal Enterprise Zone account balance. However, the City of Saskatoon will forgo any increase in tax revenue for the project over the five-year period.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental and/or greenhouse gas implications.

### **PUBLIC NOTICE**

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

### **ATTACHMENT**

1. Location Map – 619 20<sup>th</sup> Street West

Respectfully submitted,

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Councillor D. Hill, Chair

His Worship the Mayor and City Council  
The City of Saskatoon

**REPORT**  
**of the**  
**EXECUTIVE COMMITTEE**

Composition of Committee

His Worship Mayor D. Atchison, Chair  
Councillor C. Clark  
Councillor R. Donauer  
Councillor B. Dubois  
Councillor M. Heidt  
Councillor M. Loewen  
Councillor P. Lorje  
Councillor M. Neault  
Councillor T. Paulsen  
Councillor G. Penner

**1. City Mortgage Appeals Board**  
**(File No. CK. 175-54)**

- RECOMMENDATION:**
- 1) that the size of the City Mortgage Appeals Board be increased to five members, to provide consistency with the Development Appeals Board and the Property Maintenance Appeals Board, and that its members no longer be tied to the Access Transit Appeals Board;
  - 2) that the City Clerk be instructed to appropriately advertise for applications for appointment to the City Mortgage Appeals Board; and
  - 3) that the current City Mortgage Appeals Board remain in place until such time as City Council has appointed members to the expanded Board.

In order to deter the purchase of City lots for speculative purposes, individual purchasers are required to maintain the property for their personal residence for a period of four years. In accordance with *City Council Policy C09-006 "Residential Lot Sales – General"* a \$50,000 forgivable mortgage is registered against each lot sold to an individual purchaser as a means of enforcing the residence requirement.

The City Mortgage Appeals Board was established in 2007 to adjudicate all requests for forgiveness of City Mortgage that may arise out of the above-noted policy. City Council decided to appoint to the City Mortgage Appeals Board the same three individuals who comprise the Access Transit Appeals Board. (This has been done with two other quasi-judicial boards; the Property Maintenance Appeals Board and the Waste Management Appeals Board are both comprised of the same members.)

As indicated above, the Board consists of three members, who are also members of the Access Transit Appeals Board. All other quasi-judicial boards have at least five members.

The Access Transit Appeals Board is seldom required to meet (in 2010 it did not have any meetings and has had no meetings to date in 2011); accordingly a Board of three members is not an issue. However having only three members to carry out the responsibilities of the City Mortgage Appeals Board is less than ideal.

Accordingly, your Committee recommends that the City Mortgage Appeals Board no longer be tied to the Access Transit Appeals Board, that its membership be increased to five, and that the City Clerk undertake the appropriate advertising for suitable applicants. The current Board would remain in place until such time as City Council has appointed members to the expanded Board.

**2. Service Connections**  
**(Files CK. 7820-1 and IS. 7821-4)**

**RECOMMENDATION:** that the cap of \$2,000 for the residential property owners' service connection replacement be increased to \$2,250, plus applicable taxes, effective May 1, 2011.

Your Committee has considered and supports the following report of the General Manager, Infrastructure Services Department dated March 15, 2011:

**“REPORT**

Bylaw 8880, The Private Sewer and Water Service Connection Bylaw (Attachment 1), which was approved by Council in 2010, and Policy C07-008 – Emergency Sanitary Sewer Maintenance Service (Attachment 2), which was adopted in 1982, govern the construction, installation, replacement and maintenance of service connections.

Bylaw 8880 establishes conditions and procedures for the construction and installation of private sewer and water service connections, including tapping to the City’s main lines. Administrative practice allows for a 60/40 split of sewer and water connection replacement costs in favour of the homeowner, with a cap of \$2,000 on the homeowner’s cost. This cap was originally set in 2009, when the homeowner’s portion of the contract price was \$1,984. The homeowner’s portion of the 2010 contract price was \$2,112. This contract has been retendered, and it is anticipated that there will be 6.5% increase, which would put the homeowner’s portion at approximately \$2,250 and the City’s portion at \$3,375, with the total, before taxes, at \$5,625. The Administration is, therefore, recommending that the Administrative practice of a cap of \$2,000 for the residential property owners’ service connection replacement be increased to \$2,250, plus applicable taxes, effective May 1, 2011.

The City also pays for administration and replacement costs on the City’s side, including asphalt patching, sidewalk replacement and landscaping.

Over the years, the City has changed from a predominately sewer tape service to an auger service and to the current auger service that includes video inspection. Although these changes have increased the time required to perform each call, it has also increased the effectiveness of each service and reduced the amount of calls overall, especially repeat calls within the same year. Table 1: Sewer Connection Summary Data 1997 to 2010 (Attachment 3), illustrates these comments.

Sewer taping only pokes a hole in the blockage, whereas augering does a more thorough job of cleaning the pipe, and cuts back the root intrusions, extending the time between root re-growth. Video inspection of each service connection helps ensure the pipe has been properly cleaned, assesses what contributed to the blockage, and allows assessment of structural defects to determine if repair or replacement is necessary.

Video inspection of each service connection was made more robust in 2006, when cameras were purchased for each crew (prior to 2006, there was only enough equipment for one or two crews); and again in 2010, when the City started to require contractors to video each connection being serviced.

The amount of staff prior to 2004 was 10 fulltime and 4 seasonal. This has been reduced to 6 fulltime and 2 seasonal with the switch from primarily sewer taping to almost solely augering.

Since 1991, the City has provided emergency sanitary sewer connection maintenance service, at least once, to approximately 26,000 of the approximately 61,000 connections in the City. Emergency maintenance services costs approximately \$650,000 annually, including contract costs in the amount of \$75,000. This does not include the cost of providing dispatch services. The City's average cost is \$152 per location for approximately 3,300 locations annually, while the average contractor cost is \$300 per location for approximately 250 locations. The contractor service is used to offset peak demands for the service.

Emergency service, including contractor service, is only available by calling Public Works Central Dispatch. Council Policy C07-008 states the service is to be provided on a first-call first-served basis, subject to route scheduling. Requests for reimbursements are handled on a case-by-case basis, and are typically only given if there is a record that the homeowner called the City for an emergency service and an error was made by the dispatcher and emergency service was denied. Reimbursement is not given if a homeowner is unhappy with the wait time.

The staffing required to provide the current level of service for emergency service is 6 staff, or 240 man hours per week, from January to June. During the peak season, from July to December, 8 staff, or 320 man hours per week is required. The day shift runs from 7:30 a.m. to 4:04 p.m., while the night shift is from 3:00 p.m. to 11:34 p.m., seven days a week. To achieve 24-hour coverage, staff are put on standby (on call) from 11:34 p.m. to 7:30 a.m. The standby staff only respond to water and sewer main emergencies which include water main and water service connection breaks which could be leaking into basements and require emergency shutoffs; and sewer main blockages which could be backing up into basements and require emergency cleaning or bypassing. Any other emergency service is scheduled for the following morning.

There are some misconceptions regarding what an emergency sanitary sewer maintenance service is. One misconception is that sewage must be pooling on the basement floor before a crew will be dispatched. This is not true, as the City does not

want homeowners to have to deal with the mess and problems that come with a sewer backup; and our workers would prefer not to work in a pool of waste water. The City does require that waste water be cleaned up before the emergency service can be completed.

The emergency service includes all work necessary to clear blockages of the sanitary sewer service connection between the main clean out in the building and the sanitary sewer main in the street. The City is responsible for the sanitary service connection from the sanitary sewer main in the street to the property line, while the homeowner is responsible from the property line to the main clean out in the building, plus all the internal plumbing. Blockages are most commonly caused by root intrusion in the pipe, defects in the pipe, grease build up and/or foreign objects.

A portion of the 2011 Dispatch Manual, which includes the questions that the dispatchers ask homeowners when taking calls requesting emergency maintenance services, and the process followed, is attached (Attachment 4).

A preventative maintenance service would include cleaning of pipes on a regular basis, regardless of the condition, and whether or not it's actually needed, including the potential of regularly cleaning connections with no history of problems and in perfect shape. In the past, the City has had requests from property management corporations to have all their properties cleaned preventatively on an annual basis. In some cases, the lists have included brand new service connections which would not require any service. Unnecessarily cleaning can lead to additional wear and tear on a pipe and could damage it.

The additional cost to provide preventative maintenance would be approximately \$190 per location, based on 2009 wages. The total cost for a program would depend on criteria and how many of the 61,000 connections in Saskatoon would be done each year. Any increase of Level of Service would be borne by the ratepayers or, alternatively, as a mill rate supported program.

It is the Administration's opinion that rather than making a change to the type of service the City provides, any additional resources available be spent on reducing the backlog of service connections that need replacement (i.e. lead lines that have failed, sewer connections with severe defects), or that homeowner's have requested be replaced (i.e. lead lines that haven't failed, sewer connections with a history of blockages).



### **OPTIONS**

No other options were considered.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **FINANCIAL IMPACT**

There is no financial impact.

### **PUBLIC NOTICE**

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

### **ATTACHMENTS**

1. Bylaw 8880, The Private Sewer and Water Service Connection Bylaw, 2010;
2. Policy C07-008 - Emergency Sanitary Sewer Maintenance Service, 1982;
3. Table 1: Sewer Connection Summary Data 1997 to 2010; and
4. 2011 Dispatch Manual – Pages 28 to 30.”

### **3. Funding for Police Facility Scope Change (Files CK. 1702-1, CS. 500-12 and CS. 1702-1)**

- RECOMMENDATION:**
- 1) that a revised budget of up to \$131 million be approved for Project 2132, New Headquarters Facility; and
  - 2) that the existing funding plan be amended as outlined in this report.

### **“BACKGROUND**

At its meeting held on November 1, 2010, the Executive Committee, when reviewing a report submitted by the Board of Police Commissioners, resolved, in part:

- ‘1) that the owner’s consultant, Rebanks Pepper Littlewood Architects Inc., proceed to release the Request for Proposal for the Design

Build Services Relating to the Saskatoon Police Headquarters Development (RFP) document, to the three short-listed respondents best satisfying the requirements listed in the request for qualification call and the interview of respondents process;

- 2) that the Administration identify funding options to supplement the approved capital project budget deficiency, and report back to the Executive Committee of Council February 2011, at which time the proposals estimate of development costs will be more accurate and defined;'

## **REPORT**

The Executive Committee was advised in November that clarity of the actual funding deficiency would become better known in March, 2011. The process is now at that point. As a result, the revised estimate, based on the scope increase, requires City Council approval, together with the funding.

The initial project was approved in the 2008 Capital Budget for \$91 million with the following description and general comments:

*'This project involves the planning, design and construction of a new Saskatoon Police Service Headquarters Facility estimated to cost \$91 million.*

*The current Police Headquarters building is 90,000 square feet and has served as the center for operations and administration for 30 years. Previous studies have identified space shortages within this facility including a 1996 study which identified a 6,000 square foot shortfall and an updated 2002 study which estimated the current deficit to be 45,000 square feet. Taking into consideration projected needs for the next 20-30 years, a new headquarters building in the range of 190,000 square feet is required; approximately double the current available space.*

*The primary goals for building a new headquarters facility are to support Police operations with appropriate long term, purpose-specific facilities and to enlarge the overall space in line with accepted "best practice" in Canada.*

*Other goals related to the new headquarters facility include preserving the high quality image of the Police Service and continuing to locate SPS facilities in accordance with strategic location concepts which include community visibility, major arterial access, centrality and community compatibility.*

*Specialized police functions require specialized facilities that accommodate 24-hour, 365-day operations. The following are a few examples:*

- *Specialized areas are required for 911/Communications, Detention, Identification, and specialized investigations, all of which have evolved and changed dramatically since 1977 when the current facility was built.*
- *Separate and specialized interview rooms for interviewing victims of crime and others for interviewing suspects.*
- *Specialized rooms for the storage of equipment belonging to the Specialty Teams including the Emergency Response Team, the Explosive Demolition Unit and the Public Safety Unit. None of these units existed when the current facility was constructed.*
- *Specialized secure storage is required for court evidence and with new investigative techniques such as DNA and biological exhibits. These storage requirements are evolving and storage requirements have become more sophisticated.*
- *The Use of Force component of Training requires large purpose-designed structures and parking. The Classroom/Office component of the training area would provide multipurpose use for the entire Police Service.*
- *Adequate parking is required to accommodate the public, a large operational vehicle fleet and staff parking, which is both an operational requirement and a contractual obligation.*

*It should be noted that this project totals \$91 million with construction to begin in 2011 and project completion scheduled for 2013.'*

In 2010, the 2008 program plan was updated, a concept plan developed, and the scope of work revised. As a result of this review, the Board of Police Commissioners approved changes to the scope of work which included:

- Overall increase in building area from approximately 221,000 square feet to 329,000 square feet (an increase of 49% in size).
- This includes approximately 45,000 square foot increase for heated parking.
- This includes approximately 52,000 square foot increase required for corridors, elevator shafts, stairways, and mechanical and electrical spaces as determined from development of the concept plan.
- This includes approximately 11,000 square foot increase for police functions such as locker areas, exhibit storage, and investigations. This increase is founded on

ensuring the facility will accommodate future growth and adapt to potential future technologies and practices. Other changes include the optimization of office and workstation sizes, resulting in space savings to offset some of the recommended increases. Vehicle maintenance area is not included in the project.

- The addition of an above ground parking structure which will accommodate approximately 260 vehicles on site to help achieve the parking requirements of about 600 vehicles.

The revised budget estimate is based on the above scope change.

### **OPTIONS**

City Council has the following two options:

1. Approve the requested budget increase;
2. Approve an alternative budget amount.

### **FINANCIAL IMPLICATIONS**

While your Administration is continuing to explore available external funding opportunities, your Administration is recommending at this time that the shortfall be funded through borrowing. The original borrowing was based on a \$91 million project and included \$750,000 incremental increases in taxes for seven years. This strategy was based on a 2013 completion date. Increasing the project estimate by \$40 million will result in the following:

1. Increase the borrowing term from 20 years to 30 years;
2. Increase the phased-in amount from taxation from \$750,000 to \$850,000;
3. Extend the plan from 7 years to 9 years.

The above plan is subject to the actual borrowing rate of interest (assumption is 5.75%) and the actual timing of expenditures.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental implications.

### **PUBLIC NOTICE**

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, will be required as the increased borrowing will be greater than 10% of the original planned borrowing.”

Report No. 5-2011  
Executive Committee  
Monday, April 4, 2011  
Page 10

Respectfully submitted,

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His Worship Mayor D. Atchison, Chair

2

**BYLAW NO. 8880****The Private Sewer and Water Service Connection Bylaw, 2010**

Whereas pursuant to clause 8(1)(i) of *The Cities Act*, 2002, S.S. 2002, c. C-11.1, the City has the authority to pass bylaws respecting services provided by or on behalf of the City, including establishing fees for providing those services; and

Whereas pursuant to clause 8(1)(j) of *The Cities Act*, 2002, S.S. 2002, c. C-11.1, the City has the authority to pass bylaws respecting public utilities; and

Whereas the City provides public utility services which supply sewage disposal and water for the consumption, benefit, convenience and use of its citizens; and

Whereas it is desirable to provide a systematic method of constructing and installing private sewer and water service connections;

Now therefore the Council of the City of Saskatoon enacts as follows:

**Part I**  
**Short Title and Interpretation**

**Short Title**

1. This Bylaw may be cited as The Private Sewer and Water Service Connection Bylaw, 2010.

**Purpose**

2. The purpose of this Bylaw is to establish conditions and procedures for the construction and installation of private sewer and water service connections including tapping to the City's main lines.

**Definitions**

3. In this Bylaw:
  - (a) "building" means a building within the meaning of *The Cities Act*;
  - (b) "City" means The City of Saskatoon;

- (c) “basement replacement” means the complete demolition and reconstruction of the foundation and walls of a basement;
- (d) “General Manager” means the General Manager Infrastructure Services Department or a designate;
- (e) “live tapping” means connecting the lines of a water service connection located above, on or underneath a parcel of land to the main lines of the water works system while the water main remains pressurized during the connection;
- (f) “parcel of land” means a parcel of land within the meaning of *The Cities Act*;
- (g) “public sewage system” means any City asset or facility for the collection, transmission, treatment and disposal of domestic and non-domestic wastewater including the main lines of the system;
- (h) “sewer service connection” means a service connection that connects a building on a parcel of land to the public sewage system;
- (i) “service connection” means a service connection within the meaning of *The Cities Act*;
- (j) “specifications” means the current version of the City of Saskatoon Standard Construction Specifications and Drawings for Roadways and Water and Sewer;
- (k) “tapping” means connecting the lines of a service connection located above, on or underneath a parcel of land to the main lines of a public utility while the valve is closed and the main line is depressurized;
- (l) “water service connection” means any water system or pipe line on a parcel of land through which water is conveyed from the water works system; and
- (m) “water works system” means any City asset or facility for the collection, transmission and treatment of water including the main lines of the system.

**Part II**  
**Construction/Installation of Private Sewer and Water Service**  
**Connections**

**General**

4. (1) The General Manager may establish specifications governing the construction, installation and repair of service connections and any fees associated therewith.
- (2) Every sewer and water service connection must be constructed, installed and repaired in accordance with such specifications.
- (3) A licensed contractor shall be responsible to pay all fees associated with the construction, installation and repair of sewer and water service connections as set out in the specifications.
- (4) All sewer and water service connection work, including the construction, installation, maintenance, repair and replacement must be undertaken by a licensed contractor.

**Licensed Contractors**

5. (1) No person shall carry on business as a sewer or water contractor in the City without first obtaining a sewer and water license from the General Manager.
- (2) Application for such license shall be made to the General Manager in such manner and on such forms as the General Manager may prescribe from time to time.
- (3) An applicant shall supply the General Manager with all information as may be required by the General Manager at his sole discretion.
- (4) Without limiting the generality of subsection (3), any applicant shall provide:
  - (a) evidence of compliance with *The Workers' Compensation Act, 1979*, including payments due thereunder; and
  - (b) evidence of public liability insurance including public liability and property damage for each accident in the amount of \$2,000,000.00 and vehicle liability and property damage for each accident in the amount of \$2,000,000.00.
- (5) No person shall provide false or misleading information in an application submitted pursuant to subsection (2).



- (6) Where any contractor is not qualified, or deemed unsuitable to undertake sewer and water service connection work by the General Manager, the General Manager may, in his sole discretion, refuse to issue a license.
- (7) The General Manager may issue a license upon such terms and conditions as the General Manager considers appropriate.
- (8) Without limiting any other provision of this Bylaw, the General Manager may suspend or cancel a license granted under this Bylaw if:
  - (a) the applicant has failed to comply with any provision of this Bylaw;
  - (b) the applicant has provided false or misleading information in the application; or
  - (c) the applicant has failed to comply with any condition of a license under this Bylaw.
- (9) Licenses shall be renewed annually.
- (10) No person shall assign or transfer a license.
- (11) Nothing in this Bylaw relieves any person licensed to construct and install service connections from obtaining a City of Saskatoon business license.

#### **Suspension or Cancellation of License**

6. There is no right of appeal with respect to:
  - (a) any condition of a license imposed by the General Manager pursuant to subsection 5(7);
  - (b) the suspension, period of suspension or cancellation of a license imposed by the General Manager pursuant to subsection 5(8); or
  - (c) a refusal to issue or renew a license.

#### **Tapping – Water Works System**

7. (1) All live tappings to water mains on property owned by the City shall be conducted by the City.
- (2) A licensed contractor shall be responsible to pay all fees for live tapping connections as set out in Schedule “A”.

- (3) No licensed contractor may construct, install or repair a “tee” connection to the water main lines without having obtained the prior written approval of the General Manager.

### **Tapping – Public Sewage System**

8. Licensed sewer and water contractors may tap into the public sewage system provided all work is conducted in accordance with the specifications.

### **Inspection**

9.
  - (1) A licensed contractor shall complete all sewer and water service connection work in accordance with any plans or drawings approved by the General Manager and shall allow the General Manager to inspect the work at any stage of construction.
  - (2) A licensed contractor shall notify the General Manager when a service connection is ready for inspection.
  - (3) No person shall cover any service connection work until it has been inspected and approved by the General Manager.
  - (4) A licensed contractor shall be responsible to pay all fees for service connection inspections as set out in Schedule “A”.

### **General Rules Regarding Replacement of Service Connections**

10.
  - (1) The general rules provided in sections 19 and 22 of *The Cities Act* regarding responsibility for service connections and the associated costs shall apply except where otherwise specifically recognized in this Bylaw. For ease of reference, sections 19 and 22 are reproduced in an endnote<sup>1</sup>.
  - (2) For greater certainty:
    - (a) when the lines of an existing service connection located on a property owner’s parcel of land fail, it shall be the property owner’s responsibility to repair or replace his portion of the service connection from the building to the property line.

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<sup>1</sup> See Endnote

- (b) when the main lines of an existing service connection located on City right-of-way fail, it shall be the City's responsibility to repair or replace the main lines of the service connection to the boundary of the property line.
- (c) when the lines of an existing service connection located on a property owner's parcel of land fail, the property owner shall have the option to either repair or replace his portion of the service connection.

If the failed service connection is made of materials no longer in compliance with the specifications and the property owner chooses to replace its portion of the service connection, the owner may be eligible to participate in any policy or program that the City has to subsidize or share in the cost of replacement of a service connection.

If the failed service connection is made of materials no longer in compliance with the specifications and the property owner chooses to repair its portion of the service connection, the owner is not eligible to receive any subsidy or participate in any cost sharing program.

- (d) when the lines of an existing service connection located on a property owner's parcel of land fail and the service connection is made of materials identified in the specifications, the owner is not eligible to receive any subsidy or participate in any cost sharing program.
- (e) when an existing service connection is made of materials no longer in compliance with the specifications and the main lines located on City right-of-way fail, or the City is upgrading the main lines of the system, the owner of the parcel of land adjacent to the failure or work on the main lines shall have the option to either repair or replace his portion of the service connection from the building to the property line at the same time that the City is replacing the main lines of the service connection.

If the owner chooses to replace his portion of the service connection, the owner may be eligible to participate in any policy or program that the City has to subsidize or share in the cost of replacement of the service connection.

If the owner chooses to repair his portion of the service connection, the owner is not eligible to receive any subsidy or participate in any cost sharing program.

**Demolitions and Basement Reconstruction Replacement – General Rules**

11. (1) Notwithstanding subsections 7(1) and 7(2), if the owner of a parcel of land demolishes a building or undertakes basement replacement and the sewer and water service connections no longer comply with the specifications, the owner of the parcel of land shall replace both the existing sanitary service connection and the water service connection from the main lines of the system or works to the building.
- (2) The replacement of private sewer and water service connections associated with a demolition or basement reconstruction shall be at the sole expense of the owner of the parcel of land, including the costs to cut off the old services and completely replace both sewer and water service connections.

**Demolitions – Abandonment of Service Connection**

12. (1) If the owner of a parcel of land demolishes a building and intends on abandoning the sewer and water service connections, the owner of the parcel of land shall cut off the services at the main line of the system and block or seal the service connections.
- (2) The abandonment of sewer and water service connections associated with a demolition shall be at the sole expense of the owner of the parcel of land.

**Demolitions and Basement Replacement – Refundable Deposits**

13. (1) In addition to the costs associated with the replacement of sewer and water service connections in the case of a demolition or basement replacement or abandonment of the connections, when a person applies for a demolition permit, the General Manager may also require a deposit for:
  - (a) sewer and water service cut-off; and
  - (b) boulevard condition maintenance.

The owner of a parcel of land shall be responsible to pay the deposit amounts as set out in Schedule “A”.

- (2) Notwithstanding subsection (1), deposits for sewer and water service cut-off may be returned when sewer and water connections that are on a City right-of-way are properly removed or replaced, as determined by the General Manager.

- (3) Notwithstanding subsection (1), deposits for boulevard maintenance may be returned when any damage to the boulevard, including grassed area, sidewalk and curb have been repaired, as determined by the General Manager.

**Bylaw No. 1523 Repealed**

14. Bylaw No. 1523 is hereby repealed.

**Coming Into Force**

15. This Bylaw comes into force on the day of its final passing.

Read a first time this 18<sup>th</sup> day of August, 2010.

Read a second time this 18<sup>th</sup> day of August, 2010.

Read a third time and passed this 18<sup>th</sup> day of August, 2010.

\_\_\_\_\_  
"Donald J. Atchison"

Mayor

\_\_\_\_\_  
"Joanne Sproule" "SEAL"

A/City Clerk

## Schedule "A"

### Inspection and Tapping Fees and Refundable Deposits

1.	Residential Inspection of Connections Including Records (New, Cut offs, Repairs or Similar)	\$ 180.00/connection
2.	Residential Tapping (maximum 50 mm) (Connection to water main by City)	\$ 135.00/tapping
3.	Commercial Inspection of Connections Including Records (New, Cut offs, Repairs or Similar)	\$ 90.00/hour regular hrs. \$ 180.00/hour overtime hrs.
4.	Records (Technical Drafting Services)	\$ 130.00/connection
5.	Commercial Tapping (maximum 50 mm) (Mueller tapping, all costs to work order)	\$ 135.00/tapping
6.	Water Testing, as required (TC & HPC bacteria)	\$ 35.00 per set plus inspection time
7.	Refundable Deposit for Water and Sewer Service Cut-off as part of Demolition Permit	\$3,000.00 residential \$7,500.00 commercial
8.	Refundable Deposit for Boulevard Condition Maintenance as part of Demolition Permit	\$ 150.00/front meter residential \$ 200.00/front meter commercial (rounded down to nearest \$100.00)

## Bylaw No. 8880

### Endnote

1. Section 19 and 22 of *The Cities Act* reads:

“19(1) If the main lines of the system or works of a public utility are located above, on or underneath a street or easement and the city provides the public utility service to a parcel of land adjacent to the street or easement, the city is responsible for the construction, maintenance, repair and replacement of the portion of the service connection from the main lines of the system or works to the boundary of the street or easement.

(2) Notwithstanding subsection (1), the council may, as a term of supplying the public utility service to the parcel of land, make the owner responsible for the costs of the construction, maintenance, repair and replacement of the portion of the service connection from the main lines of the system or works to the boundary of the street or easement.

(3) If the council acts pursuant to subsection (2), the costs mentioned in that subsection are an amount owing to the city by the owner.

22(1) The owner of a parcel of land is responsible for the construction, maintenance, repair and replacement of a service connection of a public utility located above, on or underneath the parcel of land, unless otherwise determined by the city.

(2) If the city is not satisfied with the construction, maintenance, repair or replacement of a service connection by the owner of a parcel of land, the city may require the owner to construct, maintain, repair or replace the service connection of a public utility in accordance with the city's instructions within a specified time.

(3) If an owner does not comply with the requirement of a city to the satisfaction of the city within the specified time, or in an emergency, the city may enter any land or building to construct, maintain, repair or replace the service connection.

(4) Notwithstanding the other provisions of this section, the council may, as a term of providing a public utility service to a parcel of land, give the city the authority to construct, maintain, repair and replace a service connection located above, on or underneath the parcel.

(5) A city that has the authority to construct, maintain, repair or replace a service connection pursuant to subsection (4) may enter any land or building for that purpose.

(6) After the city has constructed, maintained, repaired or replaced a service connection pursuant to subsection (5), the city shall restore any land it entered for that purpose as soon as is practicable.

(7) The city's costs relating to the construction, maintenance, repair or replacement and restoration pursuant to this section are an amount owing to the city by the owner of the parcel of land, unless otherwise determined by the city.”

NUMBER  
C07-008

<b>POLICY TITLE</b> <i>EMERGENCY SANITARY SEWER MAINTENANCE SERVICE</i>	<b>ADOPTED BY:</b> <i>CITY COUNCIL</i>	<b>EFFECTIVE DATE</b> <i>MAY 3, 1982</i>
<b>ORIGIN/AUTHORITY</b> <i>ENGINEERING DEPARTMENT</i>	<b>CITY FILE NO.</b>	<b>PAGE NUMBER</b> <i>1 of 2</i>

1. PURPOSE

To enable the provision of emergency sanitary sewer maintenance services to residents of the City.

2. DEFINITIONS

2.1 Resident - the owner and/or occupant of any residential building located within the City limits.

3. POLICY

3.1 General

Emergency Sanitary Sewer maintenance services will be provided to residents of the City by the City Engineering Department under conditions outlined below.

3.2 Scope

The service includes all work necessary to clear blockages of the sanitary sewer service connection between the property line and the main clean-out in the building.

The service excludes:

- a) the clearing of blockages in sanitary sewer service connections to buildings which do not have a main clean-out conforming to the plumbing regulations under the Public Health Act;
- b) the cleaning of blockages in plumbing located within the building;
- c) clearing, cleaning, or repair of plumbing fixtures and appliances;
- d) moving furniture or other possessions to gain access to clean-outs;



<b>POLICY TITLE</b> <i>EMERGENCY SANITARY SEWER MAINTENANCE SERVICE</i>	<b>EFFECTIVE DATE</b> <i>MAY 3, 1982</i>	<b>PAGE NUMBER</b> <i>2 of 2</i>
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- e) opening up of constructions or removal of flooring or carpets to gain access to clean-outs; and,
- f) clean up and/or repair of premises soiled or damaged by a sewer back-up.

3.3 Availability

Services will be provided on a first-call first served basis subject to route scheduling. Standards and levels of services will be determined annually through the normal budgeting process.

3.4 Fee

The fee for service shall be set annually through the normal budget process.

3.5 Warranty

Any recurrence of a blockage within a seven-day period following a service call by the City crew will be cleared by the City at no additional charge.

4. RESPONSIBILITIES

4.1 Resident

- a) Pay appropriate service fee as rendered.

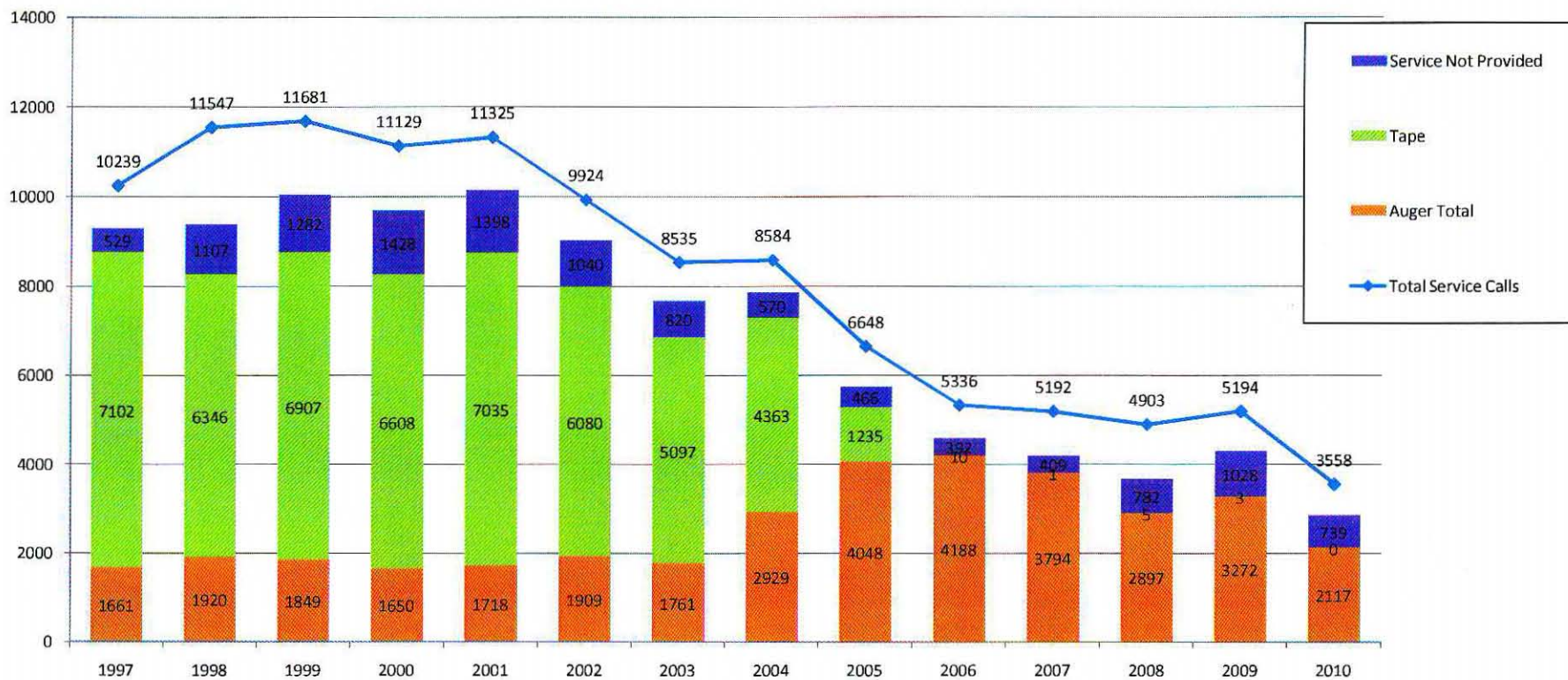
4.2 Engineering Department

- a) Advise resident(s) that there may be a waiting period for service and that they are subject to the payment of a service fee.
- b) Administer this policy.

4.3 Director, Works and Utilities

- a) Review, evaluate and update this policy.

Table 1: Sewer Connection Service Calls 1997 to 2010



## Auger Service – Trouble department

### Objective

Provide the public with emergency service for sewer backups.

### Policy

- Bookings for auger service will start at 6:00 a.m. for same day service.
- The City of Saskatoon provides emergency auger service. Preventative maintenance may be done by a private contractor if the homeowner wishes to endure the cost.

### Responsibilities

- When a sewer backup call is received the dispatchers should ask the appropriate questions in attempt to identify plumbing problems or preventative maintenance requests. **Tub Test** – Fill the tub with water; empty & see if there is any sewage coming out of drain in basement.
- While the customer is on the phone, the dispatcher will start booking the job. It is mandatory to have the address, name and any phone numbers that they can be reached at during the day. Because this information is entered then the dispatcher can check the connection history while the customer is still on the line. By checking the history the dispatcher will know if we have ever serviced the address before and be able to read any previous comments. Ex: Front cleanout covered, harben only, outside cleanout or wartime house just to name a few, some addresses will also have “Do not service” which indicates that the city has had problems in the past. With this information we can proceed with the call in the correct efficient manner. If you are unsure about whether to book the job or not, take the information and call the supervisor or manager on call.
- In an emergency take all sewer calls at any time.
- While in the connection history the dispatcher will note the type of pipe and the length so that it can be dispatched to the trouble crew.
- All jobs should be dispatched on a first come first serve basis and the crews should be split between east and west side of the city if possible.
- Any customers that are not happy with the same-day policy or that fact that we do not provide preventative maintenance should be forwarded to the Trouble supervisor. If he can not be reached take the appropriate information and he will call them back.
- The Trouble supervisor will notify dispatch of any pre-booked auger or camera inspections that may be required.
- The Trouble supervisor should be notified if there are too many jobs for the trouble crew to service in one shift. He will advise whether to have a crew stay late or if some jobs should be given to a private contractor.

- At the end of the evening shift the dispatcher should phone the homeowners of any outstanding jobs to let them know that due to demands we were unable to do the service. Move the job to the next date for service.
- Keep in mind that the trouble crew also does water calls in the evening. This may set them back on sewers.
- If a sewer job has been booked, but then cancelled by the occupant or no one answered the door, then that job needs to be closed and reassigned to crew- Ficko under the dispatch tab then close the WRR.

## Sewer Trouble Questions

The following list of questions has been formulated to help employees determine whether a caller has a sewer backup, main trouble or an internal problem. Once you have answered the phone and the customer has stated that they are experiencing a sewer problem, and then proceed with the following questions:

- What type of dwelling is it? House, duplex, fourplex, apartment or commercial property. This question is very important so that you have a blueprint for the type of questions you will ask next.
- Do you have a basement? Some apartments and commercial properties don't have basements so in that case it may be coming up a floor drain on the main level.
- Is there a floor drain in your basement?
- Does water come up the floor drain even when you are not using any fixtures? If so it could be main trouble.....unless, it is a multi unit dwelling in that case someone else may be using a fixture that the person calling does not know about.
- Does the water come up your floor drain more when you do laundry or flush a toilet? Also, when the tub is drained, that may cause back up and indicate a problem. You could have the homeowner go and flush a toilet if it backs up a little more this would indicate a legitimate job. In some cases involving low flow toilets this may not be a sufficient test, so you can ask them to do the, **TUB TEST**.
- Ask them to fill the tub 1/3 to 1/2 full of water, drain and if there is back up at the drain in the basement, it is a legitimate job.
- If the homeowner is having problems with a sink not draining then the problem would be internal.
- While you still have the person on the line start entering the job into WRR. Ask for the first and last name and the phone number. Let the person know that we will be calling back to let them know the guys are on their way, and someone has to be home to answer that call. Pull the connection history. This will help you to determine if you need to ask any further questions.
- If we have never been to the address before make sure to ask them if they know where their front cleanout is and if it is accessible. You can pull the drawing to give them a general idea of where it is located.
- If there are special notes in the connection history such as cleanout covered then you can ask them if they have made it accessible since our last visit. If it is a wartime house and we do not provide service, you can assist them by suggesting they phone a private contractor. If the city's portion of the line was replaced and the homeowner refused to have their portion replaced at the same time then we would advise them to call a private contractor. Sometimes there are helpful notes in the connection history which is why it is very important to access the information while the customer is still on the line.
- Make sure if there are any discrepancies in the connection history, check with the Trouble Department and then send to Carla to change the Connection history.
- If all these questions have been asked and you are still unsure whether or not to book the job.....book it. Always better to be safe than sorry.



## **COMMUNICATIONS TO COUNCIL**

### **MEETING OF CITY COUNCIL – MONDAY, APRIL 4, 2011**

#### **A. REQUESTS TO SPEAK TO COUNCIL**

##### **1) Stefany Putnam, dated March 29**

Requesting permission to address Council regarding the importance of heritage in the city. (File No. CK. 710-1)

**RECOMMENDATION:** that Stefany Putnam be heard.

##### **2) Adam Pollock, dated March 29**

Requesting permission to address Council and provide a PowerPoint presentation regarding the Traffic Bridge. (File No. CK. 710-1)

**RECOMMENDATION:** that Adam Pollock be heard.

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

**1) Pat Tymchatyn, President, Meadowgreen Community Association, dated March 17**

Requesting that City Council reinstate the Meadowgreen Community Association operating funds. (File No. CK. 5500-1)

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

**2) Arnold Grambo, President, Hudson Bay Route Association, undated**

Submitting notice of the Hudson Bay Route Association membership fee in the amount of \$200. (File No. CK. 155-7)

**RECOMMENDATION:** that the 2011 membership fee to the Hudson Bay Route Association in the amount of \$200 be paid.

**3) Ronna Goldberg, Regional Event Planner  
Preston Park Heights Retirement Residence, dated March 23**

Requesting various support for All Seniors Care's "*From Swords to Ploughshares...The Royal Swell-the-Shelves Food Drive*" to be held April 25 – 28, 2011, in celebration of the upcoming Royal wedding. (File No. CK. 205-1)

**RECOMMENDATION:**

- 1) that the request for a Tag Day on April 28 from 7:00 a.m. – 9:30 a.m. be approved, subject to administrative conditions; and
- 2) that the remainder of the requests be forwarded to the Administration for a response to the writer.

**4) Lorrie Dobni, President, Saskatoon Road Runners Association and  
Kim Ali, Race Director, 2010 Saskatchewan Marathon, dated March 24**

Requesting an extension for time under the Noise Bylaw to allow amplified speakers in conjunction with the 33<sup>rd</sup> Annual Saskatchewan Marathon being held on May 29, 2011, from 6:00 a.m. until 2:00 p.m. (File No. CK. 185-9)

**RECOMMENDATION:** that the request for an extension under the Noise Bylaw to allow amplified speakers in conjunction with the 33<sup>rd</sup> Annual Saskatchewan Marathon being held on May 29, 2011, from 6:00 a.m. until 2:00 p.m., be granted.



**Items Which Require the Direction of City Council**  
**Monday, April 4, 2011**  
**Page 2**

5) **Councillor Darren Hill, dated March 28**

Advising Council of his decision to take an unpaid leave from City Council duties during the writ period for the Federal Election on May 2, 2011. (File No. CK. 255-1)

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

6) **Dr. Art Knight, Chair, Mendel Art Gallery Board of Trustees, dated March 29**

Submitting the Mendel Art Gallery's 2010 annual report. (File No. CK. 430-1)

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

7) **Joanne Sproule, Deputy City Clerk, dated March 28**

Advising of Notice of Hearing of the Development Appeals Board for the property at 319 Avenue J North. (File No. CK. 4352-1)

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

**C. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION**

**1) Everett Kearly, Chairman, Millennium III Properties, dated March 17**

Submitting concerns with respect his letter to City Council dated March 3, 2011 regarding a rezoning hearing for 15 – 23<sup>rd</sup> Street East. (File No. CK. 4351-011-02) **(Referred to the City Solicitor for a report.)**

**2) Tim Fehr, dated March 17**

Submitting comments regarding snow removal. (File No. CK. 6290-1) **(Referred to the Administration to respond to the writer.)**

**3) Glen Hauser, President, Saskatoon Soapbox Derby Club, dated March 19**

Requesting that pot holes be fixed on Avenue H hill for soapbox races. (File No. CK. 6315-1) **(Referred to the Administration to respond to the writer.)**

**4) Michele Dyck, dated March 19**

Submitting comments regarding the Traffic Bridge. (File No. CK. 6050-8) **(Referred to the Administration to respond to the writer.)**

**5) Thomas Dunn, dated March 23**

Submitting comments regarding the cost of transit passes. (File No. CK. 1905-7) **(Referred to the Administration to respond to the writer.)**

**6) Joe Edstrom, dated March 23**

Requesting information regarding installation of a driveway following road construction. (File No. CK. 6220-1) **(Referred to the Administration to respond to the writer.)**

**7) Rev. Douglas Ayer, dated March 23**

Requesting information regarding a boxing/wrestling commission in the City. (File No. 175-24) **(Referred to the Administration to respond to the writer.)**

**Items Which Have Been Referred for Appropriate Action**  
**Monday, April 4, 2011**  
**Page 2**

**8) Chad Robson, dated March 23**

Submitting comments regarding the use of long boards in the city. (File No. CK. 5200-4) **(Referred to the Administration to respond to the writer.)**

**9) Laura Chyzowski, dated March 27**

Submitting comments regarding lighting on the Traffic Bridge and Prairie Wind sculpture during Earth Hour. (File No. CK. 375-4) **(Referred to the Administration to respond to the writer.)**

**10) Cliff Speer, CanoeSki Discovery Company, dated March 15**

Submitting a petition containing approximately 177 signatures in support of the Whitewater Park proposal. (File No. CK. 2300-1) **(Referred to the Administration to join to the file.)**

**11) Ben Retzlaff, dated March 29**

Submitting comments regarding ruts on the road. (File No. CK. 6290-1) **(Referred to the Administration for a response to the writer.)**

**12) Richard Paul, dated March 29**

Submitting comments regarding snow removal and parking fines surrounding Lakeview School. (File No. CK. 6145-1) **(Referred to the Administration for a response to the writer.)**

**13) Joshua Nagy, dated March 29**

Submitting comments regarding garbage container conversion. (File No. CK. 7830-3) **(Referred to the Administration for a response to the writer.)**

**Items Which Have Been Referred for Appropriate Action**  
**Monday, April 4, 2011**  
**Page 3**

**14) Laurie Bourgeois, Mike Thibault and residents on 1<sup>st</sup> Street East, undated**

Submitting concerns regarding a recurring flooding problem on 1<sup>st</sup> Street East. (File No. CK. 7820-1) **(Referred to the Administration to respond to the writer.)**

**15) Steven Gilroy, dated March 28**

Submitting comments regarding parking meters near the Galaxy Cinemas. (File No. CK. 6120-3) **(Referred to the Administration for a response.)**

**16) Brady Johnson, dated March 29**

Submitting concerns regarding pigeons at a neighbouring property. (File No. CK. 151-2) **(Referred to the Administration for appropriate action and response to the writer.)**

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

**D. PROCLAMATIONS**

**1) Stan Macala, President, CUPE Local 59, dated March 17**

Requesting Council proclaim April 28, 2011, as National Day of Mourning in Saskatoon and that the City raise the CUPE Day of Mourning flag in Civic Square at 9:00 a.m. on April 28<sup>th</sup>. (File No. CK. 205-5)

**2) Vicki Corbin, Leave a Legacy Saskatoon, dated March 23**

Requesting Council proclaim May 2011 as Leave a Legacy Month in Saskatoon. (File No. CK. 205-5)

**3) Stacie Lawson, CNIB, dated March 24**

Requesting Council proclaim May 2011 as Vision Health Month in Saskatoon. (File No. CK. 205-5)

**4) E. Diane Berg, President, Sons of Norway Brubyen Lodge #4-576, dated March 28**

Requesting Council proclaim May 17, 2011 as Norway Constitution Day in Saskatoon and that the City raise the Norwegian flag on May 17<sup>th</sup>. (File No. CK. 205-5)

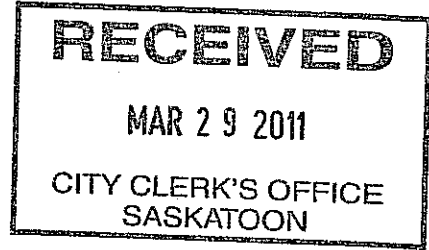
**5) Brian Bentley, Fire Chief, Fire and Protective Services Department, dated March 22**

Requesting Council proclaim May 1 – 7, 2011 as Emergency Preparedness Week in Saskatoon. (File No. CK. 205-5)

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

710-1  
A1)

**From:** CityCouncilWebForm  
**Sent:** March 29, 2011 3:26 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Stefany Putnam  
339 Ave D. South  
Saskatoon  
Saskatchewan  
S7M 1R2

EMAIL ADDRESS:

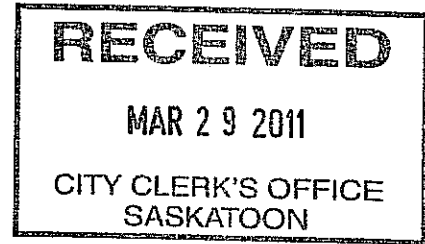
[snefnia@gmail.com](mailto:snefnia@gmail.com)

COMMENTS:

I wish to speak to council on the importance of heritage in our city.

7 A2

**From:** CityCouncilWebForm  
**Sent:** March 29, 2011 2:01 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Adam Pollock  
723 Broadway Ave.  
Saskatoon  
Saskatchewan  
S7N1B3

EMAIL ADDRESS:

[cabynspace@hotmail.com](mailto:cabynspace@hotmail.com)

COMMENTS:

I wish to present to speak to Council on the importance of heritage and the one and ONLY opportunity to pull our 'not-so-shiney' heritage record from complete embarrassment, by saving the single most important heritage structure of our city, that up until today has been neglected, ill-maintained and unrealized.

I wish to present using the PowerPoint equipment, and apologize to Shellie for not working the machine to the best of my abilities last time. Thank you Shellie for your help, as always.

adam pollock

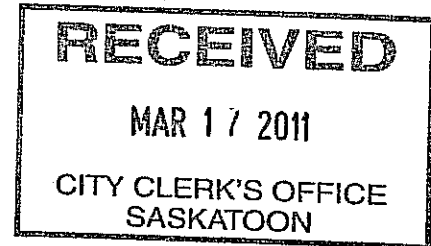
BI)

Meadowgreen Community Association  
311 Avenue X South, Saskatoon, SK S7M 3H5

---

March 17, 2011

Mayor Atchison and City Councilors  
222-3<sup>rd</sup> Avenue North  
Saskatoon, SK  
S7K 0J5



Dear Mayor Atchison and Members of City Council:

RE: Meadowgreen Community Association: Operating Grant, Program and Cost  
as a Barrier Grant and Rink Grant

The Board of the Meadowgreen Community Association (MCA) requests that City Council reinstate the Meadowgreen Association operating funds that were withheld from the Community Association in June 2010. We also ask that City Council take into account the diversity and disparity in resources that Community Associations in West Saskatoon have versus other areas. Although the Community Association Handbook, p. 3 states "Membership dues are the main source of funding for most community associations" our community with many New Canadians, refugees and immigrants has never charged a membership fee and has never seen this as a viable operating practice due to the limited resources of many of our community members.

As a Community Association we have filled out the Community Development Departments forms each and every year reporting all of the required information. We know that this information is reviewed by the Community Consultant since whatever information is missing is requested by the consultant. This means our Community Consultant has always had all the information as to what programs we have been successful with and which didn't run. In May or June each year we receive a cheque with a statement that we have completed ALL the paper work and we then allocate that funding for the next Community Association year. What that means, and what we took it as meaning, is that if we have received funding for the year we have met ALL the City's REQUIREMENTS. If we had not met the requirements each year, why would we receive funding or why wouldn't we receive a letter stating why we hadn't met the requirements.



We are dismayed that what are new, more stringent program rules drafted for the 2011 program year are being applied retroactively to disqualify us from funding for the activities we have completed in the years past. In one previous year when only 50% of program hours were realized, funding was reduced by half. That is fair enough, but in 2010 when 97% of the requisite 100 program hours were officially accepted, we were granted zero dollars. That is to us exceedingly mean spirited and completely contrary to any objective of community development.

We want to underline that the MCA Executive members are not paid recreational programmers, nor have we joined the MCA to be exclusively recreational programmers. What we have done is put together program schedules based on availability of instructors and what we believe are the interests of our community members. We find that the outdoor spring soccer and winter ice skating are highly popular. Indoor basketball also has good support. More exotic or unfamiliar themes are much more difficult to run. Even the popular soccer program is a great drain on member time as we are obliged to recruit and repeatedly replace coaches, provide transportation to distant soccer fields due to the absence of regulation size fields in our community, and manage equipment.

What MCA is successful with is that we can successfully organize over 100 individuals to push out the prostitutes (child sexual exploitation) and 'johns' out of our community but we can't get anyone to show up for recreational volleyball. We can get 50 people to use our two ice rinks daily but we can't get more than two kids to sign up for children's skating lessons. We can put together a Community Event that draw 500 people to join in a community celebration but we can't get 10 people to volunteer to coach soccer. We have assigned each executive member an area of responsibility such as housing, community watch, programs, seniors, and civics, all of which activities contribute to the well being of our community.

It should be noted in that to operate a successful Community Association it takes more than \$6,000. According to our audited Financial Statement as of August 31, 2010 MCA spent \$2144 on the rink and \$2720 donation-in-kind volunteer time; \$2080 for Soccer plus \$1153 in purchasing soccer equipment; \$2306 for a Community Fair; Newsletter \$1233; Insurance Policy (for program and rink liability) \$1000. In our expenses there is no where listed that the City through MCA has given any money to the Board members in any meals, volunteer expenses or salaries. No money has been "diverted" to inappropriate usage. We take exception to Paul Gauthier, Manager, Community Development stating "We're not paying them to be an advocate group." The Star Phoenix, March 4, 2011. As far as MCA is concerned representing the needs of our community is what a community association is supposed to do. According to the Handbook, p. ii "The Community Association speaks for many people with one representative voice. This gives your community a stronger voice in municipal government decision-making." So whether we are advocating for the enhancement of a community park or speaking against an over-concentration of social housing we are doing what the "City" has outlined as our role.

The City of Saskatoon Community Development Branch published the Community Association Volunteer Handbook and in the first section, "The Critical Role of the Community Association: Community associations enhance quality of life for residents in neighbourhoods throughout Saskatoon."

An association may operate an outdoor rink in winter, assist with public meetings on neighborhood development or organize a community cleanup in spring. Whatever the activity, the goal is to encourage residents to get involved and build a sense of "community." Community Association Handbook, p. i

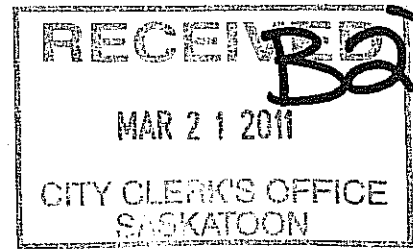
Meadowgreen Community Association members have fulfilled their obligations as outlined in the City of Saskatoon Handbook. Moreover we have put in 100s of volunteer hours for the betterment of our community and the City of Saskatoon. We do what we can do to make this a great place to live. We have attended City Council meetings to lobby in the best interests of our community, we sit on the City of Saskatoon Police Committee to represent Meadowgreen's interest and we work with other Community Associations to raise awareness of infill issues through our own experience with this issue. Through it all the Meadowgreen Community Executive members can say that we do the best we can with the resources and skills that we have for our Community:  
Meadowgreen – A Safe and Spirited Community.

Yours Sincerely,

**Meadowgreen Community Association**

Pat Tymchatyn  
President

c.c. City Council



## Message from the President

by Arnold Grambo

Welcome to the Hudson Bay Route Association's Winter 2011 newsletter. There's a lot taking place in our association and I'm very pleased to introduce our events and activities for the coming year.

Let me begin by reviewing some important achievements in 2010. First, the Churchill shipping season - at 656,000 tonnes, the most successful year at our Prairie port in over thirty years. Not only were exports of CWB grains at near record levels but the port also handled over 50,000 tonnes of non-board peas and canola (our newsletter contains complete information on 2010 vessels, cargoes and destinations). This year's impressive export totals truly vindicate HBRA's perennial claim that the Port Churchill can handle 1,000,000 tonnes of grain a year when it receives its fair share of investment and political support. We look forward to an even better year in 2011.

I also want to highlight the significant, ongoing growth of our Association as a result of the HBRA's *Back to the Future Campaign*, initiated in 2009 to generate new membership and revitalize our organization. The HBRA has now reached the mid-way point in its ambitious program of presentations to council at every RM in every Manitoba and Saskatchewan and members municipalities in Alberta, and I'm pleased to report that our RM membership more than doubled in 2010. HBRA field representative, Bruce Dodds, is already out criss-crossing Prairie highways again this winter and we're looking forward to another fine year of growing membership and increased member activity and participation. Bruce's report provides more detailed information on our association's spectacular growth spurt in the last year, but it also encourages us to consider how we want to use HBRA's growing membership to address longstanding rail grievances within the Churchill catchment area and across western Canada. Something to read and consider!

Perhaps HBRA's biggest news this winter are our preparations for the HBRA's 68<sup>th</sup> Annual Convention to be held April 15-16, 2011 at Virden, MB. Speakers include the Ministers of Transportation from both Manitoba and Saskatchewan, Steve Ashton and Jim Reiter; Canadian Federation of Agriculture President, Ron Bonnett; Canadian Wheat Board Directors, Cam Goff and Kyle Korneychuk; and many others. This year's convention will feature a special session on short-lines with a good number of established and emerging community railways expected to attend. We'll also focus on other prairie-wide rail issues such as the recent Rail Freight Service Review Interim Report, concern over who's really paying for trucking incentives, and the growing demand for a full costing review of CN and CP Rail under the Revenue Cap. Our 2011 Convention promises to be a memorable event, with great speakers, stimulating discussion, and - just maybe - a touch of genuine optimism that farmers and municipalities working together can force Ottawa to address these rail injustices. Please plan to join us in Virden!

Speaking of the Revenue Cap, I'm pleased to report that our Association is now a member of the Rail Cost Review coalition, alongside other western farm organizations, to help bring about the long-delayed costing review promised by successive federal governments. HBRA is also helping to address producer car issues, level-of-service concerns in the Churchill system and elsewhere, and the challenges facing Prairie short-lines as they struggle to preserve community rail service across the Prairies. And we're proud to present in this issue an interview with Farmer Rail Car Coalition President (and HBRA board member) Sinclair Harrison updating members on the FRCC's 15-year struggle to obtain justice for grain shippers.

HBRA is growing, and with growth comes change and opportunity. HBRA is member-directed and takes its direction from your member resolutions at the convention. Our 2011 Convention is a great opportunity for HBRA members to help set this direction and guide our organization into the future. HBRA needs your leadership, energy and participation. We look forward to seeing you at Virden in April!

P.S. It's Saskatchewan's turn to host HBRA's next convention in 2012. Our board looks forward to hearing a proposal from *your* Saskatchewan community to host our association's 69<sup>th</sup> Annual Convention in 2012.



## MEMBERSHIP – INVOICE 2011

To Reeve & Council:

A few days ago you received an invitation to join us at our 68<sup>th</sup> Annual Convention in Virden, MB. On April 15 & 16, 2011. We hope your R.M. will be represented.

We've worked hard this past year growing our organization so we can be a more effective voice for agriculture. Many new RMs have joined the team and we appreciate your support. You will be receiving our Spring Newsletter that highlights our efforts. It is twenty pages long and filled with information. My thanks to Bruce Dodds and others who have pulled this together.

Attached is a message from the President which outlines some of our work. Take a moment now to sign up and become a member. Your input is important.

Please make cheques payable to Hudson Bay Route Association.

Annual fee schedule is as follows:

_____	Rural Municipalities and Municipal Districts	\$300
_____	Cities	\$300
_____	Towns	\$100
_____	Villages	\$50
_____	Businesses and Organizations	\$50
_____	Individuals	\$20

NAME OF R.M. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

For more information contact our office.

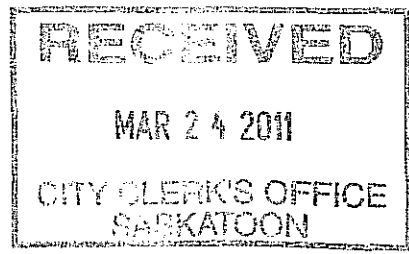
Sincerely,

Arnold Grambo  
President – HBRA

B3)

**Mann, Janice (Clerks)**

**From:** Mann, Janice (Clerks)  
**Sent:** March 24, 2011 10:55 AM  
**To:** Mann, Janice (Clerks)  
**Subject:** - All Seniors Care Food Drive April 25-29, 2011 -



March 23, 2011

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL,

All Seniors Care, Preston Park Heights Retirement Residence is celebrating the Royal Wedding in a grand way, and we invite/encourage you to join us! I am excited to tell you about All Seniors Care's "*From Swords to Ploughshares..The Royal Swell-the-Shelves Food Drive..*, April 25-28th,celebrating the marriage of Kate and William (charity as the wedding gift)and wedding reception at all the residences April 29th.

All Seniors Care and the armed forces (they are working out the details) are collecting food and money April 25-28 for the food banks in the cities where All Seniors Care Residences are located. I am requesting permission that we take to the downtown streets during rush hour, Thursday, April 28th from 7:00 a.m. until 9:30 a.m. collecting money. We would like to park our van downtown as well.

I am hereby requesting that you post the "*Swords to Ploughshares..The Royal Swell-the-Shelves Food Drive*" and your involvement on your website, Facebook , twitter, and please include this initiative in e-mails or newsletters.

We are inviting schools and businesses in the area of Preston Park,114 Armistice Way to participate in a food drive with all monies and food collected going directly to The Saskatoon Food Bank. The Executive Director of Preston Park Retirement Residence is Lynda Brazeau. Lynda's email is [lbrazeau@allseniorscare.com](mailto:lbrazeau@allseniorscare.com), and her phone number is 306-933-0515. Lynda is the food drive contact in Saskatoon. Under Lynda's direction, the food and coin collection boxes will be distributed, and Lynda will be the food drive contact the week of April 25-29<sup>th</sup>.

On April 1<sup>st</sup>, All Seniors Care will supply food collection boxes and money tins to your schools and business, and the Council Building. Please confirm by email that Council will participate in the food drive by accepting the money jars and food boxes, and that All Seniors Care and friends have permission to take to the streets collecting money during rush hour April 28th, 7:00 am-9:30 am. We appreciate your support to participate in this worthwhile cause. We will pick up the food, and money collected between the hours of 9:00 a.m. -2:00 p.m. Monday, April 25th, Tuesday, April 26th or Wednesday, April 27th. We will confirm the exact date and time closer to April 25th.

Friday, April 29th, The Council is invited to the Wedding reception from 2:00-3:30. (Official invitation to follow) Join us in celebrating. We are serving strawberry shortcake wedding cake!

We will be taking photos of the school and companies who participated in the food drive when we pick up the food and include the photos in Wedding Greetings sent to The Royal Couple. All Seniors Care, a proudly Canadian company takes "Where Caring is Our Number One Concern" seriously. All Seniors Care felt the Royal Wedding presented the perfect opportunity to be proactive, use the enthusiasm, and excitement created by the wedding to help feed our hungry. Here's your opportunity to show you can make a difference in feeding our hungry, by rallying your troops to support the All Seniors Care "*From Swords to Ploughshares...the Royal Swell the Shelves*" food drive initiative.

One of the greatest feelings in the world is knowing that we as individuals can make a difference,

Looking forward to hearing from you,

*Ronna*

Ronna Goldberg  
Regional Event Planner  
Sturgeon Creek 1 Retirement Residence  
10 Hallonquist Drive  
Winnipeg, Manitoba R2Y 2M5  
Tel: 204-885-1415 Cell: 204-232-8495 Fax: 204-889-4782  
[www.allseniorscare.com](http://www.allseniorscare.com)

**Highlights from The All Seniors Care Senior Games; a week of active living and friendly competition February 7-11, 2011** <http://www.allseniorscare.com/seniorsgames2011> .



# SASKATCHEWAN MARATHON

185-9  
B4

May 29, 2011

RECEIVED

March 24<sup>th</sup>, 2011

His Worship the Mayor  
and Members of City Council

MAR 24 2011

Dear Members of City Council:

CITY CLERK'S OFFICE  
SASKATOON

**Re: Saskatchewan Marathon**

***Request for Extension of Time under the Noise Bylaw***

**Sunday, May 29th**

**Extension from 6:00 AM – 2:00 p.m.**

The Saskatchewan Marathon annually brings together more than 2500 participants of different fitness levels as well as hundreds of volunteers and suppliers for an exciting weekend of competition and fun. This year's event is the 33<sup>rd</sup> annual and will begin at 7:00 AM on Sunday May 29th -- starting and finishing in Umea Park. The 2011 Saskatchewan Marathon will also feature a half-marathon and 10KM event and will be accessible for runners, wheelchair athletes and half-marathon walkers, and a Marafun for kids up to age 12.

We respectfully request an extension of time under the Noise Bylaw for the times noted above. We intend to address the direction of the speakers and the sound volume to ensure the least possible disruption for residents in the area.

Thank you for your consideration of this request.

Sincerely,

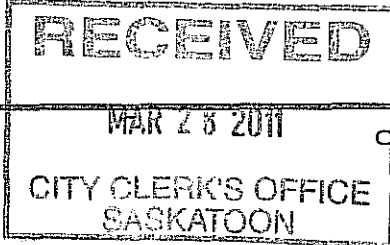
**Lorrie Dobni**  
President  
Saskatoon Road Runners Association

**Kim Ali**  
Race Director  
2010 Saskatchewan Marathon

*The Saskatchewan Marathon is the oldest marathon in Saskatchewan. Organized and produced by the Saskatoon Road Runners Association (SRRA), the Saskatchewan Marathon is a spring tradition for participants in Western Canada, and is a qualifier for the Boston Marathon. The 2011 Saskatchewan Marathon proudly supports the Meewasin Valley Authority.*



— City of —  
**Saskatoon**



CITY COUNCILLOR  
WARD ONE

25 BS)

March 28, 2011

City of Saskatoon  
City Hall  
222 Third Avenue North  
Saskatoon, SK

**Attention: Janice Mann, City Clerk**

Dear Ms Mann:

Given that the federal election has been called and given my nomination as a candidate for the Liberal Party of Canada in the election, I hereby advise that I will be taking an unpaid leave during the writ period which ends with the election to be held on May 2, 2011.

Please advise the members of Council and administration accordingly.

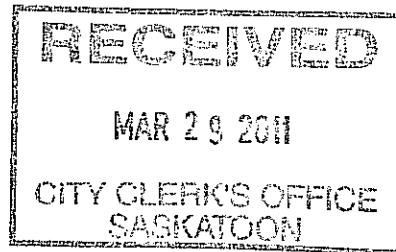
Best regards,

**Darren Hill**  
Councillor, Ward 1  
The City of Saskatoon

DH/smm



March 29, 2011



Ms. Janice Mann  
City of Saskatoon  
COS Internal Mail

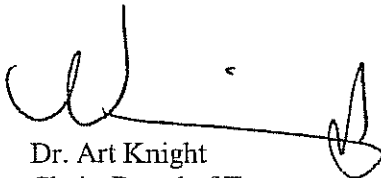
Dear Ms. Mann:

On behalf of the Board of Trustees and the staff of the Mendel Art Gallery, we are pleased to enclose our annual report for fiscal 2010. Should you require a copy of the audited financial statements, please contact the Gallery.

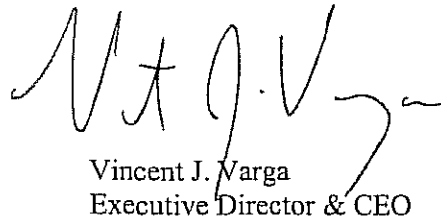
It is hoped that you will review the Gallery's activities last year and visit us in the coming year. In the remainder of 2011 there will be three exhibition periods. Among the spring exhibitions is *Ruth Cuthand: Back Talk (works 1983-2009)*, the first career retrospective for Saskatoon artist Ruth Cuthand and *Karine Giboulo and Olia Mishchenko: Habitaptation*, an exhibition in which the artists address the social underpinnings of urban space via their sculpture and drawings. This summer, there will be the first solo exhibition at the Mendel Art Gallery for the noted Canadian landscape photographer Courtney Milne, who died in August 2010. *Courtney Milne: The Pool Project* includes 40 photographs distilling a 10-year project. During the period Milne photographed his outdoor pool every day, taking more than 50,000 images. Also on view this summer is work by renowned Canadian artist Betty Goodwin. This fall, the Gallery will be presenting *Jayce Salloum: history of the present* a mid-career survey of this acclaimed Canadian artist's photo- and video-based installations. The exhibition explores identity, migration, and shifting global territories. For further information about these and other upcoming exhibitions visit [www.mendel.ca](http://www.mendel.ca).

We are pleased to report that the new Art Gallery of Saskatchewan (AGS) has proceeded through the functional planning stage and architects Kuwabara Payne McKenna Blumberg (KPMB) and Smith Carter are in the final phase of schematic design. After the detailed design is complete, construction will start in mid-2012. The fundraising campaign, chaired by Saskatoon lawyer Doug Hodson, is underway, with the public campaign launch scheduled for fall 2011. Support for the AGS is building as the community recognizes the potential of the new Gallery to improve the quality of life and support economic development in Saskatoon. We will keep you informed about the progress of this exciting project.

Sincerely,



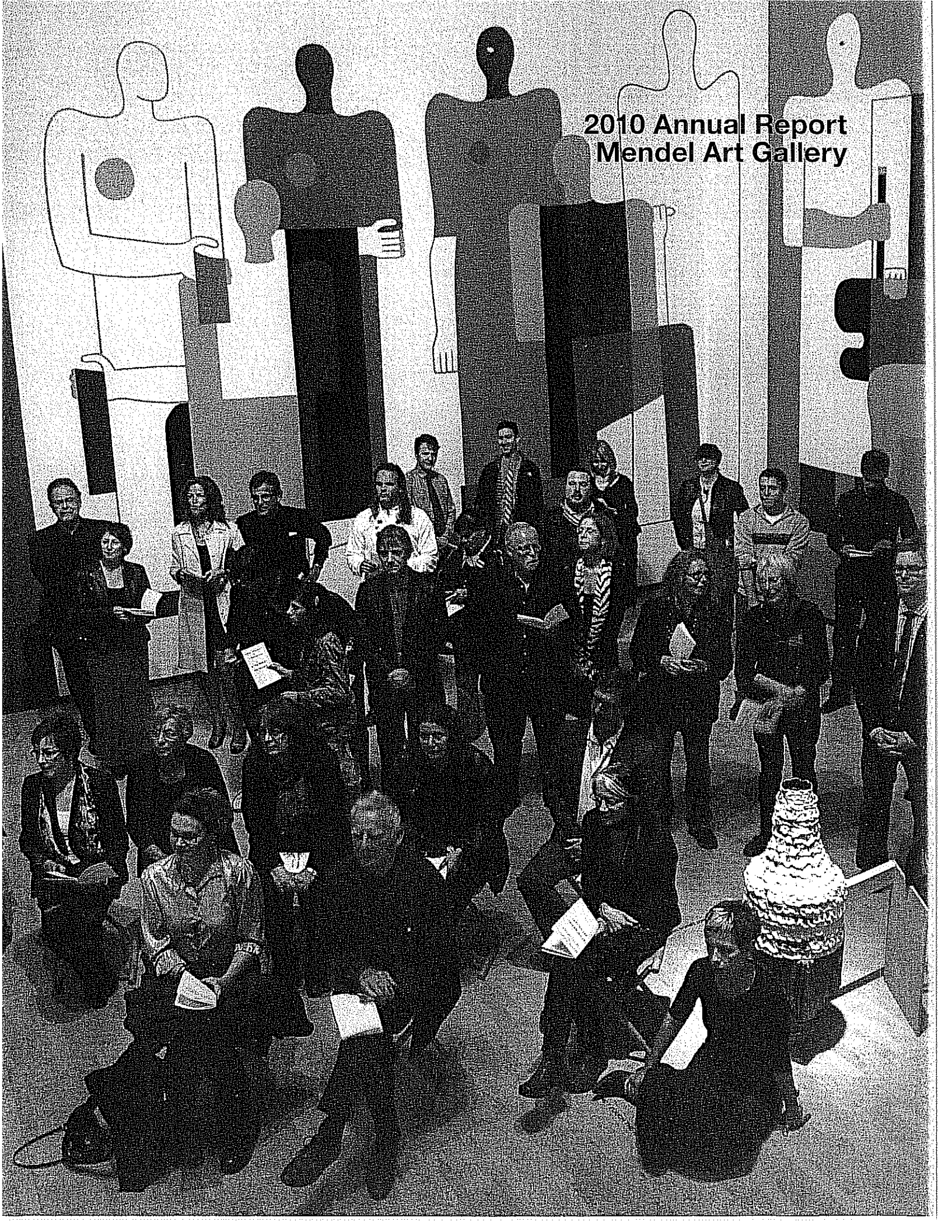
Dr. Art Knight  
Chair, Board of Trustees



Vincent J. Varga  
Executive Director & CEO

Enclosure

2010 Annual Report  
Mendel Art Gallery



# The Mandate of the Mendel Art Gallery

To operate and maintain in the City of Saskatoon, a public museum for the collection, exhibition, preservation and interpretation of works of art and for the development of public understanding and appreciation of art.

## Our Goals

- To further develop a major community asset for the people of Saskatoon.
- To support and promote the visual artists of Saskatoon and Saskatchewan.
- To be Saskatoon's centre for visual art experiences in the broadest and most inclusive ways possible.
- To be actively engaged in Saskatchewan's various communities by sharing resources and expertise.
- To present a balanced, quality program of exhibitions and to provide the most innovative public and professional programs, thereby ensuring that our constituents have maximum enjoyment of the visual arts.
- To be a leading visual arts institution, locally and nationally.
- To make significant gains in private sector support for the Mendel Art Gallery.

Cover image: A sing-along at the October 1 opening reception for the fall exhibitions, led by featured artists, the Cedar Tavern Singers, AKA Les Phonoréalistes, of Lethbridge.

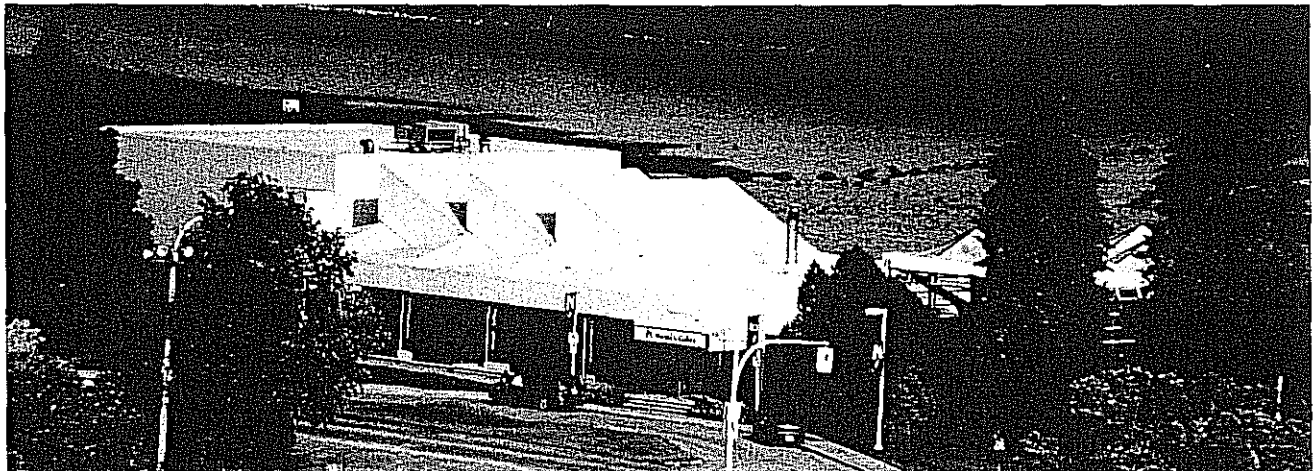
The mural, by Halifax artist Garry Neill Kennedy, is an enlarged recreation of a mural William Perhudoff painted in the private salon at Fred Mendel's Intercontinental Packers.

Back cover: A view of the other side of Gallery 3, at the same October 1 event. This wallwork, *Limp Landscape*, is a cut-vinyl installation by Dagmara Genda, inspired by landscape paintings in the permanent collection.

Opposite page: Hans Dommasch, *My World: 15th Floor, 430 5th Avenue N., Mendel Gallery, August 2004 (detail)*, 2004, colour photograph on paper. Collection of the Mendel Art Gallery. Gift of the Artist, 2007.

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The Mendel Art Gallery (The Saskatoon Gallery and Conservatory Corporation) gratefully acknowledges funding from:



Canada Council  
for the Arts

Conseil des Arts  
du Canada



Canadian  
Heritage

Patrimoine  
Canadien

# President's Message

I am honoured to serve the Mendel Art Gallery as Board of Trustees Chair & President. The demonstrated commitment of my Board colleagues, along with the dedication and expertise of our Executive Director & CEO, Vincent Varga, and the staff contribute to the Gallery's excellent reputation for serving the whole community. This is the foundation for ensuring the expanded and outstanding future of that tradition in the Art Gallery of Saskatchewan (AGS).

This annual report is a detailed accounting of the diverse ways in which the Gallery has fulfilled its mandate and generated the cultural and community return on the investment of the primary organizations that fund the Gallery: the City of Saskatoon, the Saskatchewan Arts Board, Saskatchewan Lotteries, the Canada Council for the Arts, and the Department of Canadian Heritage.

The Mendel Art Gallery deeply appreciates the annual operating grant provided over the years by the City of Saskatoon. This grant is a tangible representation of the citizens' support for their Gallery. At the same time, it imposes an obligation to value and respect the precious community resource that the Gallery embodies. We also value highly the role of our corporate and private donors, and the Gallery's volunteers and members, all of whom represent another essential pillar of community support. At exhibition openings and other Gallery events, it is heartening to observe the number and diversity of participants. Clearly, the Gallery is relevant to these community members in so many ways. They are engaged with it; they appreciate its contributions to their lives.

My Board colleagues and I have great respect and admiration for the highly professional and dedicated staff of the Mendel Art Gallery. The Board is a group of volunteers directly responsible for implementing the Gallery's mission, mandate and vision. The Board members are keenly aware of the responsibility to steward this vital community resource, and to ensure its future success as the new Art Gallery of Saskatchewan. At the same time, we acknowledge the philosophical and legal obligations as trustees. Taking the word literally, we are entrusted with honouring the great traditions of the Mendel Art Gallery as well as with fulfilling the community's expectation for an institutional response to the challenges of today's community environment.

Consequently, the AGS project was a major focus of our deliberations during the year. By late 2010, there was a true sense of accomplishment. There have been numerous landmarks in the progress toward the highly anticipated opening of the new Gallery in 2014. To ensure that success, staff members have worked effectively with the city and all those involved in the project. The AGS Functional Program was adopted by the Board of Trustees and City Council in April. The contract with highly regarded KPMB Architects and Smith Carter Architects to develop the Gallery design was approved in June. The design work has proceeded on schedule and we look forward to viewing the first conceptual plans in the spring of 2011. As well, the funding commitments from all three levels of government have been formally confirmed. The detailed planning for our Capital Fundraising Campaign, led by Doug Hodson, Q.C., and his outstanding team is well underway.

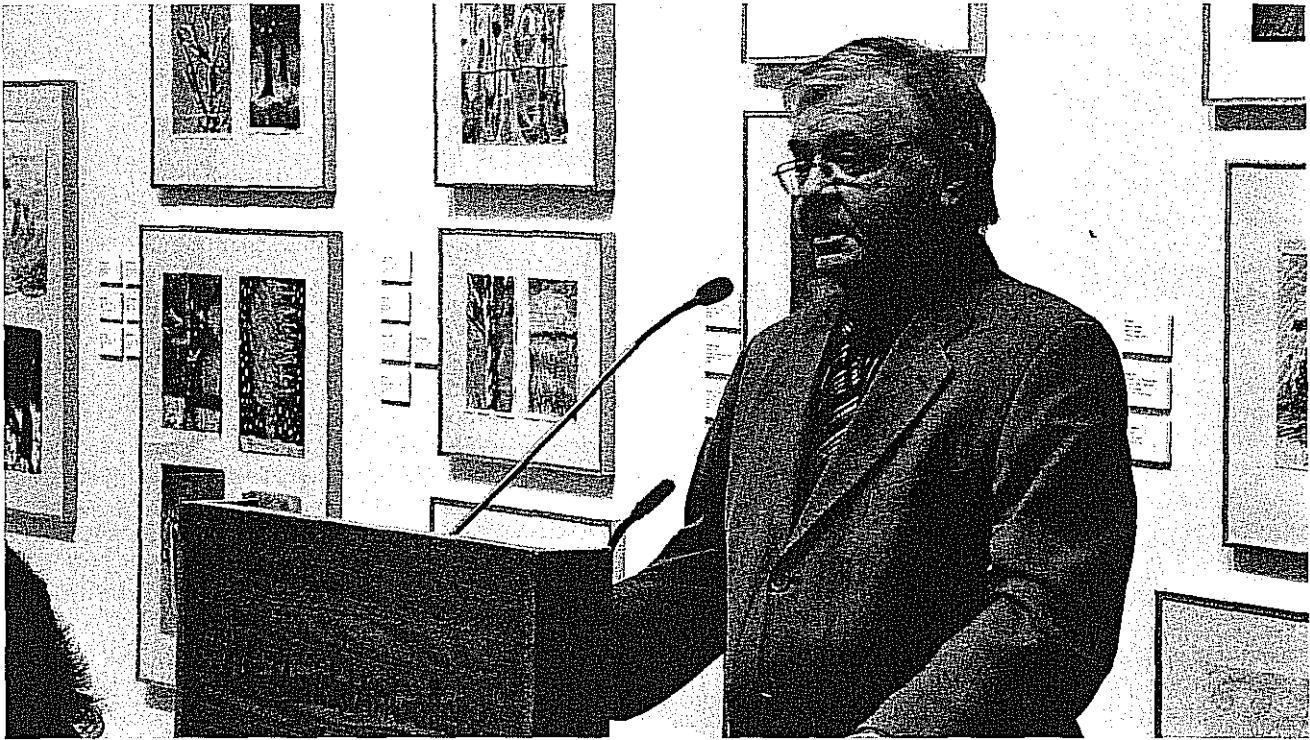
The Art Gallery of Saskatchewan has been established as a not-for-profit civic corporation, and the officers and trustees of the Saskatoon Civic Gallery and Conservatory Corporation (Mendel Art Gallery) Board of Directors have also been appointed by City Council to the same positions on the AGS Board. This recognizes the governance transition that will be required to accompany the physical move to the new gallery.

Over the years, the Mendel Art Gallery has been fortunate to have been served by trustees who have fully embraced it, and worked tirelessly to secure its future. I thank on your behalf the current members of the Board of Trustees for their commitment to the Gallery. There was one change in membership during the year: David Haberman resigned upon his move from Saskatoon in June. Our most sincere thanks to David for his invaluable contributions as Trustee, Board Treasurer and Chair of the Audit and Finance Committee. The committees listed below continue to do an exceptional job, facilitating the work of the whole Board. Many thanks to the Chairs of these committees, and to all the trustees for their time and expertise.

Respectfully submitted,

Dr. Art Knight  
Board Chair & President

Opposite page: Board Chair & President Art Knight speaks at the public reception for *School Art* on April 17.



## Board of Trustees

### The Saskatoon Gallery and Conservatory Corporation (Mendel Art Gallery)

Dr. Art Knight, President & Chair  
John Hampton, Vice-Chair  
David Haberman, Treasurer (to June 2010)  
Linda Langille, Secretary  
Jason Aebig  
Herta Barron  
Robert Christie  
Carol Cisecki  
Councillor Charlie Clark  
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Holly Kelleher  
Keitha McClocklin  
Councillor Tiffany Paulsen, Q.C.  
Alexander Sokalski  
Dennis Yee  
Eva Mendel Miller, Honorary Chair

### STANDING COMMITTEES

#### Executive Committee

Dr. Art Knight, Chair  
David Haberman (to June 2010)  
John Hampton  
Linda Langille

#### Audit & Finance Committee

David Haberman, Chair (to June 2010)  
Herta Barron  
Robert Christie  
Linda Langille  
Keitha McClocklin  
Dr. Art Knight, ex-officio

#### Collection Committee

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Herta Barron  
Robert Christie  
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Dennis Yee  
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Robert Christie  
Councillor Charlie Clark  
John Hampton  
Linda Langille  
Dr. Art Knight, ex-officio

# Executive Director & CEO Report



In 2010, the Mendel Art Gallery celebrated 46 years of contributing to the exploration, celebration and documentation of the visual arts and culture of Saskatchewan through its collecting activity, exhibitions, publications, public programs, and partnerships. The Gallery demonstrated that the visual arts and this institution help foster a healthy and vibrant community, where the arts enhance the quality of life, and promote lifelong learning in Saskatoon and the surrounding area.

Saskatoon is renowned for its achievements and volunteerism. Similarly, the Mendel Art Gallery in 2010 continued its fundamental commitment to its community through the shared participation of volunteers, staff, members, audiences, sponsors and funders who believe in the Gallery's essential contribution to Saskatchewan. In 2010, 181,000 people chose to visit the Gallery to see the stimulating exhibitions and public programs, participate in educational activities, buy a gift in the Gallery Shop, enjoy the view of the South Saskatchewan, take refuge from the weather in the conservatory, or relax in Museo Coffee. The Gallery accomplished this while achieving a better than balanced financial result, enabling investment in its programs and permanent collection in 2011. It is on this program and sound fiscal platform that the Gallery, as the region's premier public visual arts venue and resource, continues to engage its community.

In 2010, the Gallery offered a series of stimulating exhibitions, balancing historical and contemporary art from the region with art from across Canada and beyond. Exhibitions borrowed from other institutional partners were presented alongside projects drawn from the permanent collection or exhibitions developed by Gallery curators. The public programs staff sought to animate exhibitions and provide multiple points of entry to enhance viewers' understanding of and appreciation for art, the process of making art, and the role of the artist in society. In January, the Gallery presented *Through and Through and Through*, Saskatoon artist Marie Lannoo's new work created in collaboration with scientists at the Canadian Light Source synchrotron in Saskatoon. Shown concurrently were Ed Pien's *Haven of Delight*, organized and circulated by the Musée d'art de Joliette;

and *Sugar Bombs*, guest curated by Kristen Lamberston and featuring the work of Diyan Achjadi and Brendan Tang. Spring exhibitions included *Beyond Redemption*, new work from local artist Adrian Stimson; and "*Innocent*" *Years: Stories and Pictures by William Kurelek, Ian W. Abdulla and Marjane Satrapi*. In April, the Gallery opened *School Art*, showcasing more than 200 works by some of the city's young aspiring talent. The Gallery is very proud of its on-going partnership with Saskatoon's Public and Catholic schools, realized in this annual exhibition that was generously supported by PotashCorp. The Gallery continues to develop other programs and partnerships that encourage youth to view the arts as an important aspect of education and life skills development. There is continued emphasis on arts partnerships with the schools as well as with Mendel Youth Council, the City of Saskatoon, University of Saskatchewan Department of Art and Art History, the Saskatoon Public Library, Saskatoon Community Youth Arts Programming, White Buffalo Youth Lodge, St. Paul's Hospital, Culture Days, BlackFlash magazine, The Red Shift Gallery, Tribe Inc., WinterShines, the Saskatchewan Association of Architects, the Perhudoff murals restoration project, and others.

The role of the Gallery is complex and broad. Our programs foster appreciation and understanding for the visual arts within diverse communities. This extends to encouraging emerging artists to forge partnerships with mentoring artists. The 2010 Artists by Artists Mentorship Program presented the work of Iris Hauser and Ruth Sulatisky, Tod Emel and Luke Siemens, Susan Shantz and Andreas Buchwaldt, and Lorenzo Dupuis and Steph Krawchuck.

The Gallery's collection grew in a focused way through a refinement of its collection policy. The collection has grown from Fred Mendel's initial gift of 13 canvases to include 5,800 works, acquired through purchase and donation. Sixteen works, funded through Gallery self-generated revenue and matching support from the Canada Council for the Arts, were purchased in 2010 from artists represented in exhibitions at the Gallery. Aspects of the permanent collection were explored in *Getting There*, and *Works on Paper*. In addition, works from the Mendel Art Gallery collection were borrowed by other public galleries for exhibitions viewed in other centres.

During the summer, the Gallery honoured the role artists played in opening up the Canadian West and defining the emerging national identity through images of the land. Organized and circulated by the Glenbow Museum, *Vistas: Artists on the Canadian Pacific Railway* displayed work by 20 artists who travelled West courtesy of the railway. Complementing this historical exhibition, the Gallery organized and presented the landmark exhibition, *Carvings and Commerce: Model Totem Poles 1880 – 2010*, guest curated by Michael Hall and Pat

Above: Vincent Varga being interviewed by Anne Parry of Shaw TV at the October 1 media event introducing the architects designing the Art Gallery of Saskatchewan.

Glascook, and generously sponsored by Dakota Dunes.

In fall, two distinctly different yet complementary exhibitions were presented. *Underskirt: A peek at the institution of art*, featured work by contemporary artists Dagmara Genda (Saskatoon), Garry Neill Kennedy (Halifax), Heather Nicol (Toronto), Nicole Cherubini (New York City), and the Cedar Tavern Singers (Lethbridge). Notable for 2010 was *The Optimism of Colour: William Perehudoff, a retrospective*, guest curated by Karen Wilkin. The exhibition featured more than 40 works spanning the career of this internationally significant Saskatoon artist. Perehudoff, now 92, has influenced artists in Western Canada and beyond through his abstract painting, exploring the expressive capacity of colour.

The exhibition catalogue contains essays by Karen Wilkin, Roald Nasgaard, and Robert Christie. Other gallery publications produced in association with 2010 exhibitions include *James Henderson: Wicite Owapi Wicasa (the man who paints the old men)*, and *Marie Lannoo: Through and Through and Through*.

Planning for the new Art Gallery of Saskatchewan focused the attention of the Board, staff and volunteers. The Functional Program (definition of the design problem) developed by Michael Lundholm with stakeholders' input was approved by City Council. Thanks to all those who contributed to the focus groups. KPMB Architects and Smith Carter Architects were contracted to develop the design for the Art Gallery of Saskatchewan, to be located in the city's south downtown at River Landing, adjacent to the Remai Arts Centre. The new facility is to open in late 2014.

To begin to set the stage for the Art Gallery of Saskatchewan, the Gallery hosted Lugo 2010 – A Carnival of Art Happenings, on January 16. Organized by a group of new volunteers, the multi-media event targeted youth and used social networking media, including the internet, Facebook, Twitter and YouTube. The event, featuring more than 30 talented artists, dancers, actors, filmmakers, poets, writers and performers, recalled the activities of the Saskatoon Art Centre /Mendel Art Gallery in the 1960s.

The 2010 Annual Report provides a comprehensive inventory of Mendel Art Gallery exhibitions, public programs, collection development and related activities. It also recognizes those who organized and facilitated these initiatives, as well as the key stakeholders who partnered with the Gallery. I would like to acknowledge the arts community of the province and beyond; all of the artists, lenders, and guest curators and essayists who have shared with our audiences their works of art, and their thinking about the creative process.

I extend my gratitude and thanks to the staff of the Mendel Art Gallery for their exceptional professionalism, ingenuity, and commitment to our community. In 2010, the Gallery underwent a transformation with a few departures and several arrivals. Howard Janzen, Manager of Finance & Operations, left the Gallery after five years of service. Eve Kotyk, Collections Manager, took off her white gloves and retired in May. During her decade in the role, she assisted in the growth of the collection by 883 works of art, for a total of 5,666. I would like to thank Howard and Eve for their dedication to the Gallery, and wish them the very best in the future. We also welcomed to the Mendel Gallery team Sandra Fraser, Associate Curator; Sheila Robertson, Communications Coordinator; Shari Bedient, Gallery Shop Supervisor; and Donald Roach, Registrar. The Gallery's aspiration is further enabled through the generosity, hard work, commitment and enthusiasm of our Gallery Group Volunteers, ably led by Mrs. Alison Lawlor.

The Gallery is fortunate indeed to have a growing number of individuals, families and businesses contributing annually through the purchase of memberships as well contributing to our annual campaign. To all, with deepest appreciation, thank you. It is with sincere thanks that the Gallery acknowledges its corporate and individual sponsors: Affinity Credit Union, Blossoms, Business Furnishings, Canadian Linen, CFR, Dakota Dunes Casino, kinetic design, deezine.ca, Great Western Breweries, Pizza Hut, PotashCorp, Saskatoon Community Foundation, SaskTel, Seventy-Seven Signs, *The StarPhoenix*, Stuart Olson, WestJet Airlines, and Wired 96.3. It is with deep gratitude that the Gallery thanks its funders: the City of Saskatoon, the Saskatchewan Arts Board, Saskatchewan Lotteries, the Canada Council for the Arts, and the Department of Canadian Heritage, Museums Assistance Program, for ongoing operational and program support. Finally, heartfelt thanks to the members of the Board of Trustees for their guidance and support. I would especially like to acknowledge and thank Art Knight, Chair, and John Hampton for their extraordinary leadership as we continued our work at the Mendel Art Gallery and as we began our transition toward the Art Gallery of Saskatchewan.

Respectfully submitted,

Vincent J. Varga  
Executive Director & CEO



# Exhibitions

## Curatorial Statement

In 2010, the Mendel Art Gallery's curatorial department was led by Chief Curator Dan Ring. Linda Sawchyn provided able assistance as adjunct curator and exhibition coordinator during the absence of Jen Budney, who returned from maternity leave in late January 2010. The team grew again when Sandra Fraser joined the Gallery as Associate Curator, Extension Coordinator in February 2010.

The Gallery provides visitors with access to a wide variety of artistic media and forms, demonstrating a range of art production nationally and globally, while retaining the Saskatchewan art community as a key focus. The goal with these exhibitions is to provoke conversation, contemplation, and pleasure, to connect our shared pasts with our collective future, and to indicate important developments in contemporary society through the work of artists engaged with the social, political, aesthetic, and environmental conditions of a rapidly changing world. The Gallery presents outstanding artworks in solo, group, and permanent collection exhibitions, relating contemporary ideas to the issues and concerns of Saskatoon, and framing historical work in ways that are relevant to the contemporary context.

In 2010, the Gallery presented a broad program of exciting new work by contemporary Canadian and international artists, including a major retrospective exhibition of Saskatoon artist William Pehudoff, and a number of comprehensive historical surveys that reflected on how material culture, visual art, popular culture, and ideology are intertwined in the development of Canadian identity.

Central to the Gallery's curatorial program is the production of original research and scholarship on contemporary and historical art and visual culture. Research by gallery curators and program staff, as well as contracted curators, specialists, and writers, contributes to local, national, and international understandings of art, society, and culture. In addition to regular gallery and studio visits around Saskatchewan, Mendel Gallery curators travelled to Vancouver, Calgary, Brandon, Winnipeg, Toronto, Hamilton, Charlottetown, and Ottawa as part of their ongoing curatorial and collections research, to present at panel discussions, and to facilitate touring exhibitions. Sandra Fraser attended the Museums Association of Saskatchewan Annual Conference, *Conversations about Contemporary Canadian Art*, organized by the National Gallery of Canada, and, with Jen Budney, the International Curatorial Institute





Symposium at the Banff Centre, entitled, *Are Curators Unprofessional?* Budney participated on the Canada Council for the Arts' Venice Biennale of Art Advisory Committee, and served her second year on the Canada Council's Venice Biennale of Architecture Advisory Committee. In addition, she was a juror for the 2010 Sobey Art Award.

In 2010, Mendel Art Gallery curatorial research was evidenced in the major book, *The Optimism of Colour: William Perahudoff, a retrospective*, which was edited by Jen Budney and Dan Ring; and the catalogue to the contemporary solo exhibition, *Marie Lannoo: Through and Through and Through*, edited by Sandra Fraser. The Mendel Gallery's catalogue to the exhibition, *James Henderson: Wicite Owapi Wicasa*, featuring a major essay by Dan Ring, (also the book's editor), was shortlisted in the categories of "Award for Publishing" and "First Peoples' Writing Award" at the 2010 Saskatchewan Book Awards.

During 2010, extensive work was also completed for the upcoming (2011) publication, *Carvings and Commerce: the Model Totem Pole, 1880–2010*. Curators are often asked to contribute texts for publications by other organizations. In 2010, essays by Jen Budney were published in

the catalogue to the *2010 Adelaide Biennial of Australian Art*, and the Canadian journal *West Coast Line*, #64: *Orientalism & Ephemera*.

Also beyond the walls of the Gallery, curatorial and other staff worked on several touring exhibitions, including *James Henderson: Wicite Owapi Wicasa*, co-curated by Chief Curator Dan Ring and Dr. Neal McLeod. This exhibition toured to the MacKenzie Art Gallery in Regina and the Glenbow Museum in Calgary in 2010. *Jayce Salloum: history of the present*, co-produced with the Kamloops Art Gallery and Confederation Centre Art Gallery and curated by Jen Budney, toured to Charlottetown in the fall.

Mendel Art Gallery exhibitions are supported by the Canada Council for the Arts, the Saskatchewan Arts Board, SaskLotteries, and the Department of Canadian Heritage, through its Museums Assistance Program.

Dan Ring, Chief Curator  
Jen Budney, Associate Curator  
Sandra Fraser, Associate Curator, Extension Coordinator

Opposite page: Dan Ring, Chief Curator - Above: Installation view of Ed Plien's *Haven of Delight*.

# Winter Exhibitions

January 22 to April 4, 2010

## ED PIEN: HAVEN OF DELIGHT

This very popular exhibition by one of Canada's best-known contemporary artists featured exquisite paper découpages and a multimedia paper labyrinth inspired by the traditional Chinese art of paper cuts — all exploring a phantasmagorical, imaginary world of tales and myths, bridging Asia and North America. A hit with visitors, *Haven of Delight* was a first-time collaboration with Musée d'art de Joliette, one of Quebec's leading art institutions. The artist, Ed Pien, was born in Taiwan in 1958 and has lived in Canada since 1969. He has exhibited his work extensively around the world, and is represented by Pierre-François Ouellette Art Contemporain in Montreal and Birch Libralato Gallery in Toronto.

*Curated by Eve-Lyne Beaudry, organized and circulated by the Musée d'art de Joliette, Quebec.*

## MARIE LANNOO: THROUGH AND THROUGH AND THROUGH

Saskatoon's own Marie Lannoo, one of Canada's best-known abstract painters, created a stunning new body of sculptural work, along with new paintings, for her first solo exhibition at the Mendel Gallery. While all the works in the exhibition explored the properties of colour and light, the show was dominated by her massive, interactive sculpture—a product of years of research with beam line scientists and physicists at the Canadian Light Source synchrotron in Saskatoon. Visitors donned booties to enter this light-filled arcade, where they were free to study and play with a kaleidoscope of reflected and refracted colour. Art historian Roald Nasgaard wrote the essay for the catalogue accompanying this exhibition.

*Curated by Dan Ring, Chief Curator.*

## SUGAR BOMBS: DIYAN ACHJADI AND BRENDAN TANG

A unique exhibition showcasing two of British Columbia's rising young art stars, *Sugar Bombs* invited visitors into an imaginative terrain where innocence and beauty met violence. Uniting the two artists' work are themes of hybridization and the trade of culture and symbols between East and West. The work of Diyan Achjadi (Vancouver), focused on the fictional character Girl circulating in a militarized cityscape, while the objects made by Brendan Tang (Kamloops) combined elements of 18th century French blue-and-white porcelain with Transformer-like robotics. Achjadi, who was born in Indonesia, is a professor at Emily Carr University in Vancouver. Tang, who was born in Ireland to Trinidadian parents, was shortlisted for the 2010 Sobey Art Award.

*Guest-curated by Kristen Lambertson.*

## GETTING THERE

Curated from the Gallery's permanent collection, this exhibition showcased a range of historical and contemporary artworks sharing a common subject of a road, alley, trail, or pathway. The works were examined for their metaphoric significance as lifelines, connectors of past and present, individual and collective choice, adventure, and more. *Getting There* included photographs, prints, watercolours, paintings, and work in other media by artists such as James Davies, Robert Hurley, Doris Wall Larson, Orest Semchisen, Leslie Saunders, and Hilda Stewart.

*Guest-curated by Linda Sawchyn.*



Top: Diyan Achjadi, *Merapi*, ed #2/3, 2007, archival inkjet on paper. Collection of the Mendel Art Gallery. Purchased with the support of the Canada Council for the Arts Acquisition Assistance program 2010.

Above: Marie Lannoo discussing her exhibition, *Through and Through and Through*, with the Art Appreciation Group February 18.

# Spring Exhibitions

April 16 to June 13, 2010

## SCHOOL ART

The annual *School Art* exhibition has been a Saskatoon favourite for almost 40 years, delighting audiences and reminding us of Mendel Art Gallery founder Fred Mendel's passionate belief that art is for people of all ages. The Gallery worked closely with Saskatoon educators to showcase the paintings, drawings, sculptures and other works of art by more than 200 students in Saskatoon's primary and secondary schools. 2010's *School Art* was juried by Cathy Lacey, from City Park Collegiate, and Michelle Yuzdepski from Bethlehem Catholic High School. *School Art* closed May 30.

*Coordinated by Laura Kinzel, Public Programs Coordinator, Sponsored by PotashCorp*

## "INNOCENT" YEARS: STORIES AND PICTURES BY WILLIAM KURELEK, IAN W. ABDULLA, AND MARJANE SATRAPI

This exhibition brought together drawings, paintings, and animation by three internationally renowned artists whose early years were profoundly shaped by momentous cultural changes occurring in their countries, including immigration, colonization, and revolution. Featured were works by William Kurelek, the famous Ukrainian Canadian painter, along with Ian W. Abdulla, one of Australia's greatest Aboriginal painters, and the Iranian graphic artist sensation, Marjane Satrapi. A narrative exhibition designed to appeal to viewers of all ages, "*Innocent*" Years brought Ian Abdulla to Saskatoon, where he worked as Artist-in-Residence in the Gallery's Studio Express for a week-long period, painting and engaging visitors in conversation and stories. Sadly, Abdulla died January 29, 2011, in Berri, Australia, at age 63.

*Curated by Jen Budney, Associate Curator*

## ADRIAN STIMSON: BEYOND REDEMPTION

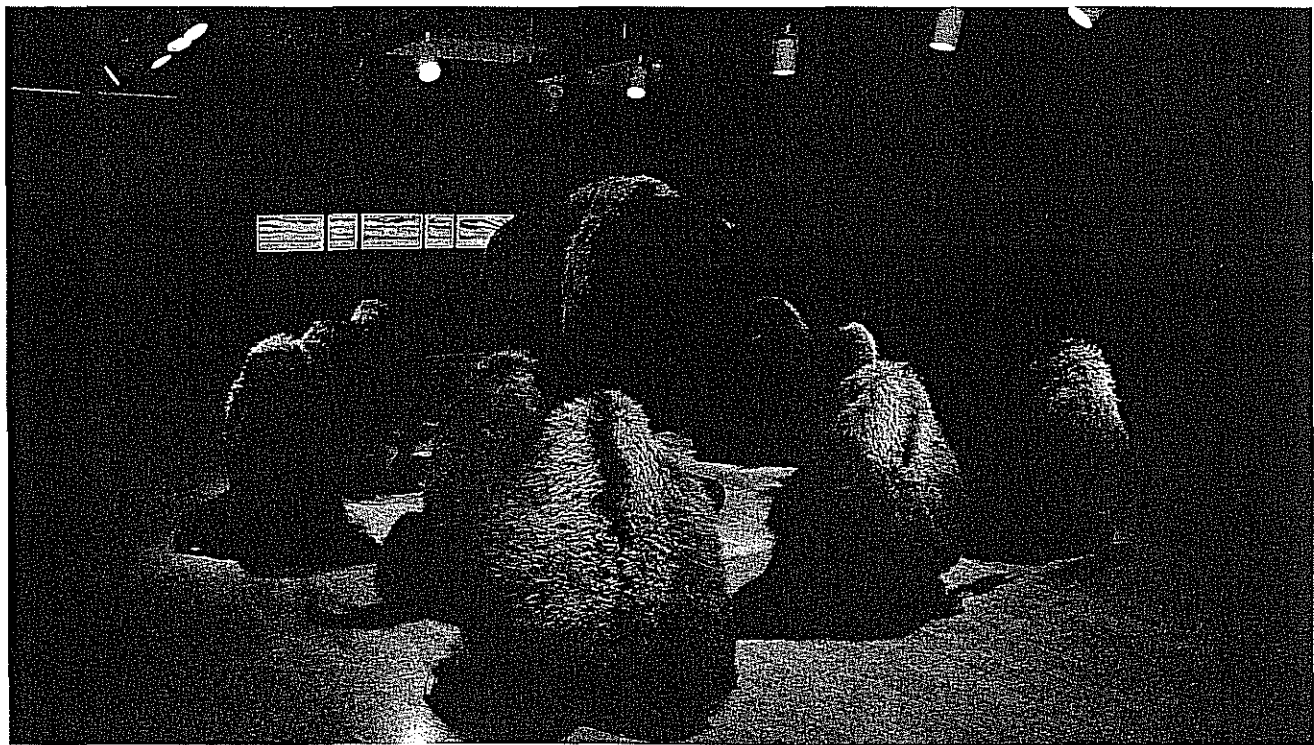
In his first solo exhibition at the Gallery, the Saskatoon-based Siksika artist presented new paintings, sculpture, and video art based on the form, history, and spirit of the bison or American buffalo. "Junior," a taxidermied bison, dominated the exhibition space and set the stage for the artist's visual elegy. He honoured the once prolific mammal whose existence had made the lives of Plains First Nations people possible. Stimson, a graduate of the University of Saskatchewan's MFA program, is a nationally recognized visual and performance artist. In 2011, the Gallery will publish a catalogue for *Beyond Redemption*, featuring an essay by professor Lynne Bell.

*Organized by Jen Budney, Associate Curator*

## WORKS ON PAPER

A spare and stylish exhibition, *Works on Paper* drew from the Gallery's permanent collection to showcase the cheeky and inquisitive spirit of artists working in the past half-century. Taking playful liberty with the term "works on paper," the curators presented a selection of prints, drawings, collages, and paintings exploring the material and conceptual potential of the medium of paper. The exhibition featured work by Robert Rauschenberg, Michael Snow, notable prairie ex-pats Otto Rogers and Michael Maranda, and other Canadian luminaries.

*Curated by Troy Gronsdahl, Public Programs Assistant, and Troy Mamer, Curatorial Assistant*



Top: Australian artist Ian Abdulla painting and chatting with Gallery visitors during his tenure as Artist-in-Residence, in April.  
Above: Installation view of Adrian Stimson's solo exhibition, *Beyond Redemption*.

# Summer Exhibitions

June 25 to September 19, 2010

## VISTAS: ARTISTS ON THE CANADIAN PACIFIC RAILWAY

A very popular summer exhibition for locals and out-of-town visitors, *Vistas* featured more than 100 paintings and photographs by 20 artists who travelled west on the new CPR in the years following its cross-Canada completion in 1871. These artists captured images of the prairie and the mountains, incorporating them into Canada's emerging national identity. *Vistas* was one of the Gallery's many successful partnerships with the Glenbow Museum, which for this exhibition, drew work from its own permanent collection, as well as public and private collections in Canada and the USA.

*Guest-curated by Roger Boulet; Organized and circulated by the Glenbow Museum, Calgary*

## CARVINGS AND COMMERCE: MODEL TOTEM POLES 1880–2010

A Mendel Art Gallery initiative, *Carvings and Commerce* was the first in-depth examination of the many forms of model totem poles produced between 1880 and 2010. Some 200 carvings were presented in an inclusive way that acknowledged their historic voices as artifacts, fine art, folk art, or simple curiosities. In every case, the totems spoke eloquently as evolving expressions of First Nations identities, as containers of memory for communities experiencing rapid social and political change, and as expressions of a durable mythos deeply etched in the national psyches of Canadians and Americans alike. *Carvings and Commerce* was voted "Best Exhibition of 2010" in Saskatoon's weekly, *Planet S*. In 2011, the Gallery is publishing a handsome catalogue to the exhibition.

*Guest-curated by Michael D. Hall and Pat Glascock*

## 41° TO 66°: REGIONAL RESPONSES TO SUSTAINABLE ARCHITECTURE IN CANADA

This exhibition, *41° to 66°: Regional Responses to Sustainable Architecture in Canada*, was a celebration of contemporary Canadian architecture, drawing on the inflections of regional character and material culture, examined through a critical regionalist lens. A more extended version of the show, titled *41° to 66° Architecture in Canada: Region, Culture, Tectonics*, was the official Canadian representation at the 2008 Venice Biennale of Architecture. This exhibition, presented in the auditorium, continued the Mendel Art Gallery's tradition of engaging in important issues in Canadian architecture, and gave local visitors a rare opportunity to see work from the Venice Biennale. Its presence during the annual meeting of the Royal Architectural Institute of Canada and the Saskatchewan Association of Architects in Saskatoon brought numerous professional architects to the Gallery.

*Curated by John McMinn and Marco Polo, in collaboration with Cambridge Galleries, Cambridge, ON, and presented in collaboration with the Royal Architecture Institute of Canada*



Above: Attrib. to James Watson (1890-1930) (Tlingit), *Untitled (two figure model totem)* c. 1925, carved and painted wood. Courtesy of the Museum of Vancouver.  
Opposite page: William Parehudoff, *AC-78-24*, 1978, acrylic on canvas. Courtesy of Musée d'art contemporain de Montréal.

# Fall Exhibitions

October 1, 2010 to January 9, 2011

## THE OPTIMISM OF COLOUR: WILLIAM PEREHUDOFF, A RETROSPECTIVE

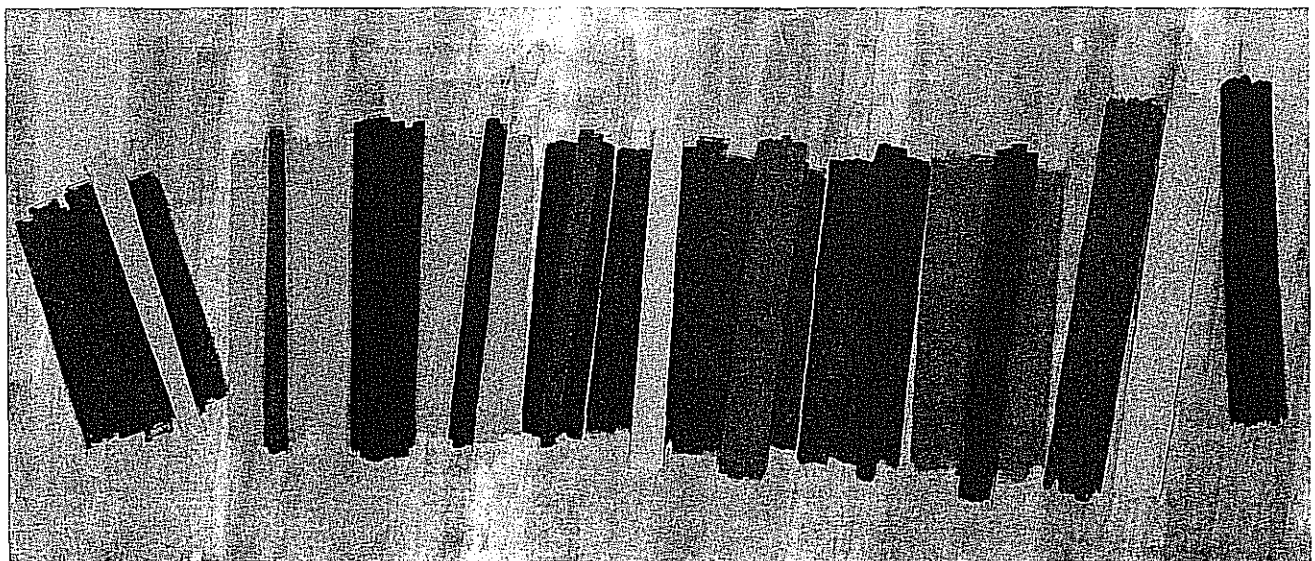
Saskatoon artist William Pehudoff is one of the better-known abstract painters in Canada. He was instrumental in putting Saskatchewan on the North American art map through his activities at the Emma Lake Artists' Studios retreat. *The Optimism of Colour* comprised the largest display of the best of Pehudoff's well-known Colour Field abstractions, along with a detailed examination of the artist's earlier, figurative and mural work. In Saskatoon, the exhibition functioned as a celebration of Pehudoff's life and career, and as it tours the nation in 2011 and 2012, it will continue to serve as an educational tool on the rich history of Canadian abstraction. The Gallery produced a beautiful, full-colour, bilingual catalogue to accompany the show, with essays by Karen Wilkin, Roald Nasgaard, and Robert Christie.

*Guest-curated by Karen Wilkin  
Supported by the Museums Assistance  
Program, Department of Canadian Heritage*

## UNDER SKIRT: A PEEK AT THE INSTITUTION OF ART

Sassy, playful, and sometimes goofy, this group exhibition explored the ways we look at, collect, and frame art in contemporary art museums, as well as what might be hidden inside an art form or an art institution. Artists in *Under Skirt* included Dagmara Genda (Saskatoon, SK), Heather Nicol (Toronto, ON), The Cedar Tavern Singers AKA Les Phonoréalistes (Lethbridge, AB), Garry Neill Kennedy (Halifax, NS), and Nicole Cherubini (New York, NY). Three artists were commissioned to produce new works for this show, including Garry Kennedy. He completed a stunning reproduction of William Pehudoff's murals—at three times the original size. Pehudoff had been commissioned to paint the murals for the sitting room of Fred Mendel's meat packing plant. The reproduction thus paid homage to the senior Saskatoon artist and to the Gallery's founder.

*Curated by Jen Budney, Associate Curator*





# Touring Exhibitions

The Mendel Art Gallery organizes provincial, national and international touring exhibitions on a regular basis. This provides expanded access to the Mendel Art Gallery's permanent collection and in-house exhibition programs and encourages widespread appreciation of contemporary and historical art by Saskatchewan, Canadian and international artists. Exhibition exchanges also help develop dialogue and collegial relationships with other galleries and audiences.

In 2010, Mendel Art Gallery staff coordinated the tours of two exhibitions provincially, with an attendance of 1,127; and three exhibitions nationally, with an attendance of 50,715. Total attendance for these touring exhibitions was 51,842.

## National Tours

### NEAL MCLEOD: SONS OF A LOST RIVER

This exhibition, curated by Dan Ring, presented a selection of recent mixed-media paintings that explore McLeod's interest in First Nations oral histories, and how these inform contemporary First Nations cultural expression and life. Originally from Saskatoon, McLeod now lives in Peterborough, Ontario, where he is Associate Professor of Indigenous Studies at Trent University.

Art Gallery of Peterborough  
Peterborough, Ontario  
May 7 to June 27, 2010

### JAMES HENDERSON: WICITE OWAPI WICASA (THE MAN WHO PAINTS THE OLD MEN)

James Henderson, born in 1871 in Glasgow, Scotland, is considered Saskatchewan's pre-eminent first-generation artist. After immigrating to Saskatchewan in 1910, he found artistic inspiration in the Qu'Appelle Valley and was widely known as a painter of First Nations portraits and masterful landscapes. This major retrospective incorporates traditional art historical research with oral histories gathered by First Nations researchers. The narratives and oral histories were presented through podcasting technology, a website, and extensive interpretive material. A major publication printed in 2010 includes essays

by the curators, a chronology by James Lanigan, and texts by Linda Many Guns and others. This exhibition was co-curated by Dan Ring and Trent University Associate Professor, writer and artist Neal McLeod, with assistance from James Lanigan.

MacKenzie Art Gallery  
Regina, Saskatchewan  
May 1 to September 6, 2010

Glenbow Museum  
Calgary, Alberta  
October 16, 2010 to January 10, 2011

### JAYCE SALLOUM: HISTORY OF THE PRESENT

A mid-career survey of this acclaimed Canadian artist's photo- and video-based installations, the exhibition explores identity, migration, and shifting global territories. Curated by Jen Budney, the exhibition is a co-production of the Mendel Art Gallery, the Kamloops Art Gallery and the Confederation Centre Art Gallery in Charlottetown, PEI. Vancouver-based Salloum, whose grandparents emigrated from Lebanon to rural Saskatchewan in the 1930s, has exhibited his work extensively internationally for more than 20 years. His vast archive of photos, documents and souvenirs offers open-ended narratives and celebrates ephemeral beauty.

Kamloops Art Gallery,  
Kamloops, British Columbia  
October 25, 2009 to January 3, 2010

Confederation Centre Art Gallery  
Charlottetown, Prince Edward Island  
September 25, 2010 to January 3, 2011

## Provincial Tours

### TRADITION AND INNOVATION: INUIT ART FROM THE MENDEL COLLECTION

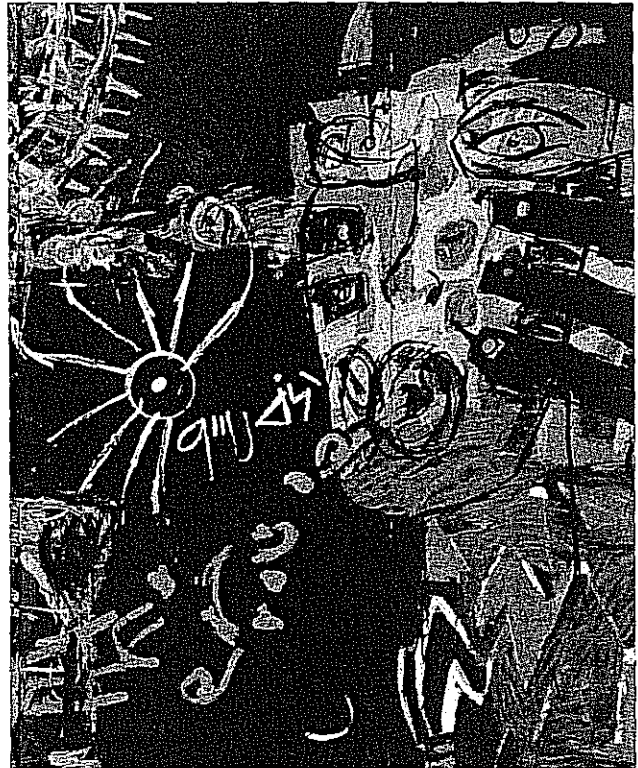
In this offering of work from the Mendel Art Gallery's permanent collection, a diverse selection of stone carvings, drawings, prints and paintings provides a fresh look at the unmistakable art of the Inuit. This exhibition attempts to distinguish the traditional aspects of Inuit art from the radical innovations that resulted from contact with Western culture. The story of this cultural exchange is an engaging one and the resulting art is unique, the inspired creation of some of the world's more innovative artists. The exhibition was curated by Kim Ennis.

Grace Campbell Art Gallery  
Prince Albert, Saskatchewan  
April 1 to 28, 2010

### DAVE GEARY: THE GREAT SASKATCHEWAN SOCIALIST UTOPIA — THAT NEVER WAS

For more than 25 years, Saskatoon artist Dave Geary has been renowned as a cartoonist and the zine producer of such comic classics as *Gopher Freedom* and *Bridge City Review*. He also creates arcane and mysterious objects and videos based on prairie life and popular culture. Long fascinated with Utopian Modernist art, Geary is drawn to its formal inventiveness and the way it graphically fused art and life in service of political action. This exhibition was curated by Dan Ring.

Art Gallery of Swift Current  
Swift Current, Saskatchewan  
January 9 to February 14, 2010



Top: Neal McLeod, *Dreaming Water* (detail), 2003, oil, acrylic, latex and collaged canvas on masonite. Collection of the Mendel Art Gallery. Gift of the artist 2004.  
Above: James Henderson, *Road to the Lake* (detail), c. 1955, oil on canvas. Collection of James Lanigan.

# The Permanent Collection

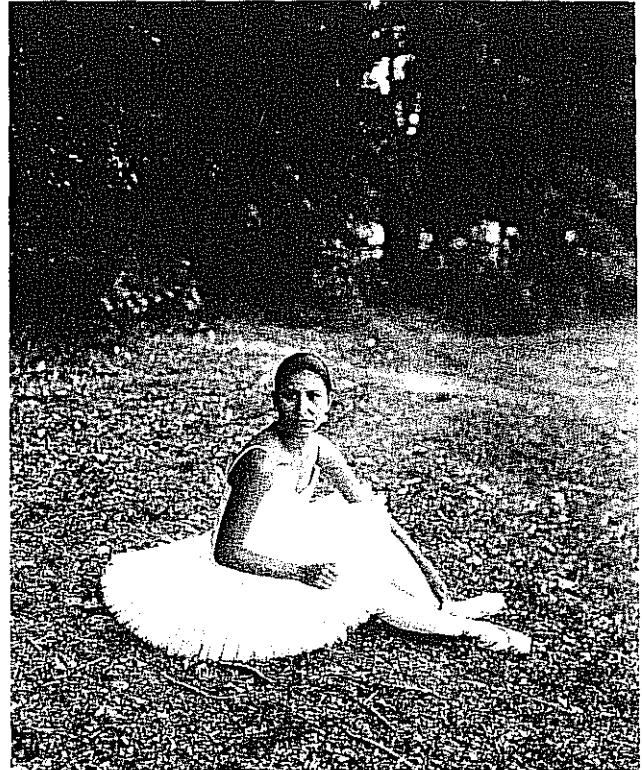
The Mendel Art Gallery acquired 134 new works of art in 2010, bringing the number of objects in the permanent collection to 5,800, worth an estimated \$14.4 million. Gifts comprised 117 of the 134 new works, and 17 were purchased with the support of the Canada Council for the Arts Acquisition Assistance program and the Gallery Group Volunteers.

## TRACKING AND DIGITIZATION OF THE COLLECTION

The Gallery is committed to increasing access to the collection through exhibition, publication and through digital technologies. The process of digitally photographing the collection is ongoing. In the coming years, the Gallery will examine the feasibility of expanding the accessibility of images from the collection, along with associated descriptive information and interpretive text.

## PREPARATION AND INSTALLATION OF EXHIBITIONS

The collections and preparatory team coordinated and installed 18 exhibitions in the Mendel galleries. Sixteen were produced in-house and two were produced by other institutions. Six exhibitions featured works from the permanent collection. Thirty-seven works from the collection were lent to other institutions across Canada, including: the Art Gallery of Peterborough, Art Gallery of Windsor, Canadian Museum of Civilization, Dunlop Art Gallery, Gardiner Museum, Glenbow Museum, Kamloops Art Gallery, Kelowna Art Gallery, Kenderdine Art Gallery, Kitchener-Waterloo Art Gallery, MacKenzie Art Gallery, Moose Jaw Museum and Art Gallery, Musée d'art de Joliette, Musée national des beaux-arts du Québec, National Gallery of Canada, Winnipeg Art Gallery, St. Mary's University Art Gallery, Textile Museum of Canada, Tom Thomson Art Gallery, Walter Phillips Gallery, and Wanuskewin Heritage Park Authority.



Top: Andrea Modica, *Vanessa Shortbull (Rapid City, South Dakota)*, 2002, from *Real Indians*, 2002, portfolio of 25 black and white photographic prints.  
Bottom: Jack Shadbolt, *Chief Sanjfos*, 1984, lithograph on paper.

## 2010 Acquisitions

### GIFTS

Gift of Terry and Sheila Fenton  
Noland, Kenneth  
*Palimpsest*, 1987  
monoprint on paper  
93.2 x 63.0 cm  
2010.1.1

Boxer, Stanley  
*Pleated billow gaspofrain*, 1980  
acrylic on canvas  
29.8 x 126.7 cm  
2010.1.2

Gift of Dennis and Sharon Lanigan  
Lamont, Laura  
*Untitled (mountain landscape)*, n.d.  
watercolour on paper  
16.9 x 11.9 cm  
2010.2

Gift of the artist  
Garneau, David  
*Ways of Knowing; Ways of Being (diptych)*, 2003  
oil on canvas  
122.5 x 153.0 cm (each panel)  
2010.5.3.a-b

Gift of the artist  
Achjadi, Diyan  
*Reaching the City*, 2007  
offset on paper  
28.0 x 43.2 cm  
2010.7.3

Achjadi, Diyan  
*Overflow*, 2009  
digital video  
4 min 47 sec  
2010.7.4

Gift of the artist  
Longman, Mary  
*Hills Never Lie – Lebret Graveyard*, 2009  
Lenticular photograph  
114.2 x 70.5 cm  
2010.8.2

Gift of the artist  
Prince, Richard E.  
*Sedan Chair in the Machine Age Style*, 1993  
aluminum, wood, steel  
66.0 x 102.0 x 26.0 cm  
2010.12

Gift of Mara, Sari and Matthew Teitelbaum  
Teitelbaum, Mashel  
*Carnival*, 1970, acrylic on canvas,  
66.0 x 109.2 cm, 2010.13.1

*Open Road with Orange Sun*, 1983, oil  
on canvas, 111.8 x 152.4 cm, 2010.13.2

*Blue and Black*, 1963, oil on Masonite,  
106.7 x 134.6 cm, 2010.13.3

*Untitled*, c.1956, oil on Masonite,  
61.0 x 228.6 cm, 2010.13.4

*Woman in Red and Black*, 1971, acrylic  
on canvas, 74.3 x 73.0 cm, 2010.13.5

*Autumn Trees*, 1978, oil on canvas,  
76.4 x 61.0 cm, 2010.13.6

*Man with Raised Arms*, 1971, acrylic  
on canvas, 61.0 x 66.0 cm, 2010.13.7

*Red Dispatch*, 1964, oil on canvas,  
61.0 x 71.1 cm, 2010.13.8

*Figure on White Ground*, 1971, acrylic  
on canvas, 61.3 x 76.2 cm, 2010.13.9

*One Tie Only*, 1970, acrylic on  
canvas, 71.0 x 64.1 cm, 2010.13.10

*Thirteen Across*, 1966, oil on  
canvas, 76.2 x 86.4 cm, 2010.13.11

*Girl in Grey*, 1970, acrylic on  
canvas, 61.0 x 66.0 cm, 2010.13.12

*Cryptic Sign #2*, 1970, acrylic on  
canvas, 61.0 x 71.8 cm, 2010.13.13

*Untitled (Rock Face)*, 1977–1982,  
watercolour & felt-tip pen on paper,  
76.2 x 55.9 cm, 2010.13.14

*Untitled (Orange Landscape)*,  
1976, Watercolour and acrylic on  
board, 58.4 x 79.4 cm, 2010.13.15

*Untitled (Qu'Appelle Sanatorium)*,  
1945, watercolour on paper,  
24.1 x 28.6 cm, 2010.13.16

*Métis Girl*, 1946, pencil on paper,  
31.1 x 22.9 cm, 2010.13.17

*Untitled (Female Figure)*, c.1950, ink  
on paper, 47.0 x 40.0 cm, 2010.13.18

Gift of the artist  
Hunter, George

*1 dye transfer print*, c.1954, print  
1965, 49.5cm x 39cm, 2010.14.1

*13 silver/gelatin prints*, 1946 – 1954,  
24cm x 19cm, 2010.14.2–14

*1 colour digital print*, 1955, print  
2010, 35.5cm x 28cm, 2010.14.15

*2 Ektacolor "c"-type prints*, c.1954, print  
c.1970, 50.5cm x 40cm, 2010.14.16–17

Gift of David Sheps  
Forrest, Jonathan  
*Yellow Jump*, 2005  
acrylic on canvas  
81.3 x 61.0 cm  
2010.15

Gift of Chester Pelkey  
Del Tredici, Robert  
portfolio of 15 black and white  
photographic prints from  
Robert Del Tredici's book and exhibition  
*At Work in the Fields of the Bomb*  
2010.16.1–15

Gift of Mrs. Ann Levitt  
Modica, Andrea  
*Real Indians*, 2002, edition number 24,  
portfolio of 25 black and white  
photographic prints  
each image 20.3 x 25.5 cm  
2010.17.1–25

Bequest from the Estate of  
Ms. Dorothy Tovell  
Lindner, Ernest  
*Deadfall in Winter*, 1962  
watercolour on paper  
54.6 X 73.7 cm  
2010.18

Gift of Luthercare Communities  
via the Estate of Clara Welker  
Davey, A. W.  
*Untitled (horse, cart, elevator)*, c.1955  
linocut, edition #62 of 100  
20.5 X 35.5 cm  
2010.19

Gift of Simon Fraser University via  
the Estate of Doris Shadbolt  
Shadbolt, Jack Leonard  
31 Works, 1940–1998  
Various media  
2010.20.1–31

# The Permanent Collection

## PURCHASES

Purchased from the artist

Tang, Brendan  
*Manga ormolu version 3.0-b*, 2007  
ceramic  
85.5 x 57.0 x 55.0 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.3

Purchased from the artist

Cuthand, Ruth  
*Yellow Fever*, 2009  
bead-work on suede board  
45.7 x 61.0 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.4.1

Cuthand, Ruth  
*Diphtheria*, 2009  
bead-work on suede board  
45.7 x 61.0 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.4.2

Cuthand, Ruth  
*Cholera*, 2009  
bead-work on suede board  
45.7 x 61.0 cm  
Purchased with the support  
of the Canada Council for the  
Arts Acquisition Assistance  
program 2010, and with funds  
raised by the Gallery Group.  
2010.4.3

Purchased from the artist

Garneau, David  
*Edmonton 1880s (bead map)*, 2006  
acrylic on canvas  
122.0 x 152.5 cm  
Purchased with the support  
of the Canada Council for the  
Arts Acquisition Assistance  
program 2010, and with funds  
raised by the Gallery Group.  
2010.5.1

Garneau, David  
*Lost*, 2009  
acrylic on canvas  
122.0 x 152.5 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.5.2

Purchased from the artist

Campbell, Tammi  
*All Over*, 2009  
oil on canvas  
167.5 x 198.0 cm  
Collection of the Mendel Art Gallery.  
Purchases with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.6

Purchased from the artist

Achjadi, Diyan  
*Merapi, ed #2/3*, 2007  
archival inkjet print on paper  
76.2 x 167.6 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.7.1

Achjadi, Diyan  
*Sidoarjo, ed #1/3*, 2007  
archival inkjet print on paper  
76.2 x 167.6 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.7.2

Purchased from the artist

Longman, Mary  
*Pocahontas and Me*, 2009  
Lenticular photograph  
106.7 x 152.0 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.8.1

Purchased from Wynick/

Tuck Gallery, Toronto  
Tap, Monica  
*One-second Hudson no.6*, 2007  
oil on linen  
61.0 x 81.3 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.9.1

Tap, Monica  
*One-second Hudson no.8*, 2007  
oil on linen  
61.0 x 81.3 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.9.2

Tap, Monica

*One-second Hudson no.1*, 2007  
oil on linen  
61.0 x 81.3 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.9.3

Purchased from Feheley

Fine Arts, Toronto  
Pootoogook, Annie  
*Wu Chi Tsung Taiwan (Portrait  
of a Man)*, 2005/2006  
pencil crayon and ink on paper  
55.9 x 76.2 cm  
Purchased with the support  
of the Canada Council for the  
Arts Acquisition Assistance  
program 2010, and with funds  
raised by the Gallery Group.  
2010.10.1

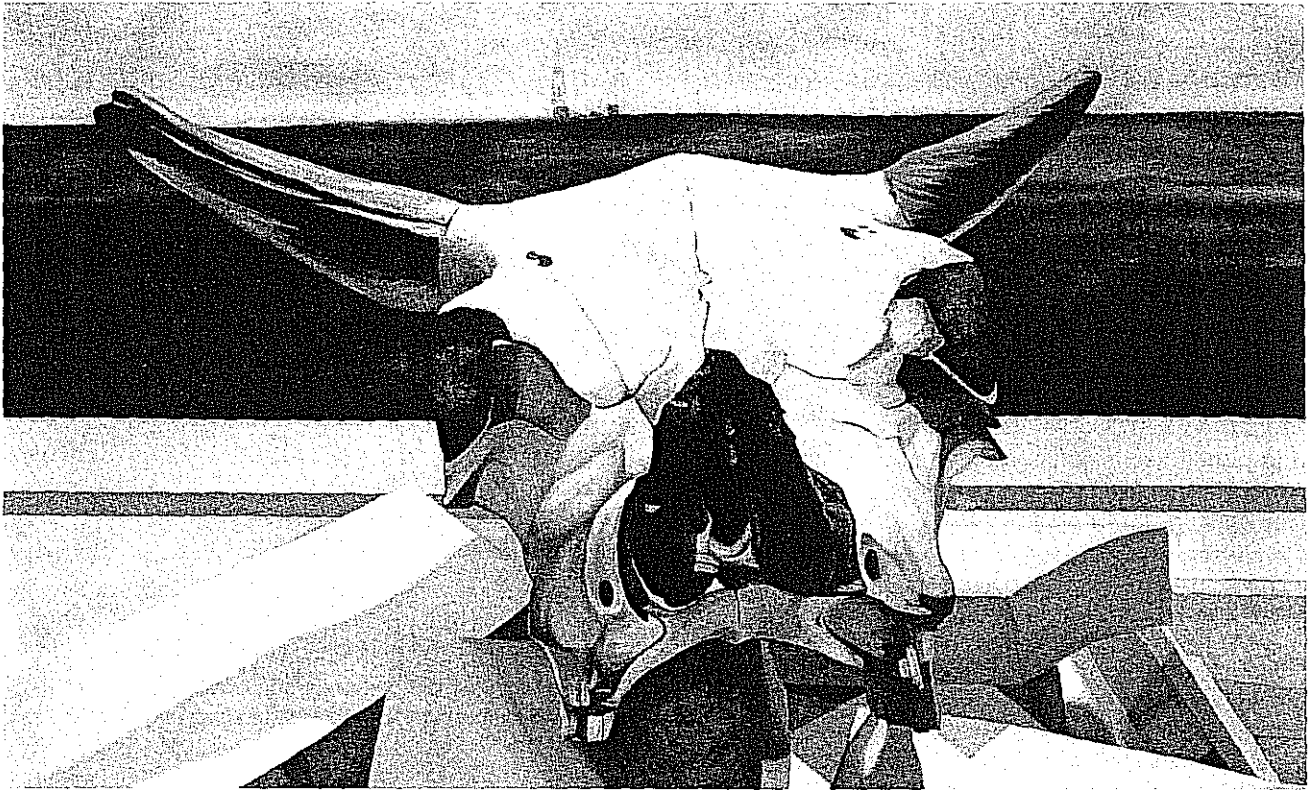
Pootoogook, Annie  
*Family Eating in a Tent*, 2001/2002  
pencil crayon and ink on paper  
50.8 x 66.0 cm  
Purchased with the support  
of the Canada Council for the  
Arts Acquisition Assistance  
program 2010, and with funds  
raised by the Gallery Group.  
2010.10.2

Purchased from the gallery / art  
placement inc, Saskatoon

Perehudoff, Catherine  
*Waskesiu*, 2008  
watercolour on paper  
57.2 x 76.2 cm  
Purchased with the support of  
the Canada Council for the Arts  
Acquisition Assistance program 2010.  
2010.11

Purchased from Heffel Fine Art  
Auction House, Vancouver

Pragnell, Bartley Robilliard  
*Bridge Players on a  
Steamship*, c.1940  
watercolour on paper  
24.8 X 34.3 cm  
Purchased with funds raised  
by the Gallery Group 2010.  
2010.21



Top: David Gameau, *Ways of Knowing; Ways of Being (part 2)*, 2003, oil on canvas  
Above: Catherina Perehudolf, *Waskesiu*, 2008, watercolour on paper.

# Public Programs

Through its Public Programs, the Mendel Art Gallery responds to the needs and interests of community members with meaningful, art-related experiences for all. The Gallery also provides professional development and networking opportunities for local emerging, mid-career, and established artists, other arts professionals, and any individuals interested in the arts.

## Lectures and Panels

More than 290 people attended lectures, symposia and panel discussions organized by the Mendel Art Gallery in 2010. The events included:

- *41 to 66: Regional Responses to Sustainable Architecture in Canada*—Presented June 26 by curators and architects Marco Polo and John McMin. This event and the related exhibition were co-sponsored by the Royal Architecture Institute of Canada and the Saskatchewan Association of Architects.
- *Colours of Life: Celebrating the Vision of William Perreudoff*—October 2 discussion panel included: painter Dorothy Knowles, curator and critic Karen Wilkin, curator and historian Roald Nasgaard, artist and gallerist Robert Christie, artist Douglas Bentham, and Vincent Varga.

## Exhibition Talks

Talks given in connection with Gallery exhibitions attracted 680 people in 2010.

- *Sugar Bombs*—curator Kristen Lamberton, and artists Brendan Tang and Diyan Achjadi, January 22.
- *Haven of Delight*—artist Ed Pien, January 24.
- *Through and Through and Through*—artist Marie Lannoo, January 31.
- *Beyond Redemption*—artist Adrian Stimson, April 16.
- *Ian W. Abdulla*—artist Ian Abdulla and curator Jen Budney, April 25.
- *Innocent Years*—curator Jen Budney, May 16.
- *Carvings and Commerce: Model Totem Poles 1880-2010*—curators Michael Hall and Pat Glascock, June 25.
- *Painting Vistas*—catalogue essayist, historian and artist, Terry Fenton, July 4.
- *Photographing Vistas: Artists on the Canadian Pacific Railway*—Terry Fenton, July 25.
- *Underskirt: A peek at the institution of art*—curator Jen Budney, October 1. This event included a performance by The Cedar Tavern Singers.

## Artists By Artists Mentorship Program

The Gallery is committed to acknowledging expertise in its artistic community and fostering the careers of newly independent artists. This mentoring project connects senior art professionals in Saskatoon with emerging artists. Each pair collaborates in creating an exhibition in the Gallery's lower lobby.

JANUARY 22 TO APRIL 5  
IRIS HAUSER AND RUTH SULATISKY:  
*A DELICATE BALANCE*

The artists presented paintings and drawings reflecting their mutual interest in figurative art, exploring the human condition.

APRIL 16 TO JUNE 13  
TOD EMEL AND LUKE SEIMENS  
The artists presented paintings and drawings depicting imaginative biological functions and speculative anatomy.

JUNE 25 TO SEPTEMBER 26  
SUSAN SHANTZ AND ANDREAS BUCHWALDT  
Using computer-assisted design and fabrication techniques, Buchwaldt produced a new body of sculptural work that distorted and abstracted local architectural landmarks.

OCTOBER 1, 2010 TO JANUARY 9, 2011  
LORENZO DUPUIS AND STEPH  
KRAWCHUK: *IN SUN AND SNOW*  
The artists shared their interest in urban landscape, painting together *en plein air* and from still life arrangements in the studio.

## Community Partnerships

The Gallery welcomes opportunities to collaborate with local organizations and connect with significant community events, especially when these events extend the reach of Gallery programs.

## Partnership Lectures, Exhibitions, and other Events

- *Jen Budney: Associate Curator, Mendel Art Gallery* — associate curator Jen Budney talked about her career, January 13. University of Saskatchewan Department of Art and Art History.
- *Matiere and the Automatiste Revolution* — historian and author Roald Nasgaard, lecture given January 21. University of Saskatchewan Department of Art and Art History.
- *Art and Words* — Saskatoon Public Library Writer-in-Residence Anne Simpson, March 7 writing workshop.
- *Fresh Prints* — University of Saskatchewan Senior Level Printmaking Exhibition, March 16 to 26.
- *Ian Abdulla Artist Residency* — art residency at the Mendel Art Gallery studio, April 19 to 23 with Aboriginal Australian artist Ian W. Abdulla, in partnership with The Red Shift Gallery.
- *Where Were the Mothers?* — video screening given June 6 by artist Linda Duvall with technical and hosting support by the Mendel Art Gallery, at and in partnership with White Buffalo Youth Lodge.
- *SCYAP Urban Canvas 9* — graduation exhibition, May 4 to 31, in partnership with Saskatoon Community Youth Arts Programming Inc.
- *Book Launch* — Mendel Art Gallery Publication Launch and Reception, November 4.
- *"Innocent" Years Tour* — associate curator Jen Budney, May 19, for the Trudeau Foundation Summer Institute.

## Other Partnerships and Networks

### ART AND ALL THAT JAZZ

The Bösendorfer grand piano, owned by the Gallery but on loan to the Saskatoon Jazz Society in the Basement, was a featured "performer" during the Jazz Festival and throughout the year.

### BOARDS OF EDUCATION

Public Programs Coordinator Laura Kinzel juried the submissions for the Bill Epp Memorial Scholarship for the Greater Saskatoon Catholic Schools in May. She also juried student drawings at Aden Bowman Collegiate's annual arts fair.

### SASKATOON CAMERA CLUB

The Mendel Art Gallery continues its decades-long tradition of providing space and equipment for weekly meetings of the Saskatoon Camera Club in the auditorium.

### CERT (Community, Experiences, Resources, and Tours)

Programming staff regularly participates with this group of Saskatoon educators representing institutions that provide out-of-school learning experiences.

### CITY OF SASKATOON

The Mendel Art Gallery participated in the City of Saskatoon's summer activity book, distributed to every child through schools.

### SASKATOON REGIONAL YOUTH HERITAGE FAIR

Public Programs Coordinator Laura Kinzel juried student displays in May at the Nutana Curling Club. The Gallery sponsored the Design Award, presented to a Brunskill School student.



Right: Panelists at the October 2 *Colours of Life* conversation, celebrating the career of William Parehudoff. Included (left to right): Dorothy Knowles, Robert Christie, Karen Wilkin, Roald Nasgaard, Douglas Bentham, and Vincent Varga.



# Public Programs

## Gallery Interpretives

Interpretive programs provide material to visitors, enriching exhibition content. Along with handouts and other interpretive tools in 2010, the Gallery continued to expand its use of technology driven interpretive aids.

### MEDIA INTERPRETIVES

This program encompassed all digital media-based interpretive productions accessible on the Mendel Art Gallery website and in the gallery. It included: tours of the exhibitions using personal media devices; informative audio and visual podcasts on the Mendel web site; listening stations within the Gallery; images on LCD screens; and websites dedicated to particular exhibitions. Social networking approaches were used as well.

#### Total Downloads of Interpretives in 2010:

Mendel podcasts	4,317
Audio features	1,389
Audio tours	5,871
Symposium/Talks	9,829
Youtube plays	965
In-Gallery tours	24

#### MENDEL PODCASTS (MENDEL "RADIO"):

The five episodes produced by the Gallery were downloaded 4,317 times. Musical accompaniment was provided by more than five musical groups.

#### ARTIST FEATURES, TALKS, TOURS:

The Gallery produced six audio artist/curator features, published the audio proceedings from one panel, and produced three video features. These files were downloaded 17,089 times.

#### GALLERY TOURS FOR THE IPOD:

An iPod tour was produced for one exhibition. The Gallery also provided the *VISTAS Audio Experience* (short dramatic historical re-enactment) from the Glenbow Museum.

#### OTHER INTERPRETIVES:

Programming staff constructed a dedicated website for the William Pehudoff exhibition ([www.mendel.ca/perehudoff](http://www.mendel.ca/perehudoff)). This site contains images, history, catalogue excerpts, podcasts,

an educators' guide, and other interpretive material. The dedicated site for the James Henderson exhibition ([www.mendel.ca/henderson](http://www.mendel.ca/henderson)), constructed in fall 2009, continued to be used while this exhibition toured Canada in 2010.

Henderson home-page views, 2010: 14,915

Pehudoff home-page views, 2010: 3,008

In 2010, studioXPRESS was re-vamped, and more digital media were used in the space. Didactic text panels were replaced by a large LCD screen containing quotes, short text, graphics, and images from the permanent collection. Computer kiosks and other videos on small monitors were also used.

Subtext: The Reading Room, located under the stairs in the basement, was refreshed. Small monitors featuring videos relating to current exhibitions were included.

## studioXPRESS

In this drop-in artmaking space, visitors are encouraged to explore art media and concepts related to current Gallery exhibitions. Materials, instructions and inspiration are provided during Gallery hours, whenever other programs are not taking place. This space is also home to the ongoing Artist Trading Card program. Text panels have been replaced by a digital screen. In 2010, studio activities included: traditional Chinese papercutting, storyboarding childhood events, painting *en plein air*, creating a commissioned work, painting with "magic" pencils, and composing an abstract study. There were four themes: Everything Old is New Again: Traditional Art Forms and Contemporary Practice, Storytelling Through Art, Buying Art/Selling Ideas, and Art About Art.

## Interpretive Materials and other Publications

During 2010, one comprehensive educators' guide, seven concise handouts, and one viewing guide, each providing a context for accessing exhibitions, were produced for the following shows. In addition, extended informative labels were installed in several exhibitions.

*Getting There: Selections from the Permanent Collection Works on Paper*

*Adrian Stimson: Beyond Redemption*

*School Art Selection Process*

*Audio Feature for Vistas: Dramatic*

*Historical Re-Enactments*

*Introduction to Abstract Painting*

*Early Abstract Painting in Saskatchewan*

*The Optimism of Colour: Educators' Guide*

*for the William Pehudoff Exhibition*

*Art is For Everyone: Looking at Art Together*

(viewing guide for families visiting the Gallery)

## School Programs

The Mendel Art Gallery is a valuable learning resource for schools. This foundational program continues to thrive and adapt to the changing needs of the Gallery and school divisions. In 2010, 8,000 students participated in tours and workshops (in addition to ARTforLIFE partner projects, see below). There were 295 school tours. Many thanks to PotashCorp for its continued sponsorship of Mendel Gallery school programs. PotashCorp provided funding for the School Art 2010 exhibition and for Mendel PotashCorp School Hands-on Tours.

### 2010 Highlights:

- **William Pehudoff exhibition project:** Additional programming was developed in conjunction with the Gallery's retrospective exhibition on the work of local abstract painter William Pehudoff. An educators' guide, website, and more, were produced for the exhibition.
- **Sustained Workshop Program:** 18 art workshops were developed for outreach in classrooms or at the Gallery. Themes ranged from Letter and Word Art and Art with Recycled Parts to Contemporary Art History and Marionette Making.
- **School Art 2010:** The public programs department organized this annual exhibition. Public Programs

Coordinator Laura Kinzel served on the jury with school representatives Michelle Yuzdepski and Cathy Lacey.

- **Saskatchewan Society for Education Through Art:** SSEA members conducted a painting workshop for Something on Sundays during School Art. (This organization is now called the Saskatchewan Art Education Collective.)
- **ArtSask website:** The Gallery continued its partnership with the Ministry of Education, MacKenzie Art Gallery and University of Regina on a website for teachers. The website features works in public collections, and provides information to expand the themes.
- **Art Gallery of Saskatchewan (AGS) Art Project:** Public Programs staff worked with students from North Park Wilson School and with participants at the Gallery's Sunday programs to make art reflecting the students' visions for the AGS. These works were reproduced on banners, installed around the AGS site.
- **Curriculum Renewal:** Gallery programs are aligning with the renewed focus in the province's schools on inquiry based learning. Programming staff attended two sessions for museums on the new social sciences curriculum and on understanding inquiry-based education.



Above: Jadyn Carey and her work, *The Cat*, in School Art.

# Public Programs

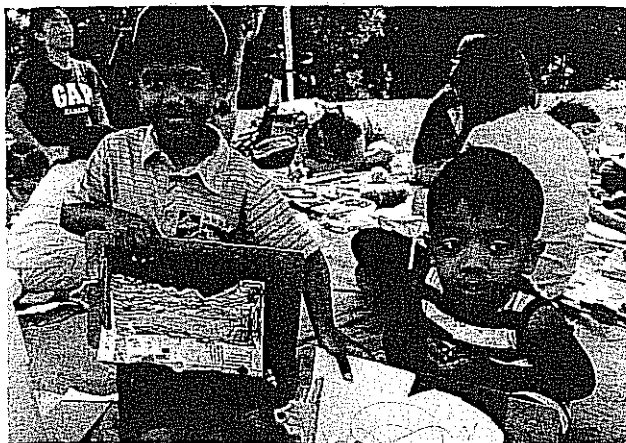
## ARTforLIFE

Affinity Credit Union's ARTforLIFE: A Mendel Gallery/School Program provides enriched cross-curricula learning opportunities, through the visual arts, for Saskatoon Community Schools. Selected on a rotational basis, for three academic years, each school collaborates with the Gallery to address the needs of its community and to guide activities.

Since ARTforLIFE began in 2001, the Gallery has partnered with nine elementary and secondary schools. In 2010, the Gallery worked with Nutana Collegiate, St. Michael Community School, and Bishop Roborecki Community School. The programming staff worked weekly in the schools, mentoring individual students and coordinating group projects. Thanks to Affinity Credit Union for its sustained sponsorship since the beginning of the program.

### 2010 Highlights:

- Art Clubs formed in each school
- One-on-one art mentorships in each school
- Tours and workshops at the Mendel Art Gallery
- English, Native Studies and Jacoby Centre ( student parents) participants at Nutana completed graphic novel, hide painting and tattoo sleeve projects
- Students from the Jacoby Centre hand-printed hundreds of tote bags for Nutana Collegiate's centennial celebrations
- Two Cree Medicine Wheel projects at St. Michael, and Cree Culture Week celebrations
- Many art workshops in classrooms, including an extensive storyboarding project with multiple grades at St. Michael
- Robot themed ornaments designed by Bishop Roborecki students for the Gallery's seasonal tree
- Retreat Day at Bishop Roborecki, with art workshops for all students and staff.



## General Guided Programs

The Gallery offers guided programs to groups for a nominal fee. Tours may include hands-on artmaking, games, and activities. In 2010, participants included: Girls Guides, Brownies, Scouts, English as an Additional Language classes, convention groups, seniors, birthday parties, and university groups. In all, there were 63 groups, involving 1,358 individuals.

The Gallery also offered free, drop-in, guided tours every Sunday from 1 to 4 p.m. The free program was extended to Saturday afternoons during the fall for the William Pehudoff exhibition. More than 2,300 individuals received free weekend tours in 2010.

## Community and Outreach Programs

### SASKTEL MENDEL ART CARAVAN

As it brings Mendel Art Gallery programming out into diverse communities, the SaskTel Mendel Art Caravan invites children to celebrate and explore art. The identifiable tent, laden with art supplies, provides free artmaking activities to children aged 4 to 12 at festivals, community events, venues along the 20th Street corridor, and wellness facilities. Saskatoon artists offer art instruction and encouragement to participants. They also provide information about the Gallery and its programs. The Gallery would like to thank SaskTel for its sponsorship, which was first secured in 2005 and which continued through 2010. A Quality of Life Grant from the Saskatoon Community Foundation also provided increased support in 2010.

In 2010, 3,944 participants joined the Caravan at 81 events.

### SOMETHING ON SUNDAYS

Something on Sundays offers free fun for families every Sunday afternoon from 2-4 p.m. The programs relate to current exhibitions and include talk/tours, film screenings, children's artmaking, public tours, music and dance performances,

demonstrations, storytelling, poetry readings, workshops, and lectures. By partnering with external organizations/groups, the Gallery extends its community involvement. In 2010, the Gallery offered workshops for adults on drawing, painting and photographic techniques.

More than 4,450 visitors participated in Something on Sundays during 2010.

#### ARTIST TRADING CARDS

The Artist Trading Card program, introduced in 2009, provides a venue for the making and exchanging of cards, enabling people of all ages to engage in the vast trading card network. Participants access the program through a permanent set-up in the Gallery space, through the schools, and through workshops in the community.

## Mendel Youth Council

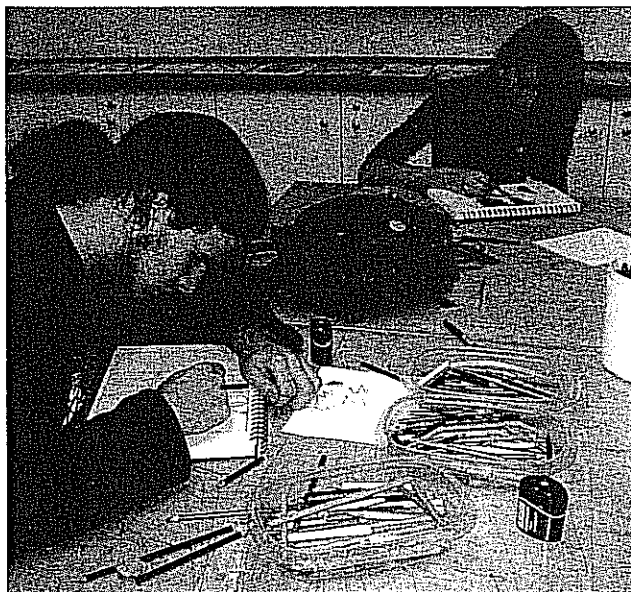
The Gallery encourages young people to express their voices through art. Mendel Youth Council consists of individuals aged 14 to 18 who are interested in visual art and believe in community involvement. Mendel staffers organize and facilitate bi-monthly meetings, where events are planned. Council members advise on how the Gallery can engage youth. Social networking sites have proven effective in communicating to this age group. Fifteen young people regularly attended meetings throughout 2010. Almost all past members have gone on to art school or pursued related studies after high school.

2010 highlights: Renewed, a music and performance night in March, attended by more than 75 students; several artist talks and tours of the Gallery and other galleries; workshops with guest artists; studio visits; making journal entries in Creative Ideas books; and plans for a 2011 exhibition of photo-based student art exploring identity.

## COMMUNITY USERS OF GALLERY FACILITIES

In 2010, 21 community organizations used the Gallery's boardroom, auditorium, and other spaces. They included:

The Canadian Club of Saskatoon  
Baliski Client Appreciation Night  
McKay Career Training  
Canadian Centre of Health and Safety in Agriculture  
Saskatchewan Craft Council  
READ Saskatoon  
Grandmothers for Grandmothers  
Saskatoon Council on Aging  
Saskatoon Camera Club  
Canadian Society for Training & Development  
Help-Portrait  
National Film Board of Canada  
Best Buddies University of Saskatchewan Chapter  
CARFAC — Canadian Artists Representation  
Trudeau Foundation  
CUPE 59  
University of Saskatchewan – senior printmaking class  
Saskatoon Community Youth Arts Programming  
The StarPhoenix Reception  
Lows In Motion Parkinson's fundraiser  
Employee and Family Assistance  
Program – City of Saskatoon



Opposite: Proud artists show off their creations at the Mendel Gallery Summer Kick-off, July 18.  
Above: Mendel Youth Council members make journal entries in their Creative Ideas books.

# Mendel Gallery Group Volunteers

People have diverse and personal reasons for volunteering, and volunteers are close to the heart of the Gallery. Working with Judy Koutecky, Administrative Assistant/Manager of Volunteer Resources, the volunteers played a key role in Gallery operations in 2010, by assisting with:

- Receptions
- Special Events & Fundraising
- Art Appreciation Group
- Attendant/Security Duties
- Communications
- Membership
- Gallery Shop
- Library

Through their fundraising efforts, the volunteers raised \$8,409.28. This was directed toward purchasing art for the permanent collection. In addition, donations-in-kind were generously provided in support of the volunteers' events and activities. The Gallery Group appreciates the generosity of these individuals and businesses. Sincere thanks, also, to the Board of Trustees for supporting Gallery Group activities.

## Volunteer Advisory Council

The Volunteer Advisory Council of the Mendel Gallery Group recommends, advises, shapes, and provides direction for the volunteer program. Council members include:

Alison Lawlor, Chair  
Hazel Macza, Past Chair  
Alison Piwowar  
Ev Safronetz  
Nancy Sollosy  
Judy Koutecky\*

\*Judy Koutecky is a member of the Board of the Administrators of Volunteer Resources – Saskatchewan, and is the Membership Chair.

## Receptions

Receptions are planned, organized, set up (including decorating) and taken down, as required throughout the year. Receptions were organized for the following events:

- Friday, January 22 at 8 p.m. — opening reception for winter exhibitions: *Sugarbombs*; *Marie Lannoo – Through and Through and Through*; *Getting There – Permanent Collection*; *Ed Pien – Haven of Delight*; *Artists by Artists – Iris Hauser & Ruth Sulatisky*.
- Friday, April 16 at 8 p.m. — opening reception for spring exhibitions: *"Innocent" Years: Stories and Pictures by William Kurelek, Ian W. Abdulla, and Marjane Satrapi*; *Beyond Redemption: Adrian Stimson*; *Works on Paper – Permanent Collection*; *Artists by Artists – Tod Emel & Luke Seimens*.
- Sunday, April 18 at 2 p.m. — opening reception for *School Art* exhibition.
- Friday, May 28 at 11:30 a.m. — opening reception for SCYAP (Saskatoon Community Youth Arts Programming) exhibition.
- Friday, June 25 at 8 p.m. — opening reception for summer exhibitions: *Vistas: Artists on the Canadian Pacific Railway*; *Carvings and Commerce: The Model Totem Pole 1880-2010*; *Artists by Artists – Susan Shantz and Andreas Buchwaldt*.
- Friday, October 1 at 8 p.m. — opening reception for fall exhibitions: *The Optimism of Colour: William Pehudoff, a retrospective* and *Under Skirt: A peek at the institution of art*; *Artists by Artists – Lorenzo Dupuis and Steph Krawchuk*.
- Saturday, October 2 at 2 p.m. — special reception for *Colours of Life: Celebrating the Vision of William Pehudoff*.
- Thursday, November 4 at 4 p.m. — reception for launch of recent Gallery publications.

Thanks to Carla Scharback, of Blossoms, who has been providing magnificent bouquets for the opening receptions for eight years.



Above: The Gallery Group volunteers play a key role in receptions and other events. (Left to right) volunteers Hazel Macza, Sara Lambert, Nancy Sollosy, Irene Prisciak.

## Special Events & Fundraising

Volunteers plan and coordinate special events and fundraising activities. In 2010, these included:

### LUGO – SATURDAY, JANUARY 16

Lugo, a fundraiser for the capital campaign, took place from 8:30 p.m. to 1 a.m. Volunteers assisted with the bars, food tables, ticket sales, and cleanup.

### SPRING PLANT SALE & MOTHER'S DAY TEA – SATURDAY, MAY 8

This popular annual event was held from 9 a.m. to 3 p.m. Kathy Evans and Hazel Macza coordinated the plant sale and Gwen Barker, Alison Lawlor and Amber Richardson coordinated the tea. Eva Bolger, Kathy Guenther, Joy Prokophyshin, and Nancy Sollosy poured tea. Clement Farms Greenhouses supplied plants attractive to butterflies and hummingbirds. Master Gardeners Margaret Driver and Bob Novak advised visitors. This event raised \$1,928. Thanks to Canadian Linen and Uniform Service for providing linens for the tea, and to the *Saskatoon Sun* for promoting this event with a photo in its May 2 edition.

### MEMBERS' SHOWCASE – OCTOBER 22 TO NOVEMBER 7

The *6th Annual Members' Showcase* was held in the auditorium, and featured artworks by members of the Mendel Art Gallery. The showcase is organized to encourage Gallery members who make art and who are interested in displaying and selling their work. A portion of each sale (25%) goes toward acquiring works for the permanent collection. Volunteers assisted by: registering participating artists, receiving artworks, processing artworks for purchase and taking down the show, returning artworks following the event. Volunteers also assisted with the opening reception held Friday, October 22 at 7 p.m. There were 146 works displayed; 21 were sold.

### THE STARPHOENIX REALTORS' APPRECIATION RECEPTION – NOVEMBER 18

This annual reception took place from 4 p.m. to 7 p.m. Many thanks to *The StarPhoenix* for providing \$5,000 in contra advertising for exhibitions at the Gallery.

### POINSETTIA FUNDRAISER – NOVEMBER/DECEMBER

The Gallery Group's 14th Annual Poinsettia Fundraiser was an outstanding year-end activity, coordinated by Kathy Evans, Alison Lawlor and Karen Cranston. The volunteers sold beautiful poinsettias, grown locally by Floral Acres Greenhouse, to businesses and individuals in the community. They raised \$5,733.62. Thank you to Quick Delivery Service for sponsoring this event, and to the *Saskatoon Sun* for promoting this event with a photo in its November 14 edition.

The support of the following businesses and many individuals ordering poinsettias has made this fundraiser so successful:

- Acadia McKague's Funeral Centre
- Affinity Credit Union
- City Employees Credit Union
- Dundee Wealth
- Drs. Cadman & Remmer
- Eastwood Family Dental
- Flaman Investigation & Security Agency Ltd.
- Kindrachuk Agrey Architecture
- Hillcrest Funeral Home
- MacPherson Leslie & Tyerman LLP
- Mark Wouters Realty Inc.
- Northstar Innovative Developments
- NSC Minerals Inc.
- Office of Frank Quennell, MLA
- P3Architecture
- Park Funeral Chapel
- PotashCorp
- Robertson Stromberg Pedersen LLP
- Stantec Consulting
- The Gallery/art placement

# Mendel Gallery Group Volunteers

## Art Appreciation Group

The Art Appreciation Group, coordinated by Chair Freda Toffolo, met on the third Thursday of each month at 10 a.m. to discuss current exhibitions at the Gallery, and periodically tour other galleries in area. The program included:

- January 21 – Discussion on art and fashion, together with a display of hats collected by member Aline Florizone.
- February 18 – Artist Marie Lannoo gave a tour of her exhibition, *Through and Through and Through*, at the Gallery.
- March 18 – Video and discussion of Charles Rennie Macintosh's work and life (1866 – 1928). He is known for his Art Nouveau designs and for heralding the Art Deco movement.
- April 15 – Farewell celebration at Bliss Restaurant for former Chair of the Art Appreciation Group, Doris Bietenholz and Peter Bietenholz, who moved to Vancouver.
- May 20 – Associate curator Jen Budney gave a tour of the exhibition, *"Innocent" Years: Stories and Pictures by William Kurelek, Ian W. Abdulla and Marjane Satrapi*.
- June 17 – Tour of the *Allen Sapp* show at Wanuskewin Heritage Park, followed by lunch.
- September 16 – Program assistant and guide Wendy Patterson provided a tour of the exhibition, *Vistas: Artists on the Canadian Pacific Railway*.
- October 21 – showcase of art by Art Appreciation group members Margaret Girvan, Grace Boyle, and Aline Florizone.
- November 18 – Associate Curator Sandra Fraser provided a tour of the exhibition, *Under Skirt: A peek at the institution of art*, and the Perhudoff retrospective.

## Greeting at the Gallery

The greeting program on Sunday afternoons in the Gallery's lobby is coordinated by Joy Prokopishyn. Volunteers welcome visitors, provide information and assist Gallery Shop staff.

## Gallery Mailings

Volunteers prepare and assist with mailings of invitations and other materials as required by the Gallery. A phoning committee of the Art Appreciation Group organizes volunteers for these occasions.

## Attendant/Security Duties

Volunteers assisted with attendant/security duties in connection with the exhibition *Marie Lannoo: Through and Through and Through*, from January 25 to April 5. Additional security was required to ensure that visitors refrained from touching the artworks, and used shoe covers provided before entering an installation piece.

## Communications

Phoning Committees of the Gallery Group and the Art Appreciation Group contact volunteers for meetings, events, and shifts for various events. Thanks to Jean Spurgeon for phoning volunteers.

Clippings from newspapers, newsletters and other documents are filed for the Gallery's archives. Thanks to Karen Hoiness for maintaining this resource.

## Membership

Gallery Group volunteers receive lists of lapsed members of the Mendel Art Gallery, and follow up with them by telephone.

## Gallery Shop

Volunteers provided a gift-wrapping service in the Gallery Shop during the weekends prior to Christmas.

## Library

Thank you to volunteer Cheryl McFie, who maintains the library database, re-shelves books, orders publications and periodicals, assists the Gallery staff and external researchers with finding relevant support material, and conducts one publication exchange per year.

## Recognition & Long Service Awards

The annual Volunteer Appreciation Reception took place Tuesday, June 8 at 7 p.m. in Museo Coffee.

We would like to recognize and acknowledge the continuing contributions of the Gallery's volunteers.

At the Gallery's annual Christmas reception on December 9, the following volunteers were recognized for serving for more than 15 years: Joan Braidek, Beverley Caldwell, Alison Lawlor, Hazel Macza, Anne Maduke, Joy Prokopishyn, and Dennis Yee. Recognized for serving more than 10 years were: Phyllis Henschel, Nancy Sollosy, and Lois Thompson. Recognized for serving more than five years were: Brad Lawlor, Nadia Ochitwa, Sarah Evans (youth volunteer), and Shannon Evans (youth volunteer).



## 2010 Volunteers

Many thanks to the volunteers who assisted the Gallery in so many ways.

Darlene Andrews  
Darlene Awrey  
Gwen Barker  
Travis Behning  
Caryl Bell  
Doris Bietenholz  
Peter Bietenholz  
Eva Bolger  
Tracy Bowler  
Grace Boyle  
Joan Braidek  
Audrey Brandt  
Eleanor Breher  
Brigitte Bursee  
Beverley Caldwell  
Janet Carr  
LeeAnne Clarke  
Karen Cranston  
Michelle Culham  
Serena Dimitrie  
Margaret Driver  
Colette Duperreault  
Shannon Dyck  
Lorrie Elian  
Bill Ellis

Marilyn Ellis  
Kathy Evans  
Sarah Evans  
Shannon Evans  
Aline Florizone  
Vera Giesbrecht  
Margaret Girvan  
Kathy Guenther  
Aleksandra Hankey  
Sheila Haubrich  
Phyllis Henschel  
Karen Hoiness  
Jennifer Holmes  
Nickayla Hyshka  
Edna Jennings  
Lindy King  
Bev Kinshella  
Michael Klassen  
Danny Koutecky  
Robin Koutecky  
Sara Lambert  
Alison Lawlor  
Brad Lawlor  
Doris MacLachlan  
Al Macza

Hazel Macza  
Anne Maduke  
Joanna Majewska  
Helen Mamer  
Mary Lou Martineau  
Cheryl McFie  
Judy Morgan  
Kathy Guenther  
Tara Mysak  
Bob Novak  
Muriel Nuesch  
Nadia Ochitwa  
Dominic Parent  
Linda Parent  
Lili Paul  
Ethel Penner  
Carol Pepper  
Linda Perih  
Melrose Petty  
Margaret Phillips  
Ernie Pilstrom  
Alison Piwowar  
Irene Prisciak  
Joy Prokopishyn  
Donna Rawlake

Amber Richardson  
Elinor Ritchie  
Bonnie Roberts  
Ev Safronetz  
Verna Sagansky  
Annette Semko  
Nancy Sollosy  
Jean Spurgeon  
Ralph Morgan  
Ruth Sulatisky  
Elaine Tatarniuk  
Alandra Taylor  
Lois Thompson  
Mabel Thompson  
Freda Toffolo  
Carol Trumbley  
Eric Tun  
Judy Turner  
Bernice Vandeven  
Jeanne Walters  
Linnet White  
Loreen Wilsdon  
Lee Wood  
Dennis Yee  
Patricia Zipchen

Above: The Spring Plant Sale and Mothers' Day Tea launches the growing season May 8. Pictured are some of the Gallery Group. Standing (left to right): Lindy King, Bernice Vandeven, Phyllis Henschel, Patricia Zipchen, Darlene Andrews, Gwen Barker, Nancy Sollosy, Alison Piwowar, Marilyn Ellis. Seated: Alison Lawlor.



# Publications

Gallery publications provide support for, access to, and engagement with art. They represent original scholarship about Canadian and international art, culture and community. The Gallery's publishing activities focus on documenting contemporary and historical art exhibitions presented by the Mendel Art Gallery. Documentation includes exhibition catalogues, books, or digital formats such as websites, CD ROMs, and podcasts. Published material includes texts by curators, critics, and artists who interpret exhibited work from aesthetic, social, historical, and political contexts. Visual information documents artwork and exhibition installations, complementing accompanying textual material. Together, these provide a forum for important research and commentary, offering interested audiences a vehicle for further consideration and understanding of art.

For the contemporary artist, curator and writer, publications contribute substantially to public visibility and career growth. They are also integral to the Gallery's public programming activities, providing access to and interpretation of multi-media presentations, lectures, presentations by artists, and tours.

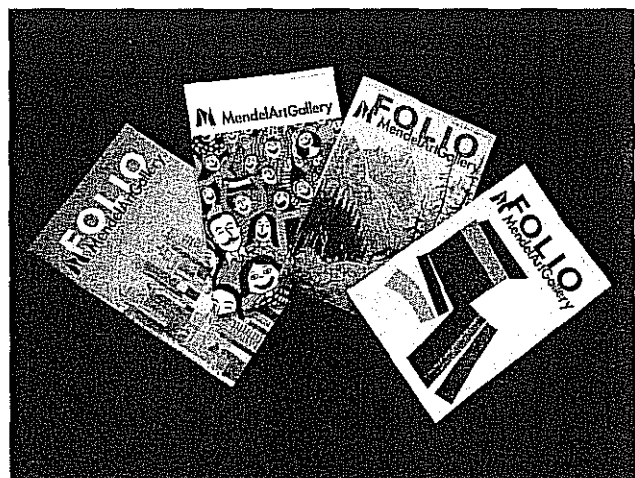
The Gallery maintains high editorial standards. Manuscripts are edited by professional editors, and supported by biographies, bibliographies, and footnotes. Excellence of design is also a priority. Catalogues are distributed to artists, art galleries and libraries in Canada and internationally through a library distribution program.

The Gallery's publication program parallels its contemporary exhibition program in documenting a balance of local, regional and national artistic practices, from a wide range of backgrounds and aesthetics.

The Gallery continues to seek co-publishing and guest writer partnerships with galleries, authors, publishers and universities. In 2010, this included *James Henderson: Wicite Owapi Wicasa (the man who paints the old men)*. This book-length catalogue includes contributions by James Lanigan, Linda Many Guns, Sherry Farrell Racette, Susan McArthur, and Lynn Acoose as well as essays by the co-curators, Dan Ring and Neal McLeod.

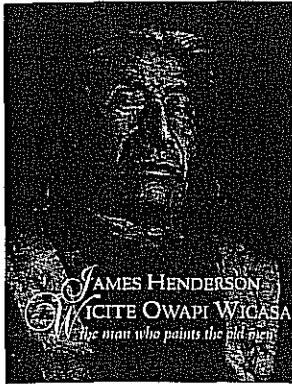
Among other publishing initiatives are art websites housed on the server of the Mendel Art Gallery or on the web. In 2010, a website was created in connection with the exhibition, *The Optimism of Colour: William Pehudoff, a retrospective*. The site is [www.mendel.ca/perehudoff](http://www.mendel.ca/perehudoff).

The Mendel Art Gallery publishes *Folio*, a quarterly magazine of 36 to 48 pages, and distributes it to Gallery members, artists, galleries, cultural institutions, and the media. Approximately 2,200 issues are printed each quarter. *Folio* is a key vehicle for disseminating information about exhibitions and programs within the Gallery's immediate community.



Above: *Folio*, the main vehicle for promoting the Gallery's exhibitions and programs in the community, is published four times a year.

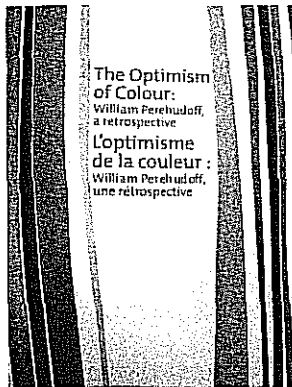
Opposite page, top to bottom: *James Henderson: Wicite Owapi Wicasa (the man who paints the old men)*, features a major essay by Dan Ring, Chief Curator of the Mendel Art Gallery and the book's editor. The book, documenting the life and career of the important Saskatchewan pioneer painter, was shortlisted in two categories for the 2010 Saskatchewan Book Awards. • Gallery shop clerk Medoria Olynyk sells the first copy of *The Optimism of Colour: William Pehudoff, a retrospective*, to John Hanlin of Eastend, Saskatchewan, at the opening reception for the *Pehudoff* exhibition October 1. • John Shelling, Managing Editor of *BlackFlash* magazine, peruses the titles at the Mendel Art Gallery Book Launch November 4. The event celebrated publications produced by the Gallery from 2007-2010.



**James Henderson: Wicite Owapi Wicasa (the man who paints the old men)**

224 pages, ISBN 978-1-896359-70-0

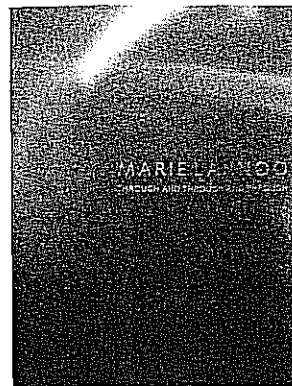
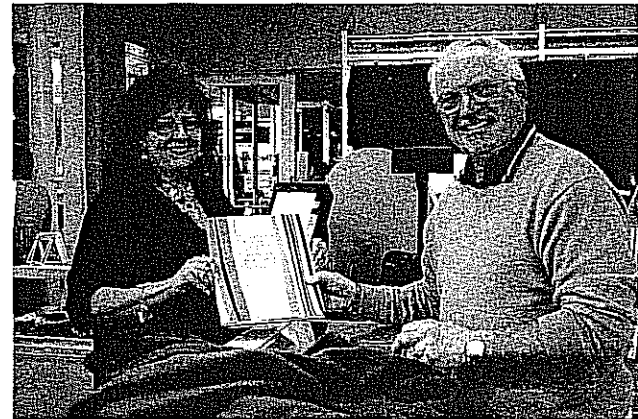
Co-curators: Dan Ring and Neal McLeod  
 Essays by: Dan Ring and Neal McLeod  
 Contributors: James Lanigan, Linda Many Guns, Sherry Farrell Racette, Susan McArthur, and Lynn Acoose  
 Editor: Morna Greuel  
 Design by: Susan Chafe and Lindsey Rewuski  
 Photography by: Don Hall, Grant Kernan, James Hare, Eve Kotyk, Ernest Mayer, Dan Ring, and Troy Mamer



**The Optimism of Colour: William Perehudoff, a retrospective**

210 pages, ISBN 978-1-896359-73-1

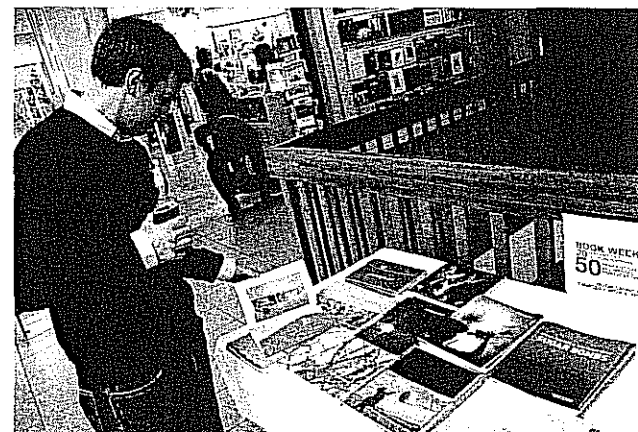
Curator: Karen Wilkin  
 Essays by: Karen Wilkin and Roald Nasgaard  
 Contributor: Robert Christie  
 Foreword by: Vincent Varga  
 Editor: Jen Budney  
 Design by: Susan Chafe  
 Photography by: EK Photography  
 Translation by: Gaétane Bélanger



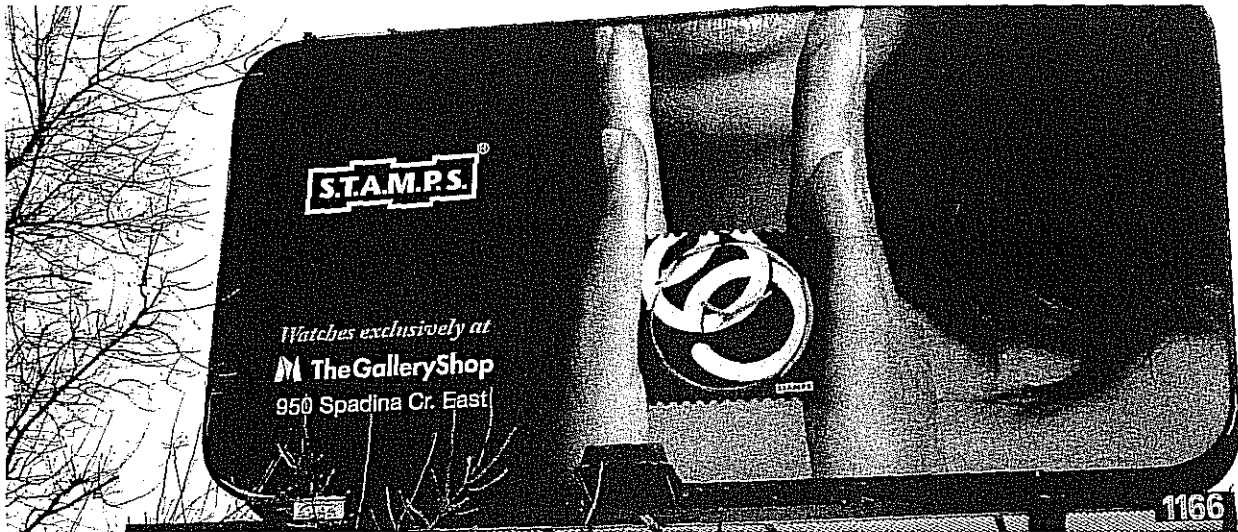
**Marie Lannoo: Through and Through and Through**

32 pages, ISBN 978-1-896359-72-4

Curator: Dan Ring  
 Essay by: Roald Nasgaard  
 Foreword by: Vincent Varga  
 Editor: Shannon Anderson  
 Design by: Betsy Rosenwald  
 Photography by: Shannon Brunner



# Communications



Communications is responsible for media relations and for writing, editing and designing all advertising, promotional materials, exhibition signage and publications for the Gallery. Highlights from 2010 include:

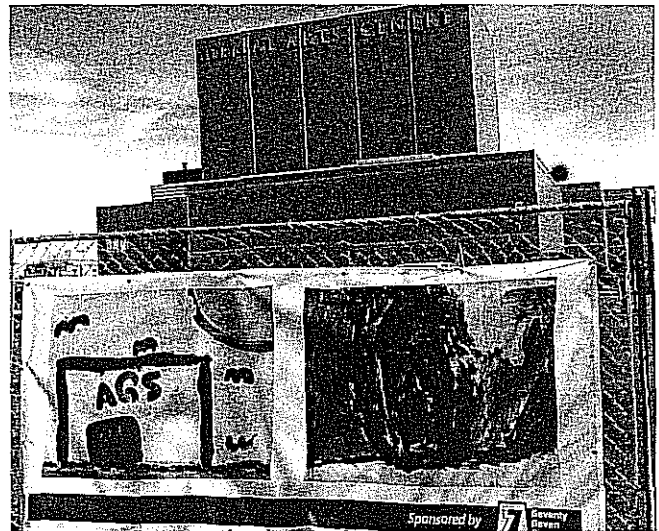
- **Staff:** The Communications Department welcomed Sheila Robertson as Communications Coordinator, responsible for supervising the department as well as media relations and most Gallery publications.
- **Advertising:** The strategy for 2010 saw increased emphasis on national ads to promote Mendel Art Gallery exhibitions. In all, 84 ads were designed and placed in national, regional and local media venues. For the first time, a billboard ad was produced for the Gallery Shop. There were several ads for new jewelry lines in the Gallery Shop, and there was a pre-Christmas on-site radio promotion in the shop. A Gallery Shop brochure was produced.
- **Promotion:** More than 15 posters and flyers were designed and produced, and there has been a concerted effort both to distribute these items more broadly and to identify particular venues relating to specific events or exhibitions. Media kits and media releases were prepared for the exhibitions in each show period. In all, 18 media releases were issued relating to Gallery exhibitions, programs and events. Images were provided to *Today's Parent*; the Mendel Art Gallery was mentioned in the magazine's July feature on coast-to-coast activities for youngsters.
- **Publications:** Four editions of *Folio*, the Gallery newsletter, were produced, as well as the 2009 annual report. Bubs Coleman, a former Mendel Gallery staffer and longtime supporter, continued writing the Gallery's history, and produced a brochure, *The Bösendorfer Boogie*. This brochure outlines the activities leading up to the Gallery's purchase of a Bösendorfer grand piano, now on loan to the Saskatoon Jazz Society. The brochure was distributed at the 2010 SaskTel Saskatchewan Jazz Festival, and it inspired a feature story in *The StarPhoenix*.
- **Media:** Enhanced publicity was made a priority, and there was a significant increase in media coverage of the Gallery in 2010. All exhibition openings were covered by *The StarPhoenix*, and most were covered by the electronic media. Curators have been interviewed by a number of media outlets, including: CBC-TV and radio, Radio-Canada, *Verb*, *Planet S*, CTV, Global TV, Shaw TV and CFR. On March 30, the CEO and Registrar conducted a behind-the-scenes media tour of the Gallery, highlighting space constraints contributing to the need for a new Gallery. This event resulted in coverage by many local media outlets, notably a CTV report, a front-page article in *The StarPhoenix*, plus stories in *The Sheaf* and *Eagle Feather News*.

Above: A billboard ad for the Gallery Shop was placed on Second Avenue.



- **Online and Social Media:** With assistance from Public Programs staff, the [www.mendel.ca](http://www.mendel.ca) website was completely renovated. The use of social media such as Facebook and Twitter expanded dramatically in 2010. To facilitate updates, the Gallery's Facebook profile was moved from a group to a fan page. The first annual Lugo fundraiser was almost exclusively marketed using social media and through a dedicated website ([www.golugo.ca](http://www.golugo.ca)). A link to the Gallery website ([www.mendel.ca](http://www.mendel.ca)) has been added to the Artists in Canada website ([www.artistsincanada.ca](http://www.artistsincanada.ca)).

- **Art Gallery of Saskatchewan:** A major initiative was the preparation of a short-term communications strategy for the Art Gallery of Saskatchewan. A timeline was prepared and displayed in the Mendel Art Gallery lobby. As part of Culture Days, and with the help of Public Programs staff, Something on Sundays participants and children from North Park Wilson school were asked to imagine what the new Gallery might look like. The resulting images were transferred to banners installed on the fencing around the new Gallery site. Seventy-seven Signs sponsored the banners. The launch, with many of the artists present, took place on Sunday, September 26. The architects for the AGS were introduced to the media at a news conference in the Gallery October 1.



Top: Veronica Jubinville of CTV Saskatoon interviews Toronto architect Bruce Kuwabara October 1. The media event introduced the architects chosen to design the AGS. Above: Colourful banners, created from children's artwork, have been installed on fencing surrounding the site of the Art Gallery of Saskatchewan.

# Staff

## Permanent Full Time

Shari Bédient	Gallery Shop Supervisor
Jen Budney	Associate Curator
Dave Duchscher	Museum Technician
Sandra Fraser	Associate Curator, Extension Coordinator
Troy Gronsdahl	Public Programs Assistant
*Howard Janzen	Manager of Finance & Operations
Laura Kinzel	Public Programs Coordinator
*Eve Kotyk	Collections Manager
Judy Koutecky	Administrative Assistant
Ray Lodoen	Preparator
Troy Mamer	Curatorial Assistant
Perry Opheim	Preparator
Kristina Rauw	Development Assistant
Heather Reid	Assistant to Manager of Finance & Operations
Lindsey Rewuski	Communications Assistant
Dan Ring	Chief Curator
Donald Roach	Registrar
Sheila Robertson	Communications Coordinator
Marlee Slaney	Information & Programs Clerk
Sue Williams	Manager, Resource Development
Vincent Varga	Executive Director & CEO

## Permanent Part Time

Laura Baldwin	Sales Clerk
Medoria Olynyk	Sales Clerk – Acting Store Supervisor

## Temporary Part Time

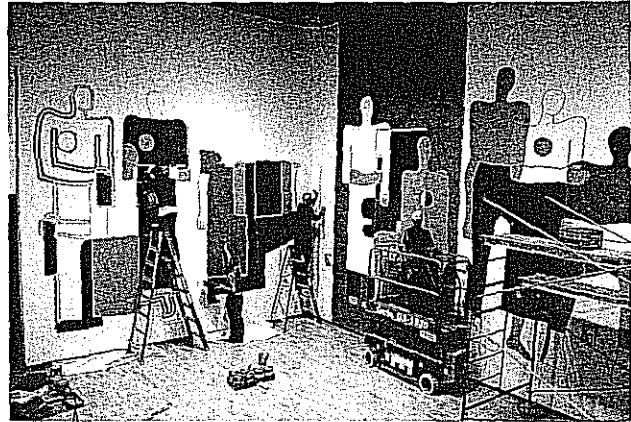
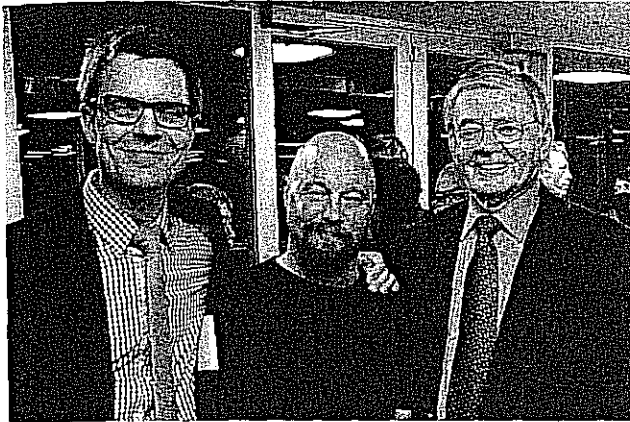
Robin Adair	Program Guide & Assistant
Adrienne Collins Bretell	Program Guide
*Amber Bryans	Program Guide
Jillian Cyca	Program Guide & Assistant
Daniel Dalman	Program Guide
*Kim Ennis	Program Guide & Extension Assistant
Deborah Gibson	Sales Clerk
Jason Hosaluk	Preparator Assistant
Sarah Krawec	Program Guide
Lois Kurp	Sales Clerk
Laurel McCormick	Program Guide
Darren McQuay	Program Guide
Clint Neufeld	Preparator Assistant
Wendy Paterson	Program Guide
Anthony Santoro	Program Guide
Elsie Sedgwick	Sales Clerk
Kelly Van Damme	Program Guide & Assistant
Carol Wylie	Program Guide & Assistant

## Contract

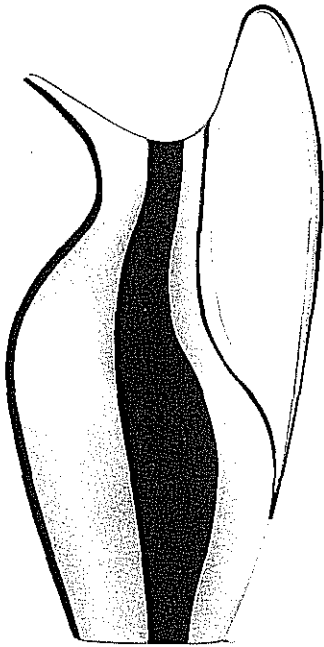
*Linda Sawchyn	Guest Curator
*Terry Schwalm	Gift Shop Analyst

\* Staff members marked with an asterisk are no longer employed by the Mendel Art Gallery

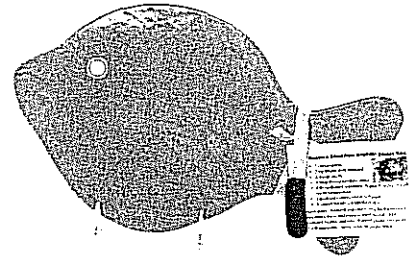
Opposite page, clockwise from top: The Gallery preparators install *Limp Landscape*, a cut-vinyl work by Saskatoon artist Dagmara Genda, prior to the October 1 opening of *Under Skirt: A peek at the institution of art.* » Donald Roach, Shari Bédient and Medoria Olynyk at the Georg Jensen Trunk Show and Launch in the Gallery Shop June 16. » Gallery staff assisted Gary Neill Kennedy in recreating the Perehudoff murals—at three times the original scale—for *Under Skirt.* » Enjoying an opening reception are (left to right) Troy Gronsdahl, Ray Lodoen, and Art Knight. » Vincent Varga (right) joins Mayor Donald Atchison and Councillor Bev Dubois (centre) in serving duties at the Civic Pancake Breakfast, June 17.



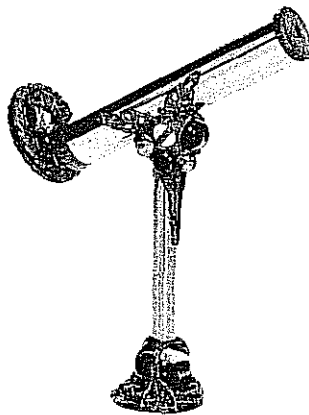
# New to the Gallery Shop in 2010



Georg Jensen Pitcher (international)



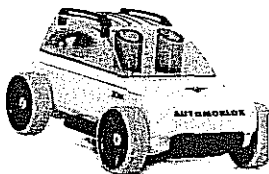
Cheese Board, Susan Robertson (Outlook)



Kaleidoscope, Wheels of Imagination (Alberta)



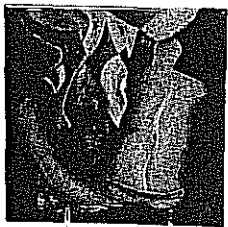
Jewelry, Marianne Greer (Saskatoon)



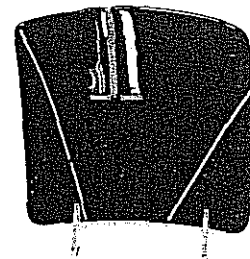
Automoblox (international) "Best Toy Award"



Solar Powered Globe, Globes Canada (international)



Tile, Jeannette Lussier (Saskatoon)



Plate, Linda Bilfo (Saskatoon)

# Gallery Shop / Museo Coffee / Conservatory

## The Gallery Shop

The Gallery Shop has always played a significant role at the Mendel Art Gallery. It is a place to showcase fine art and craft items made in the region and beyond, and it provides the opportunity for the Gallery to market products (from catalogues to model totem poles) relating to current exhibitions.

Shari Bedient became Gallery Shop Supervisor April 1, introducing plans to make the shop more relevant, more profitable, and more appealing as a destination for savvy shoppers. In less than a year, she has made progress on all counts.

Bedient set and met a goal of increasing each month's sales by 20%, compared with the same month in 2009. Gross sales in 2010 totalled \$309,000 — the highest ever for the shop — and the gross profit increased by 66 per cent.

Some successful new marketing strategies included:

- A brochure created to cross-promote the shop with other businesses
- Newspaper and radio ads (including an on-site radio promotion in December)
- A billboard on Second Avenue advertising Stamps watches.

Two trunk shows were also held. During a trunk show, which emphasizes particular product lines, extra stock and one-of-a-kind items are brought in. In June, the shop introduced high-end Georg Jensen giftware from Scandinavia. In September, Ruby Radish jewelry was featured, with the artist present to answer questions and give demonstrations. Meanwhile, the shop maintained its emphasis on Prairie artists: the mix included 45 local artists, 20 Canadian artists, and a few international designers. Many works were exclusive in Saskatchewan to the Mendel Art Gallery.

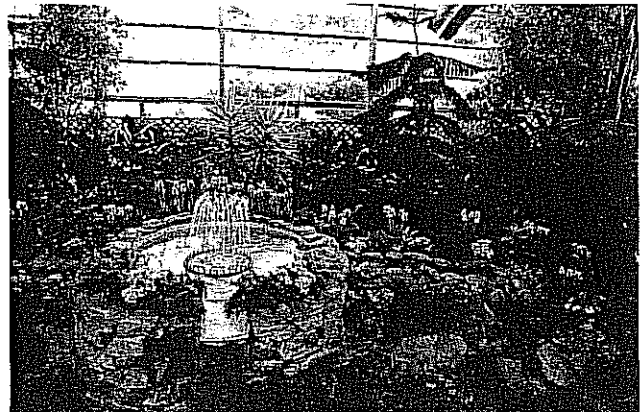
The shop was reorganized, and plans were made to refurbish it. In 2011, a corporate gift program will be introduced. This will involve sourcing uniquely apt gifts for companies, providing exemplary customer service, and attracting conventions and delegate gift buyers. There will be a strong focus on wedding gifts, as well, including cross-promotions with Saskatoon florists.

## Museo Coffee

Museo Coffee is the popular café and meeting place in the Mendel Art Gallery. Established in 2007, Museo enhances Gallery activities. The baristas pride themselves on their nuanced brews. Light meals, including soups and desserts, are made from scratch in-house. The café participated in a number of Gallery events in 2010, including offering "barista for a day" demonstrations during Culture Days in September. Operator Jimmy Oneschuk has purchased a roaster and installed it off-site. He plans to introduce Museo's own specialty roasted coffee in 2011. The café is open 9 a.m. to 6 p.m. daily except for Mondays, when it is open until 9 p.m.

## Saskatoon Civic Conservatory

The conservatory adjoining the Mendel Art Gallery complements the exhibitions and programs at the Gallery. It is a hit with tourists and Saskatoon residents alike, and visiting this tropical oasis is a particular pleasure in mid-winter. Maintained by the Parks Branch of the City of Saskatoon, the conservatory features 12 flower shows each year. For instance, potted poinsettias bloom throughout December, while tulips and easter lilies add colour and fragrance in March and April. Permanent displays include a fountain, a towering banana tree, and an orchid collection. The conservatory sees more than 80,000 visitors walking its pathways every year. Monies in a collection box go toward upkeep. Like the Gallery, the conservatory is open from 9 a.m. to 9 p.m. daily, except Christmas Day.





# 2010 Annual Scroll

The following pages list the Mendel Art Gallery's many contributors, including individuals and businesses. The Gallery appreciates your continued interest and support.

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 Daniel Shapiro &  
 Marie Lannoo  
 Sherwood & Elaine  
 Sharfe

Arnie & Linda Shaw  
 Parisa Sheer  
 Mohammadi &  
 Lotfollah Haji  
 John Shelling  
 Chris Sherban  
 Patricia Shiplett  
 Steve Shirliffe  
 Donna Shokeir  
 Janice Shoquist  
 Susan Shore  
 Jacqui Shumiatcher  
 Robert Sider  
 Jim Siemens & Anna  
 Ringstrom  
 Patricia & Terry  
 Simonson  
 Paul Sisetski  
 Teri Skwara & Colin  
 MacDonald  
 Kathleen Slavin  
 Adam Slusar  
 Jean Smith  
 Alexander Sokalski  
 Shari Sokochoff  
 Nancy Sollosy  
 Beverley Somerville  
 Christy Somerville  
 Burna Purkin  
 & Emanuel  
 Sonnenschein  
 Marie Spencer  
 Barbara Sprigings  
 Jean Spurgeon  
 Isha Srikumar  
 Marie Elyse St.  
 George  
 St. Peter's College -  
 Library  
 Stantec Architecture  
 Ltd.  
 Diana Steel  
 Elizabeth  
 Stefanyshyn-  
 Alonso & Jean  
 Alonso  
 Martin Steiger  
 Mary Steiger  
 Norma Stewart  
 Karen Stobbe

Alexander  
 Stooshinoff  
 Sophia Strenger  
 Grace Stromberg  
 Irene Stroshein  
 Len E. Suchan  
 Lynette Suchar  
 Edith Sumner  
 Kent & Candace  
 Sutherland  
 Richard Swain  
 Antoni Swiatecki  
 Jean Tackaberry  
 Cheryl Tallon  
 Gail Taman  
 Targeted Strategies  
 Limited  
 Elaine Tatarniuk  
 The Great-West  
 Life Assurance  
 Company  
 Victor Thiessen  
 Walter Thiessen  
 Greg & Lorna  
 Thompson  
 John & Patricia  
 Thompson  
 Lois Thompson  
 Noella Thompson  
 John & Patricia  
 Thompson  
 Dorothy Thomson  
 Crystal Thorburn  
 Freda Toffolo  
 Robert & Judith  
 Tokaryk  
 Darleen Topp  
 Heather Torrie  
 Hugh & Bev  
 Townsend  
 Paul Trottier  
 Roger Trottier  
 Carol Trumbley  
 Monique Truscott  
 Pat Tymchatyn  
 Jenny Underhill &  
 Family  
 Brian Unverricht  
 Nelson Urteaga  
 Lea Urup

Joan Van Impe  
 Yolanda van Petten  
 Ken Van Rees  
 Bernice Vandeven  
 Deborah Vanston &  
 Jay Scott  
 Vincent & Susan  
 Varga  
 Lisa Vargo  
 Glenn & Nayda  
 Veeman  
 Jim & Marilyn Veikle  
 Jack & Sylvia Vicq  
 Toni Villiers  
 Don Vinge  
 Alice Von Graevenitz  
 Walking Dolphins  
 Consultancy Inc  
 Wallace  
 Meschishnick  
 Clackson Zawada  
 Karen Walter  
 Lorri Walters  
 Wolfgang Walz &  
 Diana Kichuk  
 Amira Wasfy  
 Linda Wason-Ellam  
 Trent Watts  
 John A. Weil  
 Margot Weiner & Don  
 Ewles  
 Marlessa Wesolowski  
 Westjet Airlines Ltd.  
 Ron & Carolyn  
 Wheeler  
 Doris White  
 Linnet White  
 Don Wilkins  
 Ruth Wilks  
 Kurt & Susan  
 Williams  
 Loreen Wilsdon  
 Evan Wilson  
 G.A. Wilson  
 Nadine Wilson  
 Jeanne Winters  
 Thomas Wishart &  
 Margaret Crossley  
 Mark & Susan  
 Wittrup

Margaret Woloshyn  
 James K. & Judith  
 Wood  
 Jim & Lee Wood  
 Geoffrey Wooller  
 Mark & Barb Wouters  
 Karen Wright  
 Brad Wuetherick &  
 Elizabeth Loeffler  
 Pam Leyland & Tom  
 Yanko  
 Dennis Yee  
 Linda & Grant Young  
 Madeline Young  
 Wanda Young  
 Clarence & Alice  
 Youngs  
 Dorothy Zarski &  
 Family  
 Audrey Zbitnew  
 Clara Zelenak &  
 Family  
 Norman Zepp &  
 Judith Varga  
 Danielle Zimmer  
 Patricia Zipchen

### Lifetime Members

Eva Mendel Miller  
 Bill & Dorothy  
 Perehudoff  
 Jeanne Walters



Patrons admiring the art at the Members' Showcase 2010

# Resource Development

In 2010, the development department focused on maintaining donations, memberships and sponsorships, and preparing for the upcoming capital campaign for the Art Gallery of Saskatchewan.

- **Special Events:** "Lugo – A Carnival of Art Happenings" was held January 16 and was successful beyond expectations. Featured in the Gallery spaces were: visual art, music, dance, theatre, poetry and video. The event sold out, with 612 attending, and the feedback was overwhelmingly positive. Aimed at a young demographic, Lugo was marketed primarily through social media. This dramatically increased the Gallery's online profile. A website, [www.golugo.ca](http://www.golugo.ca) was created and organizers used Twitter to generate excitement before the event. The Mendel Art Gallery would like to thank the volunteer organizing committee whose hard work made the event possible: Zeba Ahmad, Darrell Bell, Chris Kleiter, Lori Leach, Keitha McClocklin, Daren McLean, Curtis Olson, Zach Perkins, Kent Sutherland. Special thanks to the producer, Carrie Catherine Horachek, whose hard volunteer work fueled the event. Sponsors are recognized on page 43.

- **Fundraising Oversight Committee:** This committee of the Board of Trustees was struck in 2010 and met five times. Its purpose is to provide oversight to the annual fundraising plan for the Gallery. The primary focus for the committee this year was to review and approve the following policies: Sponsorship, Donation, Special or Campaign, Honourary Public Membership, Gift Acceptance and Donor Recognition. In addition, an advisory committee to the Fundraising Oversight Committee was struck to oversee the hiring of campaign counsel for the new Art Gallery of Saskatchewan. An RFP process was conducted, and DCG Philanthropic was engaged to undertake a survey of community readiness and to provide campaign strategy. The report was delivered in December.
- **Membership:** Membership numbers are up 5% over 2009 and membership revenue is up 16%. In December, new membership benefits were introduced, including a 20% discount in the Gallery Shop, discounts with a number of partner organizations, and an expanded number of reciprocal agreements with other galleries in Canada. In addition, the website now enables users to buy memberships online.
- **Donations:** Donations to the Gallery in 2010 were virtually the same as in 2009.



Above: The Haiku Wall was a hit at the initial Lugo – A Carnival of Art Happenings, held January 16.  
Opposite page: Rhonda Speiss, Manager of Corporate Philanthropy, PotashCorp (left) and the Gallery's Public Programs Coordinator, Laura Kinzel, at the public reception for *School Art*, April 30. Carmen Wong, whose watercolour was represented on the poster for the exhibition, is sitting to the right of Kinzel.

# Sponsorship

The Mendel Art Gallery wishes to thank all the sponsors listed below for their generous support.

## Public Programs Sponsors



## Gallery and Event Sponsors



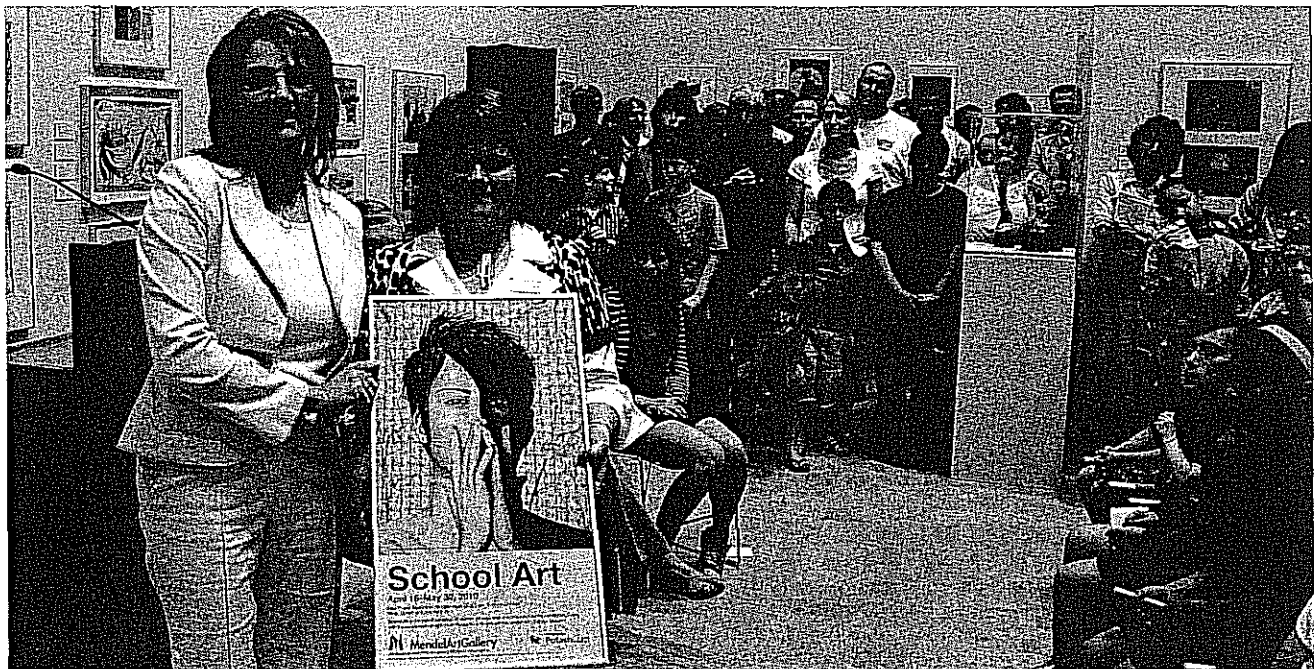
## Exhibition Sponsors



## Media Sponsors



## The StarPhoenix



# 2010 Quick Facts

## Attendance\*

In-House (exhibitions/tours/lectures/etc.)	181,053
Extension services (touring exhibitions)	51,842
Exhibition openings	4,846
Fundraising events—Gallery Group (3)	12,900
Fundraising events—capital campaign (1)	612

\*Tabulated by automatic door counters adjusted for non-visitor traffic.

## Exhibitions

### In-House

Total exhibitions presented in-house	16
Organized by the Mendel Gallery—solo	3
Organized by the Mendel Gallery—2 or 3 artists (including Artists by Artists presentations)	5
Organized by the Mendel Gallery—more than 3 artists	5
Organized by others	3

### Extension

In-house exhibitions—provincial tour	2
In-house exhibitions—national tour	3

### Exhibitions of Saskatchewan Artists

Solo exhibitions (including touring)	6
Exhibitions featuring 2 or 3 artists	4
Artists represented in 2 or 3-person exhibitions	8
Artists represented in group exhibitions (more than 3 persons)	10
Total Saskatchewan artists represented (not including <i>School Art</i> )	24

## Publications

Catalogues published	3
Newsletters ( <i>Folio</i> )	4
Annual report (2009)	1
Brochures	3
Educators' guide (William Pehudoff exhibition)	1
Interpretive handouts in exhibitions	9

## Permanent Collection

	Value
5,800 total works in the collection	\$14.4 million
17 works purchased in 2010	\$61,300
117 donated works in 2010	\$353,520

## Public Programs

	Number	Participants
Guided tours and workshops	410	11,523
SaskTel Mendel Art Caravan	81	3,944
Something on Sundays	52	4,450
Lectures / talks / panels / salons	12	970
Affinity Credit Union's ARTforLIFE: A Mendel Gallery/School Program	3 schools	900
Mendel Youth Council		15

## Human Resources

Permanent full-time staff	21
Permanent part-time staff	2
Temporary part-time staff	18
Contract staff	2
Volunteers	100
Volunteer hours (estimated)	2,750
Board of Trustee members	15

## Members

Artist	131
Corporate	12
Family	148
Individual	86
Lifetime	4
Non-profit	3
Senior	106
Student	6
Volunteer	36
Total	532

## Website and Social Media

Website sessions ( <a href="http://www.mendel.ca">www.mendel.ca</a> )	297,303
Daily average	815
Facebook fans (as of December 31)	1,053
Henderson website home page	14,915
Pehudoff website home page	3,000

### Media Interpretives (downloads)

Mendel Art Gallery podcasts	4,317
Audio features	1,389
Audio tour	5,871
Symposium / talks	9,829
YouTube plays	965
Gallery tours	24

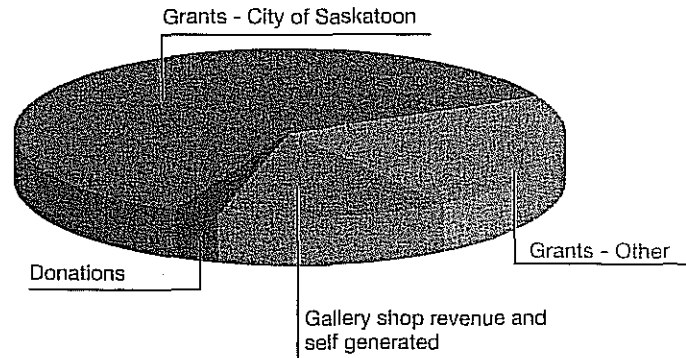
# Financial Statements

## Operating Fund Statement

Year Ended December 31, 2010 (reported in thousands of dollars)

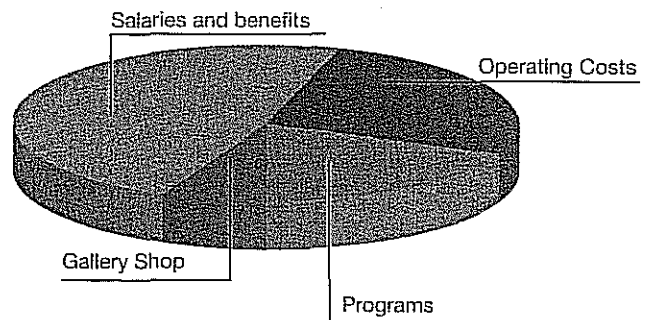
### Revenue

Grants - City of Saskatoon	\$2,025	61.3%
Grants - Other	749	22.7%
Gallery shop revenue and self generated	449	13.6%
Donations	79	2.4%
<b>Total Revenue</b>	<b>\$3,302</b>	<b>100%</b>



### Expenditures

Salaries and benefits	\$1,541	48.2%
Operating Costs	854	26.7%
Programs	599	18.7%
Gallery Shop	203	6.4%
<b>Total Expenditures</b>	<b>3,197</b>	<b>100.0%</b>
<b>Surplus</b>	<b>\$105</b>	



### Note

1. The above operating fund statement is a summary of the Mendel's main financial activity for 2010. Financial statements for the 2010 fiscal year, audited by PricewaterhouseCoopers, are available upon request from the Mendel Art Gallery, Director, Finance and Operations Tel (306) 975-7614.

## Capital Fund Statement

Year Ended December 31, 2010 (reported in thousands of dollars)

### Revenue

Grants	\$150
Donations	360
Self Generated	34
Investments	1
<b>Total Revenue</b>	<b>\$545</b>

### Expenditures

Capital Assets	\$132
Acquisitions	417
Amortization	151
Fundraising	22
Maintenance	86
Write-off Work Completed on Building Renovation	1,310
<b>Total Expenditures</b>	<b>2,118</b>
<b>Surplus</b>	<b>\$(1,573)</b>

### Note

1. This statement combines the Capital Replacement, Permanent Collection, Capital Asset and Endowment Fund statements.

## Statement of Financial Position

As of December 31, 2010 (reported in thousands of dollars)

### Assets

Current Assets and Interfund Receivables	\$1,996
Long Term Investments	5
<b>Net Capital Assets</b>	<b>1,487</b>
<b>Total Assets</b>	<b>\$3,488</b>

### Liabilities

Current Liabilities and Interfund Payables	\$1,525
<b>Net Assets</b>	<b>1,963</b>
<b>Total Liabilities and Net Assets</b>	<b>\$3,488</b>

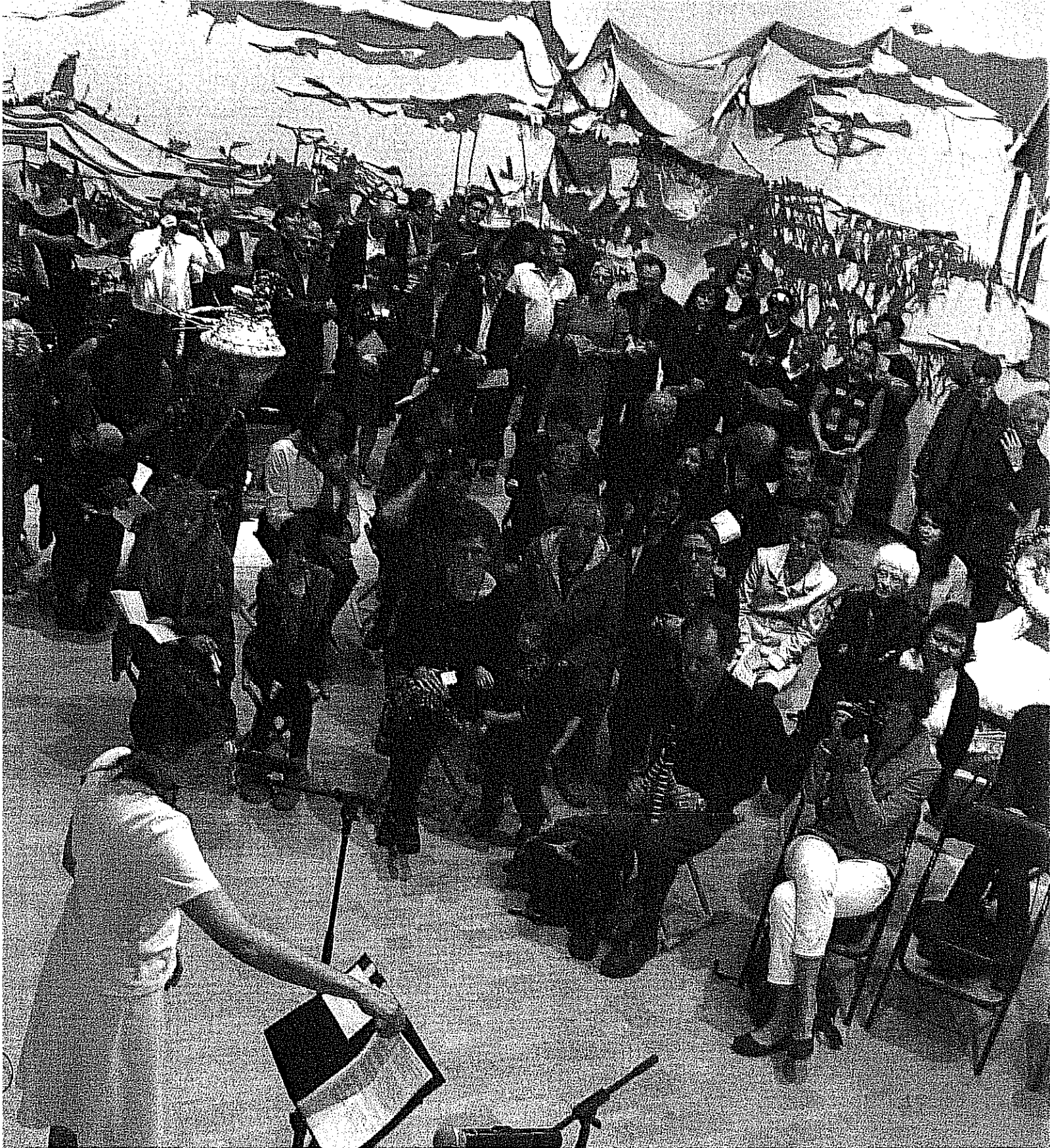
### Notes

1. Interfund receivables and payables arise from receipts and payments for all funds processed only through the operating fund.

2. Works of art are included at the nominal value of \$1 in net capital assets.

3. Write-off previously capitalized work completed for building renovation.





 **Mendel Art Gallery**

OPEN DAILY  
9AM-9PM  
FREE ADMISSION

950 SPADINA CRESCENT E  
BOX 569, SASKATOON, SK  
CANADA, S7K 3L6

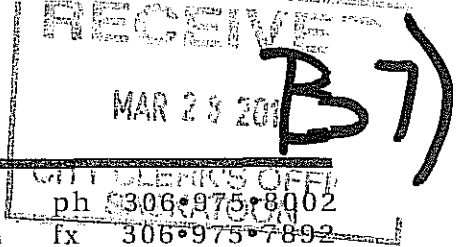
T (306) 975-7610 F (306) 975-7670  
MENDEL@MENDEL.CA  
WWW.MENDEL.CA



*City of*  
**Saskatoon**

Saskatoon Development  
Appeals Board

4352-1



c/o City Clerk's Office  
222 - 3rd Avenue North  
Saskatoon, SK S7K 0J5

March 28, 2011

His Worship the Mayor  
and Members of City Council

Ladies and Gentlemen:

**Re: Development Appeals Board Hearing  
Refusal to Issue Development Permit  
Construction of New One-Unit Dwelling with Secondary Suite - South Lot  
(With Site Width Deficiency on both North and South Lots)  
319 Avenue J North - R2 Zoning District  
Tyler Stewart  
(Appeal No. 4-2011)**

In accordance with Section 222(3)(c) of *The Planning and Development Act, 2007*, attached is a copy of a Notice of Hearing of the Development Appeals Board regarding the above-noted property.

Yours truly,

**Joanne Sproule**  
**Deputy City Clerk**  
Secretary, Development Appeals Board

JS:ks

Attachment

Templates\DABs\Mayor.dot



*City of*  
**Saskatoon**

Saskatoon Development  
Appeals Board

---

c/o City Clerk's Office      ph 306•975•8002  
222 - 3rd Avenue North      fx 306•975•7892  
Saskatoon, SK S7K 0J5

NOTICE OF HEARING - DEVELOPMENT APPEALS BOARD

<b>DATE:</b>	Monday, April 18, 2011	<b>TIME:</b>	4:00 p.m.
<b>PLACE:</b>	Committee Room A, 2nd Floor, North Wing, City Hall		
<b>RE:</b>	Refusal to Issue Development Permit <b>Construction of New One-Unit Dwelling with Secondary Suite – South Lot</b> <b>(With Site Width Deficiency On Both North and South Lots)</b> 319 Avenue J North – R2 Zoning District Tyler Stewart (Appeal No. 4-2011)		

TAKE NOTICE that Tyler Stewart has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007*, in connection with the City's refusal to issue a Development Permit for construction of a new one-unit dwelling with a secondary suite on the south lot at 319 Avenue J North, which is located in an R2 zoning district.

In accordance with Section 8.4.4.2 of the Zoning Bylaw, except as provided in Clause 6, site width for the construction of new one-unit dwellings in established neighbourhoods shall be at least 70 percent of the average site width for one and two-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than 7.5 metres (24.6 feet). [Clause 6 relates specifically to lots in the Montgomery Place Neighbourhood.]

The subject site is comprised of two lots and each lot is 7.63 metres (25.03 feet) in width, totalling 15.26 metres (50.06 feet). The subject block face and opposing block face currently contain a total of 27 one-unit dwelling sites. This results in an average site width of 11.29 metres (37.04 feet) and a minimum of 70% site width calculation of 7.9 metres (25.92 feet). The north and south sites are therefore deficient in width by 0.27 metres (0.885 feet), resulting in a total site width deficiency of 0.54 metres (1.77 feet).

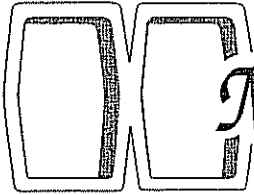
**The Appellant is seeking the Board's approval of the site width deficiency.**

Anyone wishing to provide comments either for or against this appeal can do so by writing to the Secretary, Development Appeals Board, City Clerk's Office, City Hall, Saskatoon, Saskatchewan, S7K 0J5 or email [development.appeals.board@saskatoon.ca](mailto:development.appeals.board@saskatoon.ca). Anyone wishing to obtain further information or view the file in this matter can contact the Secretary at 975-2880.

Dated at SASKATOON, SASKATCHEWAN, this March 28<sup>th</sup> day of 2011.

Joanne Sproule, Secretary  
Development Appeals Board

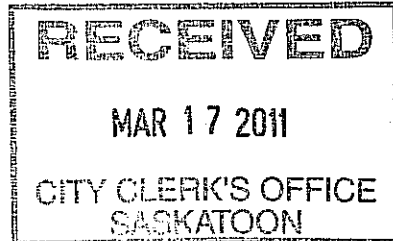
4351-011-02  
C1)



# Millennium III Properties Corporation

March 17, 2011

Office of the City Clerk  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 0J5



Dear Ms. Mann:

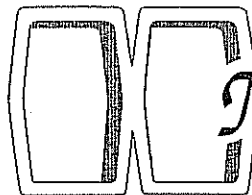
**Re: City Council Hearing 07 March 2011  
Item 3e in Condensed Agenda and Minutes  
Proposed Rezoning from B3 District to B6 District  
Lots 1 to 6, Block 2, Plan No. F4570  
15 23<sup>rd</sup> Street East – Central Business District  
Applicant: 23<sup>rd</sup> Street Ventures Inc.  
Proposed Bylaw No. 8920  
(File No. CK. 4351-1)**

Thank you for your letter of March 14, 2011.

Attached is our letter dated 17 March 2011 addressed to His Worship the Mayor and members of City Council together with our previous submissions dated 1 March 2011 and 3 March 2011, which we would ask you to bring forward at the next City Council meeting. We believe it is important that this submission be presented.

Sincerely,

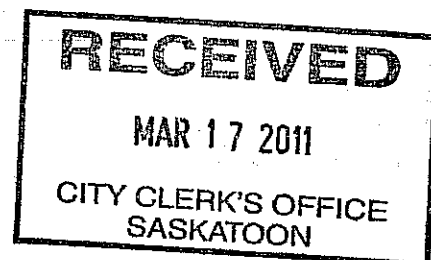
Everett J. Kearley, P. Eng.  
Chairman



# Millennium III Properties Corporation

March 17, 2011

His Worship the Mayor & Members of City Council  
 The City of Saskatoon  
 City Hall  
 222 3<sup>rd</sup> Avenue North  
 Saskatoon SK S7K 0J5



**Re: City Council Hearing 07 March 2011**  
**Item 3e in Condensed Agenda and Minutes**  
**Proposed Rezoning from B3 District to B6 District**  
**Lots 1 to 6, Block 2, Plan No. F4570**  
**15 23<sup>rd</sup> Street East – Central Business District**  
**Applicant: 23<sup>rd</sup> Street Ventures Inc.**  
**Proposed Bylaw No. 8920**  
**(File No. CK. 4351-1)**

We are concerned that at the referenced hearing a second letter that we had submitted through the Planning and Development Branch on the subject matter on 3 March 2011 was not put before Council, although our first letter of 1 March 2011 was presented thereto.

In the interval between these two letters, we had the opportunity to consult with legal counsel with respect to the City's Bylaw No. 8769 "The Official Community Plan Bylaw, 2009". We discovered that a number of the impacts of the proposed rezoning were completely at variance with this bylaw. These deviations from the bylaw were outlined in our second letter submitted on 3 March 2011. It is felt that if Council had been made aware of these issues at the subject hearing on 7 March 2011, it may well have had an impact on their decision in this matter.

Unfortunately, we were not able to be present at the subject hearing but, in a subsequent phone call to our Executive Vice-President from Mr. Tim Steuart, Development Review Section Manager, Community Services Department, on 10 March 2011 we were told that *he didn't feel our submission was material and did not submit it for review by Council*. We feel that this position taken by City administration amounts to editing of materials placed before Council so that they are not in a position to form an opinion and make a decision balanced with respect to all the interests involved in any given matter before them.

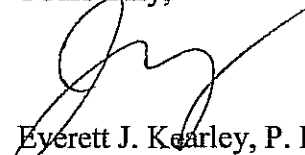
Our Group of Companies owns many properties throughout the City of Saskatoon and has had numerous dealings with Council over the past 30 years that we have been in business. We feel that we have always had matters in which we were involved with Council dealt with in a fair and equitable manner, and that all pertinent information has been made available in the consultation processes.

The adoption of The Official Community Plan Bylaw, 2009 was meant to guide the City of Saskatoon's future growth in an orderly manner. By blatantly disregarding this Plan in the manner outlined in our letter of 3 March 2011, City staff are sowing the seeds for the type of chaotic growth which Council has been seeking to avoid.

In the subject case, it is our view that the public consultation process has been compromised through withholding of information from Council that we, as the most affected property owner, being next door to the proposed rezoning, believe is important.

Thank you for your consideration in this matter and we are sure that Council in its discretion will take whatever action it feels is appropriate. We have enclosed our letters dated 01 March 2011 (forwarded to Council by Planning) and 03 March 2011 (submitted to Planning but withheld from Council) for your perusal.

Yours truly,



Everett J. Kearley, P. Eng.  
Chairman

/dmk

# *Waldegrave Properties Limited*

A Member of the Millennium III Group of Companies

March 1, 2011

City of Saskatoon  
Community Services Department  
Planning and Development Branch  
City Hall  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK

Dear Sirs/Mesdames:

**Re: Proposed Zoning Bylaw Amendment – Bylaw No. 8920**  
**Legal Description: Lots 1 to 6, Block 2, Plan F4570**  
**Civic Address: 15-23<sup>rd</sup> Street East**

We are the owners of the Midtown Medical Centre located at 39-23<sup>rd</sup> Street East with a legal description of Lots 7-12, Block 2, Plan F4570 which is immediately adjacent to the parcel of land that is proposed to be rezoned from B3 to B6. We understand the purpose of this rezoning is to allow for the construction of an office building on the referenced site.

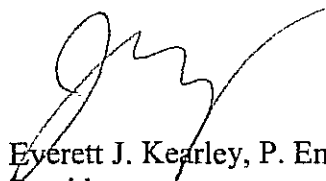
B3 zoning requires reasonable onsite parking whereas in B6 zoning there is no parking requirement. The parking in and adjacent to the block where this property rezoning is proposed to take place is already in considerable demand. There are three relatively large, multi-tenant medical clinics in this block, all of which, in addition to staff, have a considerable requirement for patient/client parking. Many of these patients have mobility challenges, including the use of prosthetics, and remote parking is not an option for them. Only one of these medical centres has parking onsite that is surplus to their staff requirements, whereas the other two are restricted to on-street parking for medical clients.

Although we understand there will be a provision for some onsite and underground parking, this will not be nearly enough for all staff and clients of the proposed office building and this will add a significant burden to the heavy parking demand already being experienced in this area. As well, this rezoning represents “spot zoning” or “zoning creep” to the disadvantage of adjacent properties developed in compliance with the zoning already established in this area. Further, a B3 building on the subject site would be approximately half the size of the proposed B6 development, thus considerably reducing the parking load generated thereby. There are other undeveloped B6 sites within the City which could be used for this office building development without disturbing long existing zoning patterns.

It might be argued that the Midtown Plaza Inc. parking lot to the east of the referenced properties can be used for overflow parking. This lot also is zoned B6 however, and it can be developed at any time. This would wipe out any discretionary parking in the area. In fact, during negotiations for a First Nations casino in the City several years ago, redevelopment of the Midtown site for this use was a preferred option for the promoters of the casino.

Accordingly, we wish to register our disagreement and formally object to the proposed rezoning for the reasons stated above and trust that the City will not proceed any further with this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Everett J. Kearley', with a long, sweeping flourish extending to the right.

Everett J. Kearley, P. Eng.  
President

/dmk



# Waldegrave Properties Limited

A Member of the Millennium III Group of Companies  
Celebrating 30 Years of Service to Investors

March 3, 2011

COPY

City of Saskatoon  
Community Services Department  
Planning and Development Branch  
City Hall  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK

Dear Sirs/Mesdames:

**Re: Submission #2**  
**Proposed Zoning Bylaw Amendment – Bylaw No. 8920**  
**Legal Description: Lots 1 to 6, Block 2, Plan F4570**  
**Civic Address: 15-23<sup>rd</sup> Street East**

Further to our letter of 1 March 2011 on the referenced subject, we have had the opportunity to review the City's Bylaw No. 8769 "The Official Community Plan Bylaw, 2009" and wish to cite the following provisions of this Bylaw as supporting our position that the proposed Rezoning of Lots 1-6, Block 2, Plan 4570 should not proceed:

1. Section 6.1.2.1 Downtown Land Use Pattern

The Official Community Plan, Downtown Land Use Map places the subject property in Area 5, Warehouse/Service Area.

The above Section, sub-section (v) states the following:

"Area (v) – Warehouse/Service Area: This area is intended to accommodate a variety of industrial, entertainment and service uses...."

There is NO mention of office uses in this area whereas Areas 1, 2 and 3 clearly include a provision for office uses.

## 2. Section 6.1.2.5 Parking

This section clearly states:

- a) "The Zoning Bylaw shall contain appropriate parking standards for downtown development."
- b) "The City shall prepare and maintain a Downtown Parking Plan to address the supply and demand for parking, parking rates and the City's role in the provision of parking lots, structures and on-street parking."

We are not aware of any reference in the subject re-zoning application to the types of parking issues addressed in our previous letter, particularly with respect to the Human Rights aspects of parking access for medical patients with mobility challenges, this would appear to come within the City's area of responsibility in view of the provisions of the above referenced Bylaw Sections.

## 3. Section 17.2

This whole section refers to the City's responsibility for public involvement and the addressing of social aspects of land use planning as well as enhancement of quality of life and neighbourhood viability through appropriate land use policies and zoning patterns.

The proposal to exacerbate parking problems in an area where patient accessibility is a major priority would seem to fly in the face of these responsibilities.

## 4. Section 18.1.1.b

This section refers to the requirement for zoning to be adopted in accordance with the Official Community Plan being referred to herein.

When considering applications to amend the zoning regulations or requests for the re-zoning of land, the following sub-sections are relevant to the subject matter:

- (i) "The nature of the proposal and its conformance with all relevant sections of the Plan..."

In accordance with Article (1) above, Section 6.1.2.1, this proposal clearly does not conform to the community plan for the downtown, Area 5. Further, the proposed erection of an office tower which this zoning will permit will not fit in with the 3 medical clinics in the area, as per approval of previous developments in the area.

- (ii) "The need to ... protect all forms of land use from harmful encroachments by incompatible uses." The same comments as in (i) apply.

- (iii) "The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need."

As stated above, 3 of the 5 areas in the Downtown Land Use Plan permit office type buildings. There are a number of vacant or otherwise developable sites in these areas.

- (v) "... the adequacy of the proposed supply of off-street parking."

This was dealt with in an earlier letter and it would appear that this will not be adequate and additional parking required by this development will overlook the already burdened on-street parking in the area.

- (vii) "...viability of the local community and local community services."

As discussed above and in our previous letter regarding accessibility problems for those with impaired mobility.

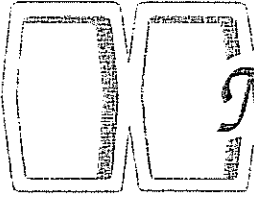
In the above reasons, and those outlined in a more general way in our previous letter, we respectfully request that council reject the above referenced re-zoning application.

Yours truly,



Everett J. Kearley, P. Eng.  
President

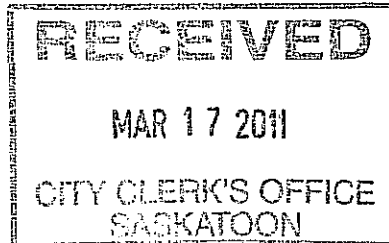
/kdf



# Millennium III Properties Corporation

March 17, 2011

Office of the City Clerk  
City of Saskatoon  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 0J5



Dear Ms. Mann:

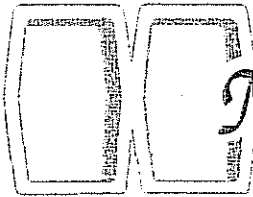
**Re: City Council Hearing 07 March 2011  
Item 3e in Condensed Agenda and Minutes  
Proposed Rezoning from B3 District to B6 District  
Lots 1 to 6, Block 2, Plan No. F4570  
15 23<sup>rd</sup> Street East – Central Business District  
Applicant: 23<sup>rd</sup> Street Ventures Inc.  
Proposed Bylaw No. 8920  
(File No. CK. 4351-1)**

Thank you for your letter of March 14, 2011.

Attached is our letter dated 17 March 2011 addressed to His Worship the Mayor and members of City Council together with our previous submissions dated 1 March 2011 and 3 March 2011, which we would ask you to bring forward at the next City Council meeting. We believe it is important that this submission be presented.

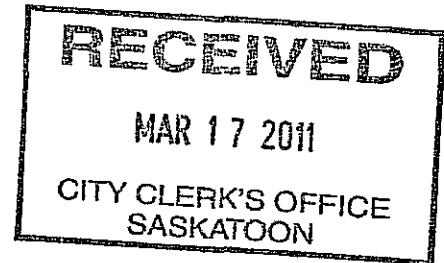
Sincerely,

Everett J. Kearley, P. Eng.  
Chairman



# Millennium III Properties Corporation

March 17, 2011



His Worship the Mayor & Members of City Council  
The City of Saskatoon  
City Hall  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK S7K 0J5

**Re: City Council Hearing 07 March 2011  
Item 3e in Condensed Agenda and Minutes  
Proposed Rezoning from B3 District to B6 District  
Lots 1 to 6, Block 2, Plan No. F4570  
15 23<sup>rd</sup> Street East – Central Business District  
Applicant: 23<sup>rd</sup> Street Ventures Inc.  
Proposed Bylaw No. 8920  
(File No. CK. 4351-1)**

We are concerned that at the referenced hearing a second letter that we had submitted through the Planning and Development Branch on the subject matter on 3 March 2011 was not put before Council, although our first letter of 1 March 2011 was presented thereto.

In the interval between these two letters, we had the opportunity to consult with legal counsel with respect to the City's Bylaw No. 8769 "The Official Community Plan Bylaw, 2009". We discovered that a number of the impacts of the proposed rezoning were completely at variance with this bylaw. These deviations from the bylaw were outlined in our second letter submitted on 3 March 2011. It is felt that if Council had been made aware of these issues at the subject hearing on 7 March 2011, it may well have had an impact on their decision in this matter.

Unfortunately, we were not able to be present at the subject hearing but, in a subsequent phone call to our Executive Vice-President from Mr. Tim Steuart, Development Review Section Manager, Community Services Department, on 10 March 2011 we were told that *he didn't feel our submission was material and did not submit it for review by Council.* We feel that this position taken by City administration amounts to editing of materials placed before Council so that they are not in a position to form an opinion and make a decision balanced with respect to all the interests involved in any given matter before them.

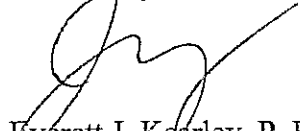
Our Group of Companies owns many properties throughout the City of Saskatoon and has had numerous dealings with Council over the past 30 years that we have been in business. We feel that we have always had matters in which we were involved with Council dealt with in a fair and equitable manner, and that all pertinent information has been made available in the consultation processes.

The adoption of The Official Community Plan Bylaw, 2009 was meant to guide the City of Saskatoon's future growth in an orderly manner. By blatantly disregarding this Plan in the manner outlined in our letter of 3 March 2011, City staff are sowing the seeds for the type of chaotic growth which Council has been seeking to avoid.

In the subject case, it is our view that the public consultation process has been compromised through withholding of information from Council that we, as the most affected property owner, being next door to the proposed rezoning, believe is important.

Thank you for your consideration in this matter and we are sure that Council in its discretion will take whatever action it feels is appropriate. We have enclosed our letters dated 01 March 2011 (forwarded to Council by Planning) and 03 March 2011 (submitted to Planning but withheld from Council) for your perusal.

Yours truly,



Everett J. Kearley, P. Eng.  
Chairman

/dmk

# *Waldegrave Properties Limited*

A Member of the Millennium III Group of Companies

March 1, 2011

City of Saskatoon  
Community Services Department  
Planning and Development Branch  
City Hall  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK

Dear Sirs/Mesdames:

**Re: Proposed Zoning Bylaw Amendment – Bylaw No. 8920**  
**Legal Description: Lots 1 to 6, Block 2, Plan F4570**  
**Civic Address: 15-23<sup>rd</sup> Street East**

We are the owners of the Midtown Medical Centre located at 39-23<sup>rd</sup> Street East with a legal description of Lots 7-12, Block 2, Plan F4570 which is immediately adjacent to the parcel of land that is proposed to be rezoned from B3 to B6. We understand the purpose of this rezoning is to allow for the construction of an office building on the referenced site.

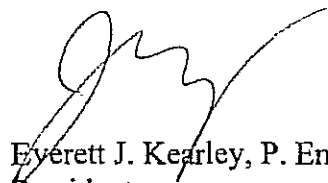
B3 zoning requires reasonable onsite parking whereas in B6 zoning there is no parking requirement. The parking in and adjacent to the block where this property rezoning is proposed to take place is already in considerable demand. There are three relatively large, multi-tenant medical clinics in this block, all of which, in addition to staff, have a considerable requirement for patient/client parking. Many of these patients have mobility challenges, including the use of prosthetics, and remote parking is not an option for them. Only one of these medical centres has parking onsite that is surplus to their staff requirements, whereas the other two are restricted to on-street parking for medical clients.

Although we understand there will be a provision for some onsite and underground parking, this will not be nearly enough for all staff and clients of the proposed office building and this will add a significant burden to the heavy parking demand already being experienced in this area. As well, this rezoning represents “spot zoning” or “zoning creep” to the disadvantage of adjacent properties developed in compliance with the zoning already established in this area. Further, a B3 building on the subject site would be approximately half the size of the proposed B6 development, thus considerably reducing the parking load generated thereby. There are other undeveloped B6 sites within the City which could be used for this office building development without disturbing long existing zoning patterns.

It might be argued that the Midtown Plaza Inc. parking lot to the east of the referenced properties can be used for overflow parking. This lot also is zoned B6 however, and it can be developed at any time. This would wipe out any discretionary parking in the area. In fact, during negotiations for a First Nations casino in the City several years ago, redevelopment of the Midtown site for this use was a preferred option for the promoters of the casino.

Accordingly, we wish to register our disagreement and formally object to the proposed rezoning for the reasons stated above and trust that the City will not proceed any further with this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Kearley', written over the typed name.

Everett J. Kearley, P. Eng.  
President

/dmk



# Waldegrave Properties Limited

A Member of the Millennium III Group of Companies  
Celebrating 30 Years of Service to Investors

March 3, 2011

COPY

City of Saskatoon  
Community Services Department  
Planning and Development Branch  
City Hall  
222 3<sup>rd</sup> Avenue North  
Saskatoon SK

Dear Sirs/Mesdames:

**Re: Submission #2**  
**Proposed Zoning Bylaw Amendment – Bylaw No. 8920**  
**Legal Description: Lots 1 to 6, Block 2, Plan F4570**  
**Civic Address: 15-23<sup>rd</sup> Street East**

Further to our letter of 1 March 2011 on the referenced subject, we have had the opportunity to review the City's Bylaw No. 8769 "The Official Community Plan Bylaw, 2009" and wish to cite the following provisions of this Bylaw as supporting our position that the proposed Rezoning of Lots 1-6, Block 2, Plan 4570 should not proceed:

1. Section 6.1.2.1 Downtown Land Use Pattern

The Official Community Plan, Downtown Land Use Map places the subject property in Area 5, Warehouse/Service Area.

The above Section, sub-section (v) states the following:

"Area (v) – Warehouse/Service Area: This area is intended to accommodate a variety of industrial, entertainment and service uses...."

There is NO mention of office uses in this area whereas Areas 1, 2 and 3 clearly include a provision for office uses.

## 2. Section 6.1.2.5 Parking

This section clearly states:

- a) "The Zoning Bylaw shall contain appropriate parking standards for downtown development."
- b) "The City shall prepare and maintain a Downtown Parking Plan to address the supply and demand for parking, parking rates and the City's role in the provision of parking lots, structures and on-street parking."

We are not aware of any reference in the subject re-zoning application to the types of parking issues addressed in our previous letter, particularly with respect to the Human Rights aspects of parking access for medical patients with mobility challenges, this would appear to come within the City's area of responsibility in view of the provisions of the above referenced Bylaw Sections.

## 3. Section 17.2

This whole section refers to the City's responsibility for public involvement and the addressing of social aspects of land use planning as well as enhancement of quality of life and neighbourhood viability through appropriate land use policies and zoning patterns.

The proposal to exacerbate parking problems in an area where patient accessibility is a major priority would seem to fly in the face of these responsibilities.

## 4. Section 18.1.1.b

This section refers to the requirement for zoning to be adopted in accordance with the Official Community Plan being referred to herein.

When considering applications to amend the zoning regulations or requests for the re-zoning of land, the following sub-sections are relevant to the subject matter:

- (i) "The nature of the proposal and its conformance with all relevant sections of the Plan..."

In accordance with Article (1) above, Section 6.1.2.1, this proposal clearly does not conform to the community plan for the downtown, Area 5. Further, the proposed erection of an office tower which this zoning will permit will not fit in with the 3 medical clinics in the area, as per approval of previous developments in the area.

- (ii) "The need to ... protect all forms of land use from harmful encroachments by incompatible uses." The same comments as in (i) apply.

- (iii) "The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need."

As stated above, 3 of the 5 areas in the Downtown Land Use Plan permit office type buildings. There are a number of vacant or otherwise developable sites in these areas.

- (v) "... the adequacy of the proposed supply of off-street parking."

This was dealt with in an earlier letter and it would appear that this will not be adequate and additional parking required by this development will overlook the already burdened on-street parking in the area.

- (vii) "...viability of the local community and local community services."

As discussed above and in our previous letter regarding accessibility problems for those with impaired mobility.

In the above reasons, and those outlined in a more general way in our previous letter, we respectfully request that council reject the above referenced re-zoning application.

Yours truly,

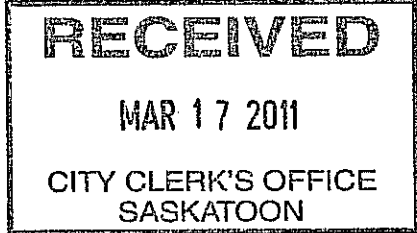


Everett J. Kearley, P. Eng.  
President

/kdf

C2  
6-270-1

**From:** CityCouncilWebForm  
**Sent:** March 17, 2011 10:08 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Tim Fehr  
122 Adelaide Street East  
Saskatoon  
Saskatchewan  
S7J-0H4

EMAIL ADDRESS:

[tim.fehr@shaw.ca](mailto:tim.fehr@shaw.ca)

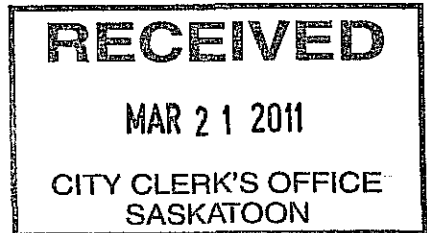
COMMENTS:

Goodmorning;  
I would like someone from snow removal department to come and look at our street. The holes and ruts because of the melting snow have created deep ruts. The reason for this is that there is a high volume of traffic that has caused these deep ruts. The 100 block of adelaide is directly connected to the on ramp to the freeway and people are bypassing the four way stop to access the ramp. Also because of the new park that has been built here there are more children playing and people are not slowing down. I think that there should be speed bumps like the ones used in school zones to slow down the traffic.

Thankyou

C3  
6315-1

From: CityCouncilWebForm  
Sent: March 19, 2011 9:23 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Glen Hauser  
70 Arnason Cres  
Saskatoon  
Saskatchewan  
S7H 4M8

EMAIL ADDRESS:

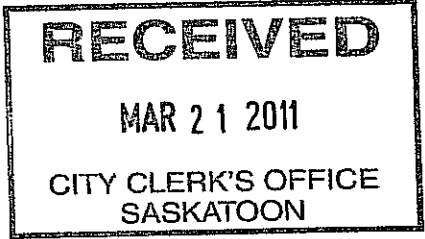
[glen.hauser@usask.ca](mailto:glen.hauser@usask.ca)

COMMENTS:

I am the president of the Saskatoon Soapbox Derby Club for kids aged 7 - 15 years old. We have historically raced down the Avenue H hill by Bedford road for many years. Unfortunately, the condition of the asphalt has deteriorated to the point where it is dangerous for the kids to race. Our race day this year will be July 10, 2011. Is it possible to have the city fill the potholes on that street before then? We are finding that fewer of the racers from around Saskatchewan and Manitoba are coming to the Saskatoon race because of the condition on the hill. If the city cannot fill those holes, can the Saskatoon Soapbox Derby Club get authorization to pay a third party to fix the potholes? Please advise...

C4  
6050-8

From: CityCouncilWebForm  
Sent: March 19, 2011 9:27 AM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Michele Dyck  
109 8th Street West  
Saskatoon  
Saskatchewan  
S7M0B6

EMAIL ADDRESS:

[michele.dyck@usask.ca](mailto:michele.dyck@usask.ca)

COMMENTS:

Hello.  
I am writing to request that City Council make a new decision about the Traffic Bridge. With all the money spent fixing the Idylwyld Bridge, a new bridge under construction to the West, and so much development to the East, we no longer need a vehicle crossing in the heart of this river and residential community area. There are bridges within a few city blocks in either direction of the Traffic Bridge that are handling traffic, and we need a walking and biking bridge for the people of this city who want a healthy and environmentally friendly crossing. I am aware of the need for traffic flow, but this city is growing so much that all the traffic from a big new bridge could destroy the identity and lifestyle supported in this vibrant community. The City is right to circumvent traffic around the edges of the city. This is the direction of the future. We need to put people and quality of life before vehicular access in order to make Saskatoon a great place to live. I love this city and I hope that City Council will make a decision to fix the Traffic Bridge for a pedestrian and cyclist crossing.

The old traffic Bridge is the perfect solution for creating a place where people can cross the river safely and peacefully. We must promote healthy living in our city, and it has been a challenge to keep walking with all the mess around the Idylwyld Bridge from the construction of the Stonebridge sewage pumping building and the closing of the Traffic Bridge. In places where I used to walk, it is now easier to drive because these areas are inhospitable or inaccessible on foot. This trend of less pedestrian-friendly routes has to be turned around from the top. City Council has the power to affect many lives and we are counting on you as our representatives to help the people of this city stay healthy. My family and friends miss the pleasant and convenient foot crossing of the Traffic Bridge and we are all putting our hope into City Council to make the right decision for our future.

Driving on the Broadway Bridge and Idylwyld Bridge is great, but walking and biking them, especially the Idylwyld Bridge, is noisy, fume-filled, and even dangerous. There is a strong participation in running and jogging around these parts, and I know the runners would appreciate somewhere to be where the fumes are not choking them out. I want to walk to River Landing and the Farmer's Market without holding my jacket over my face to avoid filth mists and air pollution. I want somewhere to walk with an out of town visitor that makes them say this city is awesome. That awesome place is the river and we need a bridge that will keep people on their feet and talking about how accessible and healthy our city is. Saskatoon can

be a leader in Canada, and we can begin by planning a sustainable and safe pedestrian and cyclist crossing from Victoria Avenue to River Landing.

Sincerely, Michele Dyck

C5  
1905-7

**From:** CityCouncilWebForm  
**Sent:** March 23, 2011 10:59 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Thomas Dunn  
113 Hilliard Street East  
Saskatoon  
Saskatchewan  
S7J 0E3

EMAIL ADDRESS:

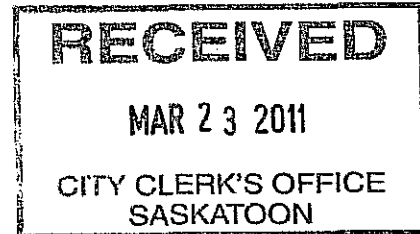
[tjdunn2@shaw.ca](mailto:tjdunn2@shaw.ca)

COMMENTS:

Regarding the pricing on the transit passes. With Tom at home on from work on disability payments, and my wife without a full time job, so the cheapest I can get a bus pass for is \$64.00 per month. But if I am on a welfare program I get it for \$20.00.

The ironic part of this story is that I qualify for a free leisure card, but not a cheap bus pass to get me to the leisure center.

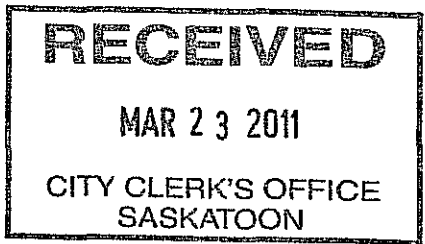
Thank you  
Tom Dunn





C6  
6220-1

From: CityCouncilWebForm  
Sent: March 23, 2011 1:59 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

joe edstrom  
2909a - 33rd street west  
saskatoon  
Saskatchewan  
s7l0x8

EMAIL ADDRESS:

[flamesfan98@yahoo.ca](mailto:flamesfan98@yahoo.ca)

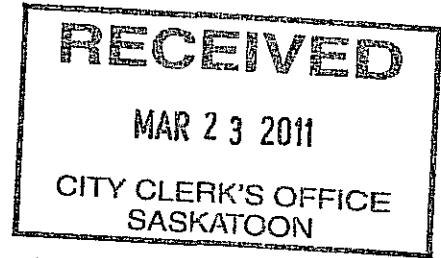
COMMENTS:

i live on 33rd street west where we had water break. the boulevard is all dug up. part of sidewalk is dug up. when i talked to 1 of the guys. he said they will come back and dig up my yard. so if they do that. i have a question. can i put in a front drive way? will i need permission?

175-24

C7)

**From:** CityCouncilWebForm  
**Sent:** March 23, 2011 1:38 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Rev. Douglas N. Ayer Ocp  
Apt#104 Canterbury Place, 101 Ave. N South  
Saskatoon  
Saskatchewan  
S7M 2M8

EMAIL ADDRESS:

[nealayer@yahoo.ca](mailto:nealayer@yahoo.ca)

COMMENTS:

Does Saskatoon have a-Boxing & Wrestling Commission? If not, I'd like to volunteer my services in that regard. I am a huge boxing & wrestling fan. \*This is a sincere, serious enquiry! Please reply..Thanx!

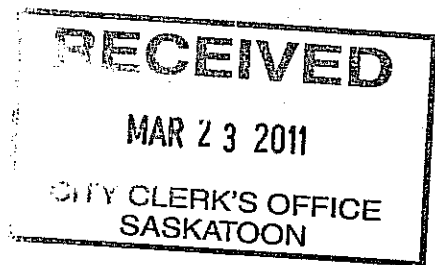
(8)  
5200-7

**From:** CityCouncilWebForm  
**Sent:** March 23, 2011 10:46 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Chad Robson  
166-670 Kenderdine Road  
Saskatoon  
Saskatchewan  
S7N 4W5



EMAIL ADDRESS:

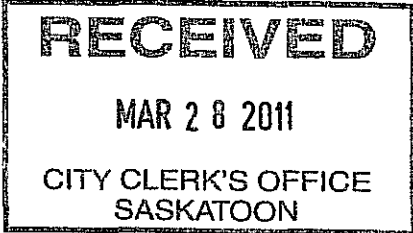
[chad.robson@gmail.com](mailto:chad.robson@gmail.com)

COMMENTS:

I would like to make a comment on the skateboarding ban that is in effect for the downtown and river landing zones. I agree with the fact that the people who use smaller boards shouldn't be aloud to use benches and stairs for practicing there skills, however the people who ride longboards should not be put under the same ban. Our longboards our made for transportation and for just cruising around, and it is extremely difficult to try and do what the smaller boards do as far as "tricks." I think there should be an exception added to the ban, and allow people to use longboards in those zones if there boards are longer than 36-38 inches. When they are this long, all they are used for is transportation, and there will be no harm to public property.

375-4  
(c9)

From: CityCouncilWebForm  
Sent: March 27, 2011 8:44 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Laura Chyzowski  
406-150 Pawlychenko Lane  
Saskatoon  
Saskatchewan  
S7V0B4

EMAIL ADDRESS:

[lchyzowski@shaw.ca](mailto:lchyzowski@shaw.ca)

COMMENTS:

This letter is in regards to Earth Hour 2011.  
I had read on the City of Saskatoons website that they were participating in Earth Hour 2011 on March 26th. I was very pleased to read this.  
I have participated in this event for the past couple of years and i was happy to see/hear that my city supports it as well.  
I had happened to be driving through Downtown on Saturday night at 8:45 pm and as i was crossing the Sid Buckwold Bridge and i noticed that BOTH the Prairie Wind display and the Traffic Bridge, two city "landmarks" were blazing bright with their display lights.  
While driving through downtown, i had noticed that there were a number of places that seemed to be participating in Earth Hour (Delta Bessborough and City Hall, to name a few).  
The fact that the two "landmarks" had their display lights on surprised and disappointed me. To add to my disappointment, when i got home i re-checked the City's website under the article that outlined how the City was participating in Earth Hour, one of the things that was listed was that Prairie Wind's lights were to be darkened.  
The thing that disappointed me the most was the fact that there didn't appear to be any follow through on the actions that the City had outlined they were going to do.  
Thank you for taking the time to read my letter and I hope that Earth Hour 2012 has much better follow through and results than this years...it is an important cause and a great way to raise awareness about the effects of climate change and also illustrates the impact that we can all have, through a seemingly simple act like turning off our lights.

Thanks again.

2300-1  
C10)

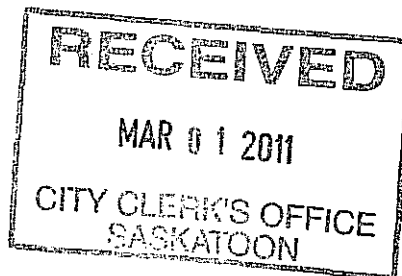
**CANOEski DISCOVERY COMPANY**

*Canadian Wilderness Canoeing & Skiing EcoExplorations*

1618-9th Ave, N, Saskatoon, SK Canada S7N3A1 Tel/Fax: 306-253-9693 E-mail: cliff@canoeski.com Web: www.canoeski.com

March 15, 2006

Kent Gray  
Chairman,  
Saskatoon Whitewater Park Proposal Committee  
Saskatoon SK



Dear Kent

**Re: Letter of Support**

Please accept this letter as support from CanoeSki Discovery Company for the Saskatoon Whitewater Park Proposal. CanoeSki is involved in promoting canoeing both as a personal leisure pursuit and as an ecotourism activity through its paddling instruction and wilderness touring programs. We see the proposed whitewater park as a facility contributing to paddling as a healthy lifestyle activity and a tourism generator for Saskatoon and for Saskatchewan.

Good luck with your work on the project.

Sincerely,

Cliff Speer.

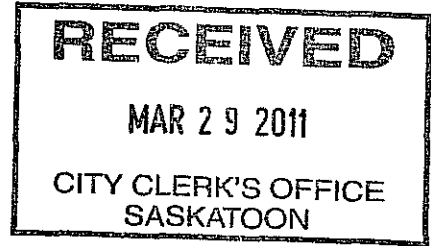
## Count Me In - Saskatoon Whitewater Park!

We believe a recreational whitewater park would transform the City of Saskatoon into an exciting destination for people of all ages. We, the undersigned, are saying "YES" to the City of Saskatoon and the Province of Saskatchewan to commit to funding the next phase (Feasibility Study) of the proposed Hydropower and Whitewater Park Development.

Name	Address	Signature
Shelly Brick	Packridge s'toon	Shelly Brick
RYAN ONEILL	DALMENY SK	
Maurie Boyer	Dundonald s'toon	MBoyer
T. Ledding	Furdale - S'toon	T. Ledding
Ten Lincker	Lakeview s'toon	Ten Lincker
Mia Olsen	Lakeview, S'toon	Mia Olsen
Mark Fraser	Hampden, S'toon	Mark Fraser
Richard Dural	Falcon Beach MB	Richard Dural
Dominique Dural	Ste. Anne, MB	Dominique Dural
Ariane Dural	Ste. Anne, Mb	Ariane Dural
Miguel Dural	Ste. Anne, mb	Miguel Dural
MICHELE DE GUZMAN	STE. ANNE, MB	Michele de Guzman
Gavin Broadhut	Warren Mb	Gavin Broadhut
Cotton Broadhut	Warren Mb	Cotton Broadhut
Levan Broadhut	Warren Mb	Levan Broadhut
Amanda Brown	Warren MB	Amanda Brown
LAURIE MILLER	2681 EASTVIEW SASKATOON, SK	Laurie Miller
VIRGINIA Zdan	434 45th Ave W Saskatoon SK S7K 5N6	Virginia Zdan
<del>Christina</del>	7 Trident Cr. Smart	<del>Christina</del>
R. Vazquez	#18 501 5th Ave North, SK2R2	R. Vazquez
Kevin Ashillard	S'TOON	Kevin Ashillard
TRENT WILSON	SASKATOON SASK.	Trent Wilson
BEN MEINTHE	SASKATOON SK	Ben Meinthe
DEE LINDING	SASKATOON SK	Dee Linding
Clare McLean	Saskatoon, SK	Clare McLean

6290  
C11

**From:** CityCouncilWebForm  
**Sent:** March 29, 2011 11:46 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Ben Retzlaff  
1311 Osler St  
Saskatoon  
Saskatchewan  
S7N0V1

EMAIL ADDRESS:

[janb184@gmail.com](mailto:janb184@gmail.com)

COMMENTS:

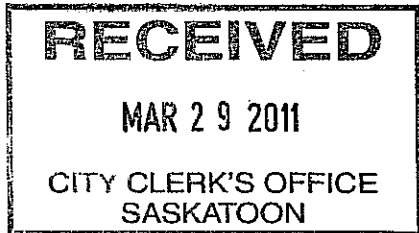
Hello, I'd like to bring a few issues to your attention regarding road ice removal in the Varsity area that I think should be seriously considered. First of all I understand that ruts are an issue for some people however, is it really worth scraping a freshly paved road such as the one on Osler Street when it results in gouging the road leaving chunks and loose asphalt scattered around? This road was refinished in the summer of 2010 and is already being broken up and I have a hard time understanding how this is worth the time and money only to slightly reduce the depth of some of the ruts(which weren't all that bad this year on our street). Pretty soon we will be dealing with potholes that will accompany those dreaded ruts and require a new surface in no time. Again, this road is half a year old and we only waited 10+ years for the new surface so understandably this is hard to comprehend. The second issue is how the ice is piled up on the side leaving residence and students no option but to park toward the middle of the road on both sides (unless you drive a 4X4 truck with 3' of clearance). In the past this has resulted in people driving by and making contact with the cars parked on the sides because they are parked so far in to the middle of the road. Last but not least I noticed that the ice was scraped onto the sidewalk of the Luther Care Tower along Osler Street almost completely covering it making it very unsafe and nearly impossible to walk along. There are stretches of only about 6 inches of room to make your way through. Unfortunately this leaves walking in the middle of the road a safer option. This isn't something the elderly living in the area should have to deal with the intensions of going for a walk around the block to get some exercise.

Thank you very much.

Sincerely  
Ben Retzlaff

6145-1 (C12)

**From:** CityCouncilWebForm  
**Sent:** March 29, 2011 10:32 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Richard Paul  
122 Willoughby Cres  
Saskatoon  
Saskatchewan  
S7H4W7

EMAIL ADDRESS:

[rick.951@sasktel.net](mailto:rick.951@sasktel.net)

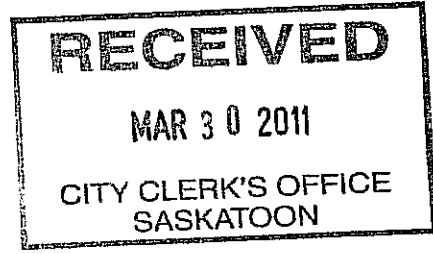
COMMENTS:

This is in regards to parking in front of Lakeview School, and specifically in regards to parking enforcement officers being present and threatening tickets in front of school. After being threatened with a \$50 ticket for stopping, not parking, in a bus loading zone (for an extremely short period of time with no bus in sight), I feel inclined to complain. Kingsmere Blvd, where Lakeview school is located, is a somewhat narrow, extremely busy street which is lined with multiple driveways. In the winter, parking becomes especially problematic since the non-driveway curbside is piled with 3 feet of snow. I would think that before the City sends out commissionaires to threaten fines, the snow on BOTH sides of the street should be cleared to facilitate legal parking. People will understandably continue to stop in the school bus zones if they are given no other options. I hope that City Council will consider being helpful in this matter, and not revert to fining people for understandable actions precipitated by negligence in snow removal.



7830-3 C13

From: CityCouncilWebForm  
Sent: March 29, 2011 7:05 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Joshua Nagy  
611 7th st E  
saskatoon  
Saskatchewan  
s7h 0x8

EMAIL ADDRESS:

sanskern@gmail.com

COMMENTS:

I have recently had my waste removal services changed over from the large bins in the back alley to curb front service. I have read the paperwork sent out to tell me how the service works and that it is part of a larger waste management plan, but what didn't happen is a question as to weather or not I wanted this new system.

As a member of this community I can't see any benefit to me in this new system, Where before I could easily dispose of any household waste in the bins located out back of my house, I now have to house a large an unpleasant bin in my yard, not to mention the fact that if the waste removal system is off schedule or I am not home that day, I have to wait another 1-2 weeks before I can get rid of my trash. I understand that in some neighbourhoods where there is no rear access to the lots that curb front is ideal, but I choose not to live in one of those places, and feel that not making use of the back lanes for unsightly things like trash is a really bad move.

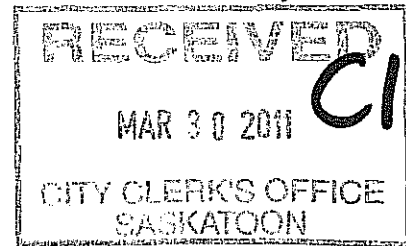
As far as I can tell the only real reason to change the system is to put more responsibility on the citizens so you don't have to. I'm not asking for new services at this point, thought a better and more comprehensive recycling system would be nice, seeing as small cities like Medicine Hat has better services than here, but at this point I would just be happy if you would please stop making my life more difficult.

For all intensive purposes this is going to be more work for the people collecting the garbage, and for me. SO WHY THE HELL DID YOU CHANGE A SYSTEM THAT WAS NOT BROKEN?? I know short of a hostile take over of city council there is nothing I can do about this, but I thought you should know that this marks shift from the standard subpar services and that we have come to tolerate to outright incompetence and stupidity. Whomever is responsible for this should be relieved of their employment as there are many other people looking for work that would choose to try to improve the lives of the people they work for (meaning the citizens) not make it more annoying.

Now as I have to take more work and time to deal with my garbage that I signed on for when I purchased this property, and started paying taxes that pay for these services I expect some sort of recompense for the hassle I and anguish caused by this change that I was not consulted on, I accept checks or cash.

Thank you, and please stop making Saskatoon a worse place to live.

To: His Worship the Mayor and Members of City Council



**I am writing again, as one of the homeowners on the 700 block of 1st street east. As we have not received an appropriate response from our first letter, I will reiterate our problem.**

We have had a recurring flooding problem which I am told has existed since the 1960's. The most recent flooding occurred on June 29<sup>th</sup> of this year. The previous flooding which we experienced was in 2002. At that time the damage we experienced was relatively minor since our basement was not finished, which was not the case this year.

We were advised in 2002 that whatever it was that contributed to the flooding of our street would be fixed. Regrettably we simply assumed it would be fixed. On June 29<sup>th</sup> we realized how foolish we had been not to have followed up with the city, since the exact same scenario played itself out again.

The storm sewers on the east end of our street in front of J S Wood Library start spewing thousands of gallons of water on to our street and runs down to the west end of our block where the existing sewers simply cannot handle the excess. The water then backs up the street pouring water in through doors and basement windows completely flooding our basements. While most of the damage occurs on the north side of the street, some flooding occurs on the south side as well. The water rises 4 feet and completely floods out parked cars.

Now we know the city HAS DONE NOTHING ABOUT OUR STREET AND DID NOTHING AFTER THE 2002 FLOOD. We also know that these are not 1 in 100 year storms, not 1 in 50 year storms, they are ordinary storms which we can expect to happen often and it is a certainty that it will happen again and we will be flooded out again.

As you are well aware SGI does not cover this kind of damage and you at the city, say you are not liable for water that escapes the sewer lines. (In 2002 you settled but the amount was small) This year we are somewhat lucky that the disaster relief will cover some of the damage. But it will not cover it all.

You have no idea how apprehensive we get when summer storms hit. You have no idea how expensive, disruptive, labour intensive and discouraging this experience is. We lost all summer just trying to get our basement back to exactly what it was on June 28, 2010. AND WE KNOW IT WILL HAPPEN AGAIN, and then there may not be wide spread damage like this year, and when we look to you to pay for our damage you will say the city is not responsible. The city knows this is a problem and it must do something.

As a block we have had 2 meetings with Charlie Clark and Galen Heinrichs. They have been sympathetic, but we do not need sympathy. We need this problem to be fixed.

As an older neighbourhood we have been paying city taxes for infrastructure that prevents flooding and water problems everywhere else in the city. Now it is our turn to get the infrastructure we need and deserve.

**If the city chooses to not fix this problem, we will then be forced to bill the city for the damage and cleanup of our homes when this flooding happens again. If in fact this is the city's solution to our problem, we would appreciate being apprised of your decision.**

Thank you in advance for looking into this matter.

Sincerely,



Laurie Bourgeois and Mike Thibault

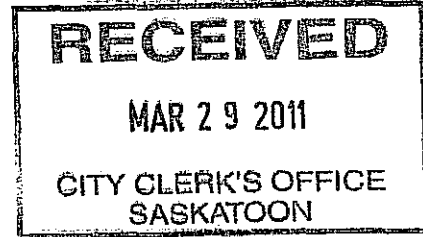
725 1<sup>st</sup> Street East 343-9322

Home owners on the 700 block of 1<sup>st</sup> street east:

Evelyn Saffronetz	740 1 <sup>st</sup> Street East
Carla <del>Arduke</del>	726 1 <sup>st</sup> Street East
Wendy & Wade Petrisken	733 1 <sup>st</sup> St. East
Josh Rayner (WP)	737 1 <sup>st</sup> St East
Kimberly Sherney	713 1 <sup>st</sup> St East
Jana L. Classe	721 1 <sup>st</sup> St. East
Riya Moccio	729 1 <sup>st</sup> St E.
<del>Leanne</del>	729 <sup>st</sup> 1 <sup>st</sup> St E
Deirdre Aldcom	736 1 <sup>st</sup> E
Lynda Kistky	724 1 <sup>st</sup> - East.
Andrea Korlan	724 1 <sup>st</sup> St E
Tammy Wenzel	716 1 <sup>st</sup> EAST.

61. C15)

**From:** CityCouncilWebForm  
**Sent:** March 28, 2011 7:21 PM  
**To:** City Council  
**Subject:** Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Steven Gilroy  
503 Russell RD  
Saskatoon  
Saskatchewan  
s7k 7k6

EMAIL ADDRESS:

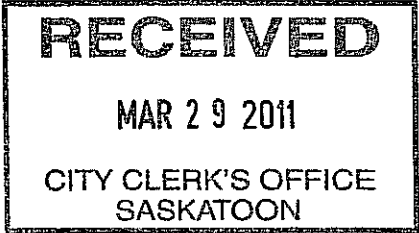
[strgilroy@sasktel.net](mailto:strgilroy@sasktel.net)

COMMENTS:

your only having 90 min meters in front of the galaxy theaters is just a money scam and you should just install 3 hour meters as nobody can see a movie with out in costing you 13 bucks to park. AS I PAID 3 THEN THE 10 DOLLAR ticket. Crock of shit.

C16)

**From:** CityCouncilWebForm  
**Sent:** March 29, 2011 12:42 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council

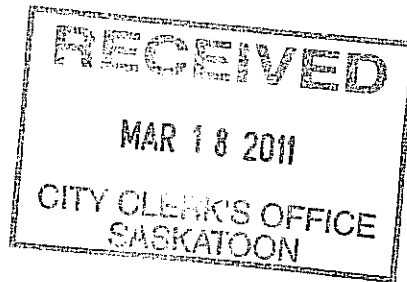


TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:**  
Brady Johnson  
321 8th street east  
Saskatoon  
Saskatchewan  
S7H 0P4

**EMAIL ADDRESS:**  
[whufc\\_rocks@hotmail.com](mailto:whufc_rocks@hotmail.com)

**COMMENTS:**  
Our neighbours at 319 8th street east have a flock of pigeons and other birds living in the attic of the house. There is nobody currently living there, but somebody does come about three times a year to do a bit of work on it. These pigeons are always making noises, as well as leaving feces everywhere- along the side of our house, as well as on our roof and the neighbours' rooves. These pigeons are a huge health concern because have 4 kids living at our house, and pigeons are known to carry multiple diseases. The birds are also a problem because we are doing renovations pretty soon, in which we are taking the roof off of our house, and we do not want the birds flying inside of our house and making a mess. Please do something about this because it is a very big concern to our family. Thank you.



March 17, 2011

Janice Mann  
City Clerks  
City of Saskatoon

Dear Janice:

**RE: APRIL 28 – National Day of Mourning**

As requested in previous years, CUPE Local 59 would like to once again formally recognize April 28<sup>th</sup> as the National Day of Mourning for workers injured, made sick or killed at work.

Our Local respectfully requests City Council's approval to have the CUPE Day of Mourning flag raised at Civic Square, City Hall at 9:00 am on Thursday, April 28<sup>th</sup>, 2011 to commemorate all workers, injured, made sick or killed at work.

By copy of this letter to Wendy McLeod, Communications Department, our Local would also request approval to use Civic Square from 9:00 am – 5 pm, Thursday, April 28<sup>th</sup>, 2011.

We await your reply, thank you.

Sincerely,

Stan Macala  
President  
CUPE Local 59

MGI/COPE/342

Cc: Brian Lutzer, Recording Secretary  
Wendy McLeod, Communications Officer, Communications Branch  
Ed Ablass, Building Operator, City Hall

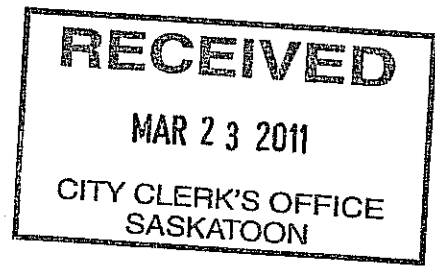
205-5  
D2

**From:** CityCouncilWebForm  
**Sent:** March 23, 2011 10:01 AM  
**To:** City Council  
**Subject:** Write a Letter to City Council

TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Vicki Corbin  
Leave a Legacy Saskatoon  
c/o 501 - 121 Research Drive  
Saskatoon  
Saskatchewan  
S7N 1K2



EMAIL ADDRESS:

[vicki.corbin@usask.ca](mailto:vicki.corbin@usask.ca)

COMMENTS:

Greetings: On behalf of the Leave a Legacy Saskatoon Committee, I would like to respectfully request that May 2011 be declared "Leave a Legacy Month".

Thank you for your consideration of our request.

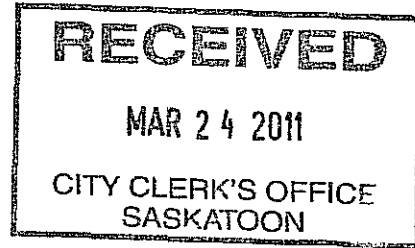
Sincerely,

Vicki Corbin  
2011 Leave a Legacy Saskatoon Committee Chair



DB 105-5

From: CityCouncilWebForm  
Sent: March 24, 2011 3:58 PM  
To: City Council  
Subject: Write a Letter to City Council



TO HIS WORSHIP THE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:

Stacie Lawson  
C/O CNIB  
1705 McKercher Drive  
Saskatoon  
Saskatchewan  
S7H 5N8

EMAIL ADDRESS:

[stacie.lawson@cnib.ca](mailto:stacie.lawson@cnib.ca)

COMMENTS:

March 24, 2011

His Worship Mayor Don J. Atchison  
City of Saskatoon  
Office of the Mayor  
222 Third Avenue North  
Saskatoon, SK S7K 0J5

Shades of Fun: How to Celebrate Vision Health Month in Saskatoon

Dear Mayor Atchison,

CNIB has declared the month of May Vision Health Month. Fun and informative activities will be taking place across Canada, encouraging citizens to protect their eyes and have regular exams to prevent eye disease.

Thursday, May 26 is "Shades of Fun" day. Cities, organizations and individuals will be raising awareness and funds for CNIB in a unique and engaging way that involves wearing sunglasses to work. Collectively wearing sunglasses on this day demonstrates a commitment to eye health, as excessive exposure to sunlight is a contributor to the development of major eye conditions such as cataracts and age-related macular degeneration.

I am hoping the City of Saskatoon will help, as it did so generously last year, with this initiative by proclaiming May, 2011 Vision Health Month in Saskatoon. We think it will be a great event and will provide lots of positive media attention.

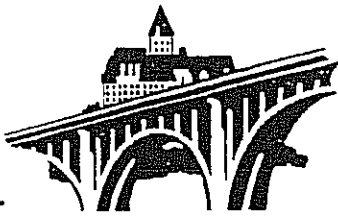
CNIB has been a vital charity in Canada for over 90 years, providing blind and partially sighted Canadians the confidence, skills and opportunities to reach their goals. Our aging population is turning to CNIB at a record pace - over one million people contact CNIB each year - and we really need your support.

I hope you will celebrate Vision Health Month and show Saskatoon's Shades of Fun! Please call me at your convenience if you have any questions or to discuss this in more detail. Thank you for your consideration.

Sincerely,

Stacie Lawson  
Community Development  
T) 306-667-2240  
F) 306-955-6224  
E) [stacie.lawson@cnib.ca](mailto:stacie.lawson@cnib.ca)

Sons of  
Norway

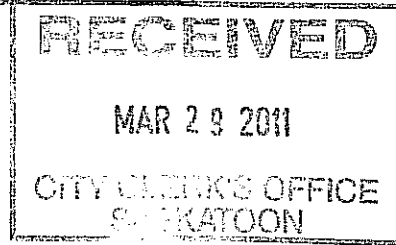
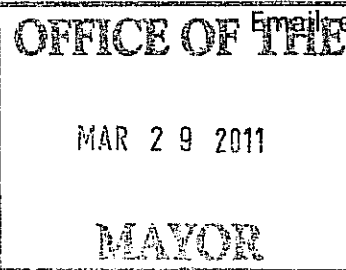


Brubyen Lodge 4-576  
Saskatoon, Canada

205-1  
DA  
President Diane Berg  
#445-325 Keevil Crescent  
Saskatoon, Saskatchewan S7N 4R8

Phone: 306-373-3156

Email: edberg@sasktel.net



March 28, 2011

His Honour Mayor Don Atchison  
City Hall  
222-3<sup>rd</sup> Avenue North  
Saskatoon, SK  
S7K 0J5

Dear Mayor Atchison,

May 17 is Norway's Constitution Day. Norwegians around the world celebrate on that day in a variety of ways.

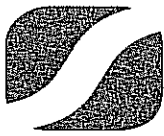
The **Norwegian Constitution Day** is the National Day of Norway and is an official national holiday observed on May 17 each year. Among Norwegians, the day is referred to simply as *syttende mai* (meaning May Seventeenth), *Nasjonaldagen* (The National Day) or *Grunnlovsdagen* (The Constitution Day), although the latter is less frequent.

Sons of Norway Brubyen Lodge # 4-576 members and members of the Saskatoon Norwegian Cultural Society would like to request that the Norwegian flag be raised at City Hall on May 17. Saskatoon and Saskatchewan has many residents who claim Norwegian roots.

Thank you for your consideration of this request.

Fraternally,

Mrs. E. Diane Berg, President



*City of*  
**Saskatoon**

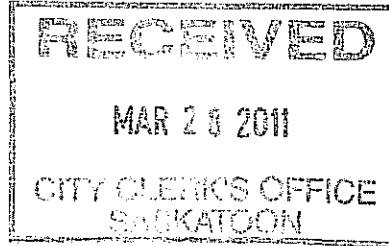
Fire and Protective Services  
B.R. (Brian) Bentley, Fire Chief

125 Idylwyld Dr. South ph 306-975-2520  
Saskatoon, SK S7M 1L4 fx 306-975-2589

205-5  
DS)

March 22, 2011

His Worship the Mayor and  
Members of City Council



Dear Council Members:

**Re: Request for Proclamation  
Week of May 1 to 7, 2011 as  
Emergency Preparedness Week in Saskatoon**

Saskatoon Fire and Protective Services would like to request that City Council proclaim the week of May 1 to 7, 2011, as Emergency Preparedness Week in Saskatoon.

Emergency Preparedness Week (EP Week) is an annual event that takes place during the first full week of May. This national event is coordinated by Public Safety Canada, in close collaboration with the provinces and territories and partners.

During Emergency Preparedness Week, activities are organized across Canada to raise awareness of the importance of having an emergency kit; making an emergency plan; and identifying risks in the region. These three simple steps can help Canadians prepare for all types of emergencies.

Throughout the year, Saskatoon EMO encourages the public to learn more about what to do before, during, and after a disaster. This information is available by calling Saskatoon EMO at 975-2411, or visiting the website at [www.saskatoon.ca](http://www.saskatoon.ca) and clicking on Saskatoon Fire and Protective Services.

We appreciate your consideration of this request.

Sincerely,

Brian Bentley  
Fire Chief/General Manager

/bjs